



## PLANNING COMMISSION REGULAR MEETING

August 7, 2019 // 7:00 p.m. // Town Board Chambers  
301 Walnut Street, Windsor, CO 80550

### AGENDA

#### A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission
3. Public Invited to be heard

Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Planning Commission.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Public comments are expected to be constructive. Written comments are welcome and should be given to the secretary prior to the start of the meeting. Written materials will not be accepted during the meeting in the interest of time.

#### B. CONSENT CALENDAR\*

1. Approval of minutes of June 5, 2019

#### C. BOARD ACTION

1. Public Hearing – Conditional Use Grant – Gomer Oil & Gas Pad – Extraction Oil & Gas, applicant; Jeff Annable, Project Manager, applicant's representative
  - Quasi-judicial
  - Staff presentation: Carlin Malone, Chief Planner
2. Recommendation to Town Board - Conditional Use Grant – Gomer Oil & Gas Pad – Extraction Oil & Gas, applicant; Jeff Annable, Project Manager, applicant's representative
  - Quasi-judicial
  - Staff presentation: Carlin Malone, Chief Planner
3. Public Hearing – Conditional Use Grant – Otis Oil & Gas Pad – Extraction Oil & Gas, applicant; Jeff Annable, Project Manager, applicant's representative
  - Quasi-judicial
  - Staff presentation: Carlin Malone, Chief Planner

The Town of Windsor will make reasonable accommodations for access to town services, programs, and activities, and will make special communication arrangements for persons with disabilities. Please call 970-674-2400 by noon on the Thursday prior to the meeting to make arrangements.

4. Recommendation to Town Board - Conditional Use Grant – Otis Oil & Gas Pad – Extraction Oil & Gas, applicant; Jeff Annable, Project Manager, applicant's representative
  - Quasi-judicial
  - Staff presentation: Carlin Malone, Chief Planner

D. COMMUNICATIONS

1. Communications from the Planning Commission
2. Communications from the Town Board liaison
3. Communications from the staff
  - a. Site Plan Review: Westgate Commercial Subdivision 2<sup>nd</sup> Filling Lot 2 (Cornerstone Coffee)
  - b. Site Plan Review: Highlands Industrial Park Subdivision Lot 6 (Mash Lab Expansion)
  - c. Site Plan Review: Eagle Crossing Subdivision 7<sup>th</sup> Filing (Cannon Carwash)

E. ADJOURN

\* Please note that items on the Consent Calendar will not be discussed unless requested by the Planning Commissioners or by applicants who have business listed on the Consent Calendar.

Upcoming Meeting Dates

<u>Wednesday, August 7, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, August 21, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, September 4, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, September 18, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**

\*\* Does not include any Planning Commission work sessions which may be requested and may also be scheduled for these dates.



## PLANNING COMMISSION REGULAR MEETING

June 5, 2019 // 7:00 p.m. // Town Board Chambers  
301 Walnut Street, Windsor, CO 80550

### MINUTES

A. CALL TO ORDER  
Chairman Schick called the regular meeting of the Planning Commission to order at 7:04 p.m.

1. Roll Call

The following Planning Commission Members were present:

Gale Schick  
Doug Dennison  
Cindy Scheuerman  
Jerry Bushelman

Town Board Liaison      David Sislowksi

Also Present:                      Director of Planning      Scott Ballstadt  
Senior Planner                      Paul Hornbeck  
Deputy Town Clerk                Trisha Conway

2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission  
**Ms. Scheuerman moved to approve the agenda as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Scheuerman, Bushelman; Nays – None; Motion carried.**

3. Public Invited to be heard

Mr. Schick opened the meeting up for public comment to which there was none.

B. CONSENT CALENDAR\*

1. Approval of minutes of May 1, 2019

**Ms. Scheuerman moved to approve the consent calendar as presented; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Scheuerman, Bushelman; Nays – None; Motion carried.**

C. BOARD ACTION

1. Public Hearing – Conditional Use Grant Extension – Highland Meadows Golf Course Subdivision 13th Filing, Lot 1 (Power 2 Play Sports) Temporary Gravel Parking – Jon Turner, Hillside Commercial Group, applicant/ Mike Walker, TB Group, applicant's

- Quasi-judicial
- Staff presentation: Paul Hornbeck, Senior Planner

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Mr. Schick opened up the public hearing

Mr. Sislowski stated, "Mr. Chair, for the record I would like to disclose that I am a sitting member of the Town Board, and that I am here in my capacity as non-voting liaison to the Planning Commission. Although I will be present during this public hearing, I will not be giving my opinion or participating in the discussion. I will not let tonight's proceedings influence or affect my review of this matter when it comes before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearing."

