

Public Comments

The following comments were provided by members of the public and were considered during the technical review of this application.

<u>No.</u>	<u>Comment</u>	<u>Comment Date</u>
1	<p>The current request by Extraction to drill 22 wells with the accompanying 22 separators; 22 tanks and 2 water tanks in the Triple Creek site is totally inconsistent with current development in the area. Adjacent properties consist of Single Family homes; Schools; a Residential Health Care Facility; Recreation Center; and Shopping Center. The property under consideration in this request is currently zoned Low Residential. Property owners purchased their properties and built their homes and businesses with this understanding. Allowing this unsightful and potentially hazardous development would be an affront to the local planning process and the community.</p>	11/20/2015
2	<p>Extraction Oil and Gas doesn't know a lot about a lot of things, especially when it comes to drilling in neighborhoods. Extraction's Triple Creek location is a prime example, as was made clear at the community meeting on the 18th. They don't know how they are going to drill, they don't know when they are going to drill, they don't know how tall the existing berms are, they don't know exactly what the increase in truck traffic will amount to or how it will effect the neighborhoods it is proposed to be shoehorned in between.</p> <p>What they do know is there is insufficient financial reason in the current oil market to build an oil pipeline, so there will be tanks, 24 tanks right next to the planned Sheep Draw Trail. Right behind the recreational area for West Greeley, right between two housing areas, right off of 71st.</p> <p>What they do know is they want to drill, and drill now! Probably because, as was brought up last night, their location application has an expiration date.</p> <p>What the community came away knowing is that this heavy industrial activity does not belong in our community. There are simply too many unanswered questions, and even if the questions were answered it is activity that is contrary to the reason we have communities: health, safety, and well-being of residents. Perhaps it is a lightning bolt of reason hitting an oil tank of folly, irregardless, it is a dawning of reason for a community and should be for an industry.</p>	11/21/2015
3	<p>I would urge the Planning Commission and Council to approve this site for oil and gas development. I recently attended the last USR at Northridge and it was a good presentation. I thought the folks from Extraction addressed the handful of people who were asking the bulk of the questions with professionalism, concern for the residents of the areas concerns.</p> <p>From what I could see the site meets the setback restrictions and appears to be no threat to the schools, fun plex, and other buildings. I heard locals referring to the area already as a High Density area and I really can't agree. It is not.</p> <p>I was impressed with Extraction's state of the art operations, their sensitivity to noise and light issues during operations, and specifically their monitoring program. Drilling operations have come so far in the last couple of years, it is really amazing. Upon completion, Extraction estimated that there will only be 18 tankers accessing the site and I really don't think that that amount is High Volume. They also indicated that as production diminishes, (which is fairly rapidly) tanks will be removed and truck traffic will decrease proportionally. King Soopers is already resupplied by multiple truck deliveries using 71st Ave as well as truck traffic on 71st to support the commercial development at 71st and 20th St. Impact of 18 more vehicles will be minimal. Also noticed that truck traffic into and out of the site is rightly only which will alleviate cross traffic concerns. The locals could be looking at a large solar field or two hundred</p> <p>foot tall Vestas windmills or be subject to years of construction activity 7 days a week if the area is developed into high density Multi-Family apartment complexes which the city also needs desperately.</p>	11/22/2015

