

**1041 WOGLA
PRE-APP MEETING**



Meeting Date: **July 31, 2024**

Staff Specialist: **Stephanie Frederick**

Location Name: **Cartwright 24**

Parcel Number(s): **096924100007**

Company/Applicant: **Bison IV Operating, LLC**

Invitees: **Bison IV - Rachel Milne; ECMC - Rebecca Treitz, and Ben Frissell; CPW - Brandon Marette, Lexi Hamous-Miller and Jackson Davis; CDPHE - Tessa Sorensen; Roy Ogle (BLM); Nicole Hay (Morgan County); OGED Staff, and Weld Staff**

Legal Description: **W1/2NE1/4 of Section 24, Township 5 North, Range 61 West of the 6th P.M., Weld County, Colorado**

NOTES

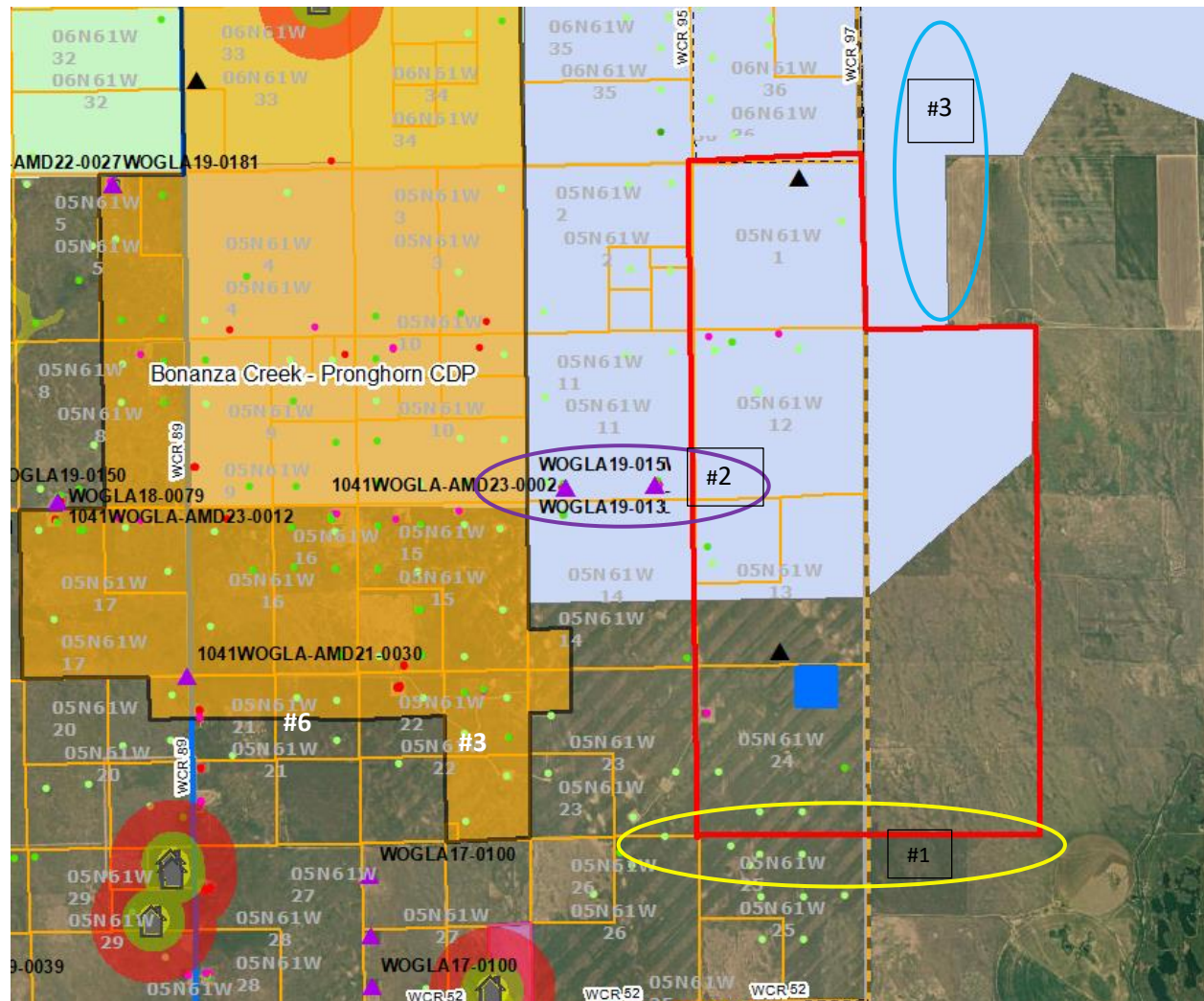
This meeting was held on, Wednesday, July 31, 2024 at 2:00PM. In attendance were Rachel Milne (Bison IV), Cory Neighbors (Bison IV), and Jennifer Teeters (Bison IV), Tessa Sorensen (CDPHE), Julie Rothey (ECMC), Doug Andrews (ECMC), Laurel Faber (ECMC), Emily Waldron (ECMC), Stephanie Fredrick (OGED Staff), Elisa Kunkel (OGED Staff), Rebecca Sears (OGED Staff), Natalie DeLaCroix (Weld County Planning Services), Jazmyn Trujillo-Martinez (Weld County Planning Services), Laura Gomez Hernandez (Weld County Planning Services), Ryan Fernandez (Weld County EH Department) Lexi Hamous-Miller (CPW), Jackson Davis (CPW), and Brandon Marette (CPW), Rebecca Treitz (ECMC), Ben Frissell (ECMC) and Roy Ogle (BLM), were invited but declined.