Per Mr. Hornbeck, the applicant, Mr. Jon Turner, represented by Mr. Mike Walker, is requesting an extension to a Conditional Use Grant (CUG) approved in 2017 which allowed temporary gravel parking west of and adjacent the Power 2 Play site at 6004 Fairgrounds Avenue. The property is zoned (GC) General Commercial, and the CUG expired March 27, 2019 and this request is to extend the CUG approval to allow for construction of a permanent parking lot.

Staff is currently reviewing a site plan submitted by the applicant which proposes permanent paving of the parking area and establishing pad sites for future commercial development. This site plan includes shared, permanent parking between retail users and the existing Power 2 Play facility. The applicant hopes to commence construction in April for paving the parking lot.

Municipal Code Section 16-7-50 lists the following criteria for review of conditional use grants:

- (a) Approval of a conditional use grant shall be based on the evaluation of such factors as the following:
- (1) *The character and quality of the area in which the use will be located.*
  - (2) *The physical appearance of the use, including suitability of architectural and landscaping treatment.*
  - (3) *Appropriate location of the building or buildings on the lot.*
  - (4) *Adequate provision of parking, loading and circulation facilities.*
  - (5) *Potential effect of the use upon off-site vehicular and pedestrian traffic circulation, with particular reference to potential traffic congestion.*
  - (6) *Potential effect of the use on storm drainage in the area.*
  - (7) *Adequacy of planting screens where necessary.*
  - (8) *Provision of operational controls where necessary to avoid hazardous conditions or eliminate potential air or water pollutants or other noxious influences.*
  - (9) *The general compatibility of the proposed use with the area in which it is to be located.*

The application is consistent with various goals of the Comprehensive Plan, as well as the Strategic Plan.

Staff recommends that the Planning Commission forward a recommendation of approval of the Conditional Use Grant application to the Town Board as presented, with an expiration of December 31, 2019.

Notifications were completed in accordance with the Municipal Code.

Staff requests the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony presented at the public hearing
- Recommendation

Mr. Schick opened the meeting up for public comment to which there was none

**Mr. Bushelman moved to close the public hearing; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Scheuerman, Bushelman; Nays – None; Motion carried.**

2. Recommendation to Town Board – Conditional Use Grant Extension – Highland Meadows Golf Course Subdivision 13th Filing, Lot 1 (Power 2 Play Sports) Temporary Gravel Parking – Jon Turner, Hillside Commercial Group, applicant/ Mike Walker, TB Group, applicant's

- Quasi-judicial
- Staff presentation: Paul Hornbeck, Senior Planner

Mr. Hornbeck had nothing further to add

Mr. Schick inquired if Mr. Turner had anything further to add.

Mr. Turner had nothing further to add.

**Ms. Scheuerman moved to approve the conditional use grant extension as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Scheuerman, Bushelman; Nays – None; Motion carried.**

3. Public Hearing – Parking Determination – Highland Meadows Golf Course Subdivision, 8th Filing, Lot 6 - Dennis Fulgenzi, applicant; Cathy Mathis, TB Group, applicant's representative

- Quasi-judicial
- Staff presentation: Paul Hornbeck, Senior Planner

Mr. Schick opened up the public hearing

Mr. Sislowski stated, "Mr. Chair, for the record I would like to disclose that I am a sitting member of the Town Board, and that I am here in my capacity as non-voting liaison to the Planning Commission. Although I will be present during this public hearing, I will not be giving my opinion or participating in the discussion. I will not let tonight's proceedings influence or affect my review of this matter when it comes before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearing."

