

**1041 WOGLA  
PRE-APP MEETING**



Meeting Date: **May 22, 2024**

Staff Specialist: **Stephanie Frederick**

Location Name: **Parsnip HZ**

Parcel Number(s): **147120300007**

Company/Applicant: **Kerr McGee Oil & Gas Onshore, LP**

Invitees: **KMOG - Rachel Friedman, Andy Lytle and Tracy Colling, ECMC - Ben Frissell, Rebecca Treitz and John Noto; CPW - Brandon Marette, Lexi Hamous-Miller and Erin Priest; CDPHE - Tessa Sorensen; representative of City of Fort Lupton; representative from Adams County; representative from City of Brighton; representative from Weld RE-8; Roy Ogle (BLM); OGED Staff, and Weld Staff**

Legal Description: **NW1/4SW1/4 of Section 20, Township 1 North, Range 66 West of the 6th P.M., Weld County, Colorado**

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**NOTES**

This meeting was held on, Wednesday, May 22, 2024 at 1:00PM. In attendance were Rachel Friedman (KMOG), Anthony Rader (KMOG), Don Jobe (KMOG), Margaret Rowley (KMOG), Julie Coleman (KMOG), John Piekara (KMOG), Andy Lytle (KMOG), Doug Andrews (ECMC), Kevin Fletcher (ECMC), Stephanie Frederick (OGED Staff), Jennifer Teeters (OGED Staff), Rebecca Sears (OGED Staff), Kelly Holliday (OGED Staff), Natalie DeLaCroix (Weld County Planning Services), Jazmyn Trujillo-Martinez (Weld County Planning Services), and Ryan Fernandez (Weld County EH). Tessa Sorensen (CDPHE), Erin Priest (CPW), Brandon Marette (CPW), City of Fort Lupton, City of Brighton, School District RE-8 and Adams County all declined the invitation.

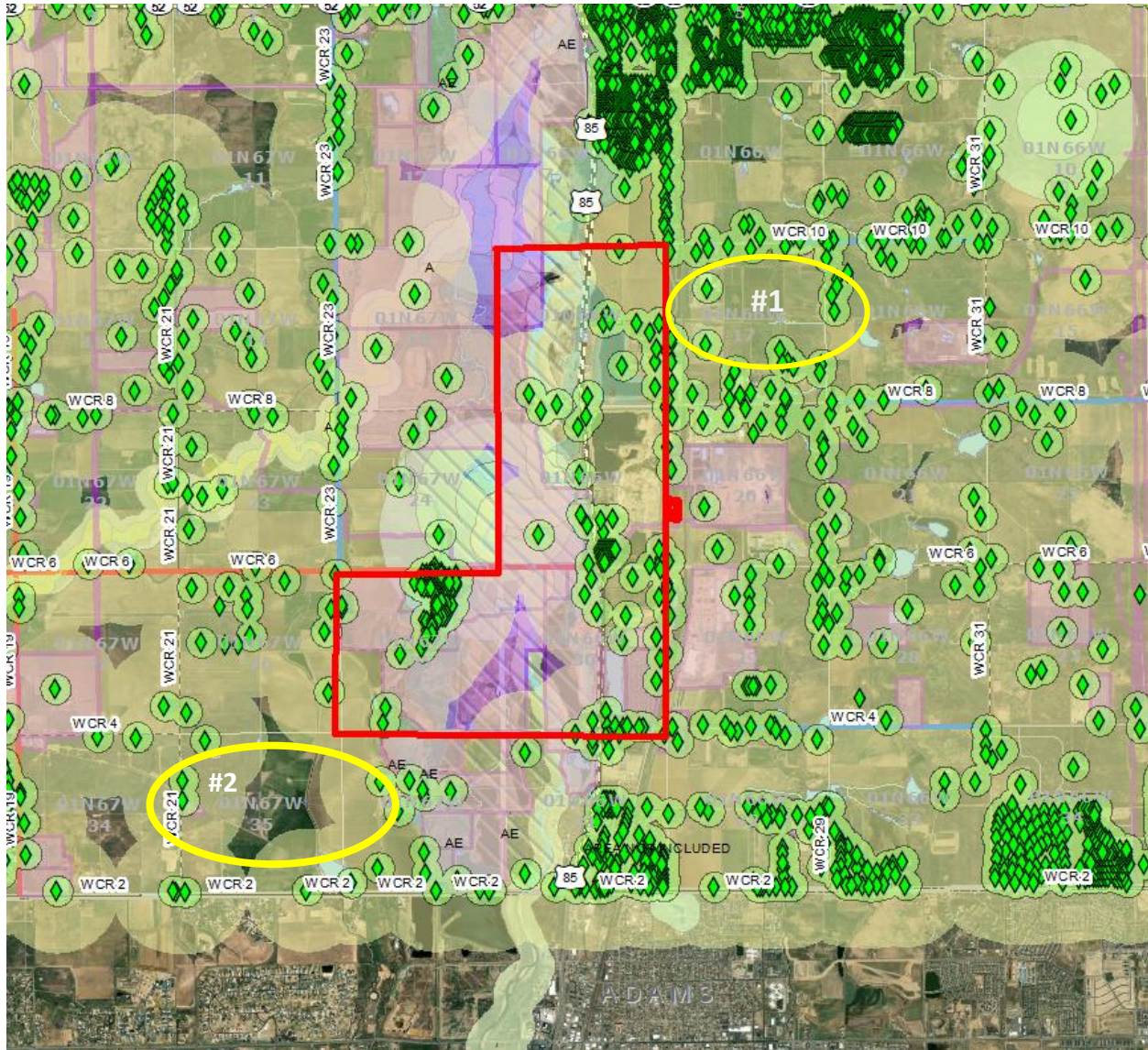
Kerr McGee Oil & Gas Onshore, LP (KMOG) submitted a pre-application meeting request to the Weld County Oil & Gas Energy Department (OGED Staff) for the Parsnip Location, proposed to be located in the NW1/4SW1/4 of Section 20, Township 1 North, Range 66 West, indicated by the red polygon on the map below, accessing minerals in of Sections 18 and 19 of T1N-66W and the Sections 25 and 30 of T1N-R67W, as identified by the red outline being the Development Area (DA).