	<p>Lastly, the property owner has the right to develop their property as the law allows and should be able to access their mineral rights above all.</p> <p>I would urge all government entities to look favorably at this development and usage for this property. I also like the way extraction will berm and landscape the development and that they are willing to significant commit resources to that as effort as well as ultimate reclamation of the area. Also its great that the fire department is located so close and would have such a shortened response time.</p> <p>Enough of NIMBY for this type of development. This is a well thought out project with local resident and safety concerns obviously at the top of Extractions list. I expect they will be good neighbors</p>	
4	<p>I would strongly recommend that we hold off on approving this. I feel that Extraction is trying to rush this through in order to avoid needing to comply with the COGCC rules that are being developed. In addition, where Extraction initially</p> <p>promised that they would be tankless, they are now saying that the expense for pipelines would be too much. Also, they</p> <p>initially promised that they would have electric power for drilling. This too now looks like it will not be available initially.</p> <p>Without electricity to the site, the drilling will be loud 24 hours a day. In addition, The site is too close to softball fields</p> <p>and recreation area.</p>	11/24/2015
5	<p>I would like to comment that this proposed site does not meet Greeley's own zoning laws. I am most concerned that the planning commission would find this type of development compatible with their long term goals of making Greeley a</p> <p>desirable place to live and recreate. Placing 24 tanks in the center of an area completely surrounded by residential and recreational areas would be a shame. Because the producer is not able to pipe the product out, trucks would be coming and going at all times of day, and the impact of this traffic would be ridiculous - especially given that these roads and infrastructure have not been widened to accommodate this traffic.</p> <p>Please consider my comments. This type of development is NOT compatible with this area and with the long range objective of making Greeley a pleasant place to live with the best quality of life we can offer our residents. The Greeley Planning Commission has the right, and duty, to reject this development as incompatible.</p>	11/24/2015
6	<p>We are quite concerned about the fracking project that is proposed and will be very close to us.</p> <p>Fracking operations are an industrial activity and should be confined to areas zoned for industry. This is going to be a huge oil and gas facility and does not belong in an area that is surrounded by residential neighborhoods. It certainly does not belong in our back yard.</p> <p>The company made a commitment at the first meeting that the site would have no tanks so it was quite disconcerting to find out they had broken that commitment and now plan on having 22 WELLS and 22 TANKS. That's a huge difference in their plans.</p> <p>We have many concerns about this project:</p> <p>the very real concern of the harm done to our property values</p> <p>the increased traffic on an already highly traveled two lane street</p>	11/24/2015

	<p>the possibility of explosions and/or fire</p> <p>the interruption of the Sheep Draw completion plans which affects the loveliness of the pasture that is the home to many animals and how this will impact the environment</p> <p>last, but not least – We are most concerned about the impact on our house foundation which has already had several thousand dollars worth of repair work. We worry about the vibrations the drilling will cause since it will be right below our house even though it's several thousand feet below us</p> <p>Fracking cannot be taken back once it has begun. There are so many things that could go wrong and there are just too many people that could be affected should something happen. We sincerely request that you consider carefully the seriousness of the potential hazards and the impact it will have on peoples lives and deny the permit.</p> <p>Thank you for giving us this opportunity to share our concerns.</p>	
7	<p>It is the city of Greeley fathers to make good common sense desisions. 24 tanks in the middle of a residential area makes</p> <p>no sense to me. The oil companies these days have the ability to drill sideways. There is no reason why the city would allow this operation to continue in a residential area. The new expansion of 20th and 71st has cracked my foundation with</p> <p>the vibrating roller they used. I do not want any volatile compounds runing under our residential area. The city just allowed a massive apartment housing complex on the corner of 20th and 83rd which took away some of the mountain view</p> <p>and is a completely out of place project. The roads will not handle the traffic once units are filled let alone truck traffic from drilling.</p>	11/25/2015
8	<p>Thinking of the nearby residents, I feel this proposed project with 22 wells and 24 tanks is far too big. Even if nothing goes wrong it will still be an eyesore and cause a decline in property values. The constant noise, the increased traffic</p> <p>and the smell will be irritating. If things do go wrong as in the case of a large spill, a large release of potentially carcinogenic VOCs through leaky valves or an explosion or fire, then many people could be negatively affected. The</p> <p>operator had earlier committed to piping the products offsite and using electric rather than diesel drilling rigs, but now I hear, Extraction has changed their mind. In view of the size of the project I believe that at the very least Extraction</p> <p>should be held to their original committments or the project should be scaled down to lessen the impacts.</p> <p>On a more personal level this project could very well ruin one of my familys favorite local areas to go walking. Since the Poudre Trail was constructed we have enjoyed the sections around 71rst Ave as well as the Poudre Learning Center. With the increased traffic from this facility I can imagine crossing 71rst will become more difficult and dangerous and we wont appreciate the increased noise levels either. And Triple Creek will affect the Sheep Draw Trail</p> <p>completion plans as well. Greeley is already so far behind places like Fort Collins and Loveland in terms of the quality and quantity of natural places residents can enjoy. Why ruin yet another one of the few places Greeley has left where one can get out into nature and relax?</p>	11/25/2015

Total: 8 comment(s)