Per Mr. Hornbeck, Mr. Dennis Fulgenzi, represented by Ms. Cathy Mathis, has submitted a qualified commercial/ industrial site plan application to construct an indoor tennis facility. The property is zoned Residential Mixed Use (RMU), located in the Northwest corner of Highland Meadows Parkway and Crooked Stick Drive. The proposal is summarized as follows:

**Overall development characteristics:**

- lot area = 6.5 acres
- 40,907 sf building
- (5) indoor tennis courts
- 88 parking spaces
- 66% landscaped area (15% required)

**Building characteristics include:**

- building with “ash grey” stucco façade, “Georgia brown” synthetic stone base, and “burnished slate” architectural metal panels on gable ends and under roof eaves (Note: At their April 3, 2019 meeting Planning Commission approved a waiver to the Commercial Corridor Plan to allow the use of architectural grade metal panels on prominent building facades)
- building height: 39’ (Note: At their April 8, 2019 meeting Town Board approved an increased building height of up to 40’ rather than the maximum 35’ allowed in the RMU zone district.)

The site plan will be reviewed administratively by staff. However, if there are any comments outside of the building height, materials, or parking please forward them to the Director of Planning by June 19, 2019 either by email or at a regular meeting under the communications section of the agenda.

Staff will consolidate any comments received and provide them in a memo to the Planning Commission in the next meeting packet after the review deadline so that all members can review all of the comments received for each site plan project.

**Parking Determination**

Tennis facilities or similar recreational uses are not enumerated in the Municipal Code’s parking requirements. Therefore Planning Commission is tasked with determining the appropriate parking requirements for the site in accordance with Section 16-10-30(7):

*Uses not enumerated.  
In any case where there is a question as to the parking requirements for a use or where such requirements are not specifically enumerated, the Planning Commission shall determine the appropriate application of the parking requirements to the specific situation.”*

The proposed facility includes five tennis courts and 88 parking spaces. The applicant has included a narrative of anticipated parking needs during different uses of the facility which is summarized below:

USTA Adult Leagues

- 16 players
- 5-8 spectators
- 6 employees maximum
- Occasional overlap of matches

Junior Program

- 6 players + 1 instructor per court

6 employees maximum

Tournaments

20 players

10 spectators

6 employees maximum

Occasional overlap of matches

The application is consistent with various goals of the Comprehensive Plan, as well as the Strategic Plan.

Staff recommends that the Planning Commission approve the proposed parking as shown on the site plan with the condition that if parking demand appears to exceed expectations, future facility expansion will require Planning Commission determination of parking of need.

Notifications were completed in accordance with the Municipal Code.

Staff requests the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony presented at the public hearing
- Recommendation

Mr. Schick opened the meeting up for public comment to which there was none.

**Mr. Bushelman moved to close the public hearing; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Scheuerman, Bushelman; Nays – None; Motion carried.**

4. Parking Determination – Highland Meadows Golf Course Subdivision, 8th Filing, Lot 6 - Dennis Fulgenzi, applicant; Cathy Mathis, TB Group, applicant's representative
  - Quasi-judicial
  - Staff presentation: Paul Hornbeck, Senior Planner

Mr. Hornbeck had nothing further to add.

Mr. Schick inquired comments or questions from the Planning Commission. There was nothing further to add.

**Ms. Scheuerman moved to approve the parking determination as presented; Mr. Dennison seconded the motion. Mr. Schick stated any future facility expansion will require Planning Commission determination of parking of need. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Scheuerman, Bushelman; Nays – None; Motion carried.**

D. COMMUNICATIONS

1. Communications from the Planning Commission
  - Mr. Dennison will be absent on Wednesday, June 19<sup>th</sup> meeting
2. Communications from the Town Board liaison
  - None

3. Communications from the staff

- Per Mr. Ballstadt, the American Planning Association (APA) Conference located in Snowmass Village, Colorado is scheduled for September 18-20, 2019. Rooms for the conference will opening soon, and asked that Commissioners let him know if they would be able to attend.

ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:24 p.m.

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Trisha Conway, Deputy Town Clerk



## MEMORANDUM

**Date:** August 7, 2019  
**To:** Planning Commission  
**From:** Carlin Malone, AICP, Chief Planner  
**Re:** Public Hearing and Recommendation to Town Board – Conditional Use Grant (CUG) for Oil and Gas Facilities – Gomer Oil & Gas Pad - Windsor North Annexation – Jeff Annable, Extraction Oil and Gas, applicant / North Windsor Holdings, LLC, property owner  
**Item #:** C.1.C.2

### Background / Discussion

The applicant, Extraction Oil and Gas, is requesting a Conditional Use Grant (CUG) to allow oil and gas facilities on a parcel of land known as the Windsor North Annexation, in the Residential Mixed Use (RMU) zoning district, for what is known as the Gomer Pad. Oil and gas facilities are allowed as a conditional use in all zoning districts, per Section 16-7-60 of the Town's Municipal Code, Oil and Gas Facilities. The Town Board will consider the Planning Commission recommendation on the CUG application on August 12, 2019.

The parcel is located ½ mile south of Weld County Road 76, ½ mile west of State Highway 257, ½ mile east of WCR 15, and ¾ mile north of WCR 74/Harmony Road; addressed 23753 County Road 76. The subject parcel includes 94 acres of agricultural land with a single-family home and a shed. The oil and gas site area (pad) includes 18.2 acres and the proposal includes eighteen wells with associated equipment. The subject pad site is surrounded by agricultural and single-family estate residential.

Gas production will utilize a pipeline and oil will be stored on-site and transported off-site via tanker trucks. However, applicant will consult with third-parties to determine the feasibility of installing oil pipeline for the transfer of oil off-site. The hauling route is proposed from the site to the property's access point on WCR 76, east on WCR 76 to SH 257, south on SH 257 to WCR 74/Harmony Road, and west on Harmony Road to I-25. An alternative route is north on SH 257 to SH 14. Colorado Department of Transportation (CDOT) has reviewed the applicant's traffic impact study has found the study acceptable. Truck traffic would primarily occur during daylight hours and the applicant has stated that truck hauling periods will avoid the peak times of school and commuter traffic. This statement has been included as a recommended condition of approval for the subject CUG.

Extraction will be utilizing electricity on this site for permanent projection facilities, which reduces the amount of noise associated with a standard oil and gas production operation, as electric motors are used rather than diesel.

A neighborhood meeting was held by the applicant on January 10, 2019, 6:00-8:00 p.m., at the Windsor-Severance Fire and Rescue Station No. 1 conference room, 100 7<sup>th</sup> Street. Notifications for this meeting were as follows:

- December 15, 2018 – affidavit of mailing to property owners within 500 feet
- December 28, 2018 – display ad published in the newspapers

There were approximately 35 neighbors in attendance. Most had general questions about the proposal and some were concerned about the initial truck route proposed, which showed the truck route heading west on WCR 76, and the existing condition of the roadway (see neighborhood meeting notes). Since this meeting, the truck route was modified to run east on WCR 76 to SH 257. Additionally, Extraction Oil and Gas entered into a WCR 76 maintenance agreement with the Town to address the road's condition and the potential need for repair during and after hauling associated with this site has commenced.

Notifications for this public hearing were as follows:

- July 22, 2019 – affidavit of mailing to property owners within 500 feet
- July 22, 2019 – sign posted on property
- July 26, 2019 – published in the newspapers
- June 22, 2019 – posted to Town website

Section 16-7-60(c) of the Municipal Code lists the following standards and requirements for conditional use grants, with staff analysis below:

***(c) Based upon specific site characteristics, which include but shall not be limited to: nature and proximity of adjacent development; prevailing weather patterns, including wind direction; vegetative cover on or adjacent to the site; and topography of the site, the Town Board may, as a condition of approval of any conditional use grant, require any or all of the following methods to mitigate adverse impacts on surrounding properties:***

***(1) Visual requirements. To the maximum extent practical, abatement of negative visual impacts of oil and gas facilities shall be addressed through one (1) or more of the following methods:***

***a. Use structures of minimal size to satisfy present and future functional requirements.***

The proposed conditions of approval require that the applicant utilize equipment and tanks that are low profile.

***b. The facilities shall be kept clean and otherwise properly maintained.***

The proposed conditions of approval require that the facilities are kept clean and maintained. Maintenance of the facilities includes, but is not limited to, the tracking pads, associated oil and gas equipment, painting of tanks, fencing, landscaping and disposal of trash. The applicant shall keep public roadways free from mud and debris.

In conjunction with this proposal, the applicant entered into an agreement with the Town regarding Extraction Oil and