Bison IV Operating, LLC (Bison) submitted a pre-application meeting request to the Weld County Oil & Gas Energy Department (OGED Staff) for the Cartwright 24 Location, proposed to be located in Section 24, Township 5 North, Range 61 West, indicated by the blue square on the map below. The proposed Location is to develop minerals in all of Sections 24, 13, 12, and 1, T5N-R61W and all of sections 7, 18, and 19, T5N-R60W as identified by the red rectangle being the Development Area (DA) in the image below.

The proposed location is zoned Agricultural and is sited in the Ag-Rural planning area. It is located outside of any Floodplain, Geologic Hazards, MS4, or Airport overlay districts. The proposed location is outside of any CPW designated High Priority Habitat (HPH).

The DA map below was created and utilized for the pre-application meeting discussion and will be referenced throughout this summary.

Pre-App Meeting DA Map



Based upon review of the area, identified by the colored circles numbered 1, 2 and 3 on the map indicate areas identified by OGED Staff, which could be feasible alternatives to the proposed location. Bison discussed their analysis of additional alternatives researched and added the following details:

- Circle #1 – south of the proposed location, identified by the yellow circle and the #1 on the drawing above was discussed. Bison discussed that a southern location in this area was not technically feasible. They would leave minerals stranded and there isn't any existing infrastructure. Since there isn't any existing access, they would have a larger disturbance area.
- Circle #2 – indicated by the purple circle, in Section 11 was not considered because it would impact the Mule Deer Severe Winter Range HPH and Bison feels it is important to protect that valuable resource.
- Circle #3 – indicated by the blue circle to the east of the map falls in Morgan County. When this area was discussed with Bison IV, they want to be outside HPH area. It would

be technically infeasible to drill the 3-mile laterals and they didn't want to expand the disturbance area by having two (2) locations.

- Nicole Hays, with Morgan County confirmed there is a RBU in southeast part of Section 6 and the next closest resident is about a mile away. Nicole stated there were no concerns from Morgan County.

LOCATION DETAILS

- This proposed location will consist of 15 wells and a production facility.
- There is no impact to High Priority Habitat.
- There are no Building units, High Occupancy Building Units, School Facility, Child care center, DOAA within 2,000' of the proposed location.
- Bison IV's goal is to have pipeline takeaway for oil and natural gas available but at the time of the pre-app meeting Bison was not able to fully commit for the Cartwright 24.
- Bison IV will be able to drill three (3) DSU's from one location and minimize the disturbance area.
- Haul Route: Jazmyn Trujillo-Martinez, with Weld County Department of Planning Services, wanted to make Bison aware that about a mile north of the paved portion of CR 89 there is a 24' wide cattle guard and Public Works will require an RMA for the gravel portion of the CR 89.
- Access: Natalie DeLaCroix, with Development Review advised Bison they will need an access easement and access authorization from the parcel owner they will be crossing up to County Road 89.
- Bison anticipates operations to begin on the proposed location in Quarter 2 of 2025, upon approval of all local and state permits.
- Weld County Code:
 - The proposed location is zoned Agricultural and designated as LZ-0, for wilderness and undeveloped rural areas. A Lighting Plan is required for the Construction Phase and for the Production Phase if permanent lighting is planned.
 - Being in the Ag-Rural planning area, the following noise levels apply, Construction Phase – NL-4 and Production Phase NL-1.
 - Ryan Fernandez with Weld County's Environmental Health Department advised there would be no noise plans required for the proposed location.
 - Drainage and Grading: Natalie DeLaCroix with Development Review confirmed Bison will need the standard drainage and grading requirements.
 - 1041WOGLA Notice shall be provided to all property owners within 2,000' of the Oil & Gas Location. Bison's next steps are to send 1041 WOGLA Notice.

CONCLUSION

Bison IV does not currently have any questions regarding Weld County Code requirements.

ECMC confirmed that Bison IV can request a lesser impact requirement for noise and light due to the remoteness of the location.

CDPHE recommends Bison plan ahead for the equipment they will be using during drilling and completions to satisfy the upcoming AQCC Regulation 7.

No one participating in the pre-application meeting identified anything that would prevent Bison IV from submitting the application for the proposed location, nor did they identify anything that would prohibit such development.