The proposed location is zoned industrial and is sited in the Near Urban planning area. It is located outside of any Floodplain, Geologic Hazards, MS4, or Airport overlay districts. The City of Fort Lupton and the City of Brighton jurisdictional boundaries are in proximity of the location. Adams County is south of the DA and location. There is no information available for Adams County jurisdiction on the Property Portal. The location is outside of CPW's designated High Priority Habitat. The surface owner is very agreeable to oil and gas operations on their property. It is

surrounded by gravel mining in an industrial area. The closest residential building units are abandoned homes and KMOG has plans to purchase and demolish the home that is on the parcel.

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 OGED Staff couldn't identify a better alternate site and asked KMOG to discuss their evaluation of the area and other alternate sites they considered during their evaluation, and these are identified by the yellow circles numbered 1, and 2 on the map.

- Circle #1 - The area in Section 35, T1N-R67W, identified by #1 on the drawing above was discussed by KMOG as a location that was analyzed as a possible alternate. KMOG confirmed the landowner was not agreeable to having oil and

gas operations on their property. KMOG stated having the location in this area would leave minerals stranded in the north part of the Development area. It would also put them closer to residential building units.

- Circle #2 - Section 17 is owned by Kerr McGee Gathering so it was considered as an alternate site, but it would put them close to several residential building units. They would leave minerals stranded in section 25.

## LOCATION DETAILS

- This proposed location will consist of 22 wells and a production facility.
- KMOG plans to have pipeline takeaway for oil and natural gas.
- KMOG will utilize their water on demand system for water.
- KMOG will complete all 22 wells in a single occupation.
- KMOG anticipates operations to start July 2026, upon approval of all local and state permits.
- Haul Route: Jazmyn Trujillo-Martinez, with Weld County Department of Planning Services, confirmed that the haul route is the City of Fort Lupton's jurisdiction. She recommends KMOG to send their traffic west to Highway 85. County Road 8 should not be utilized to access Interstate 76.
- Access: KMOG will need to work with the City of Fort Lupton for the access.
- Weld County Code:
  - The proposed location is zoned Industrial and designated as LZ-2, the recommended default zone for light commercial, business districts, and high-density or mixed-use residential district. A Lighting Plan is required for the Construction Phase and for the Production Phase LZ-1 if permanent lighting is planned.
  - Being in the Near Urban planning area, the following noise levels apply, Construction Phase – NL-3 and Production Phase NL-1. A noise mitigation plan would be required for the proposed location.
  - Ryan Fernandez with Weld County's Environmental Health Department advised of the noise mitigation plan, baseline ambient noise study, noise impact study, and odor mitigation plan requirement for the proposed location. Since there is an office building to the east of the location, Mr. Fernandez recommends NL-1 for construction and production. KMOG discussed providing evidence to increase the noise level and obtain a waiver from every building unit owner within 500 ft to be able to have NL-3 for the construction phase.
  - Drainage and Grading: Natalie DeLaCroix with Development Review advised the standard requirements are all that will be needed for this location.
  - 1041WOGLA Notice shall be provided to all property owners within 2,000' of the Oil & Gas Location. KMOG's next steps are to send 1041 WOGLA Notice.
  - KMOG is aware of all setback requirements identified in Sec. 21-5-490 and has no concerns meeting setback requirements.

## **CONCLUSION**

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

OGED staff recommends that KMOG do a thorough analysis of the proposed haul route and consult with City of Fort Lupton concerning the access.

KMOG will evaluate the property on 2898 to figure out the use of building and see if the owner would sign a waiver.

KMOG will consult with CDPHE regarding the two residential building units that are in the DI Community and plan to have extensive outreach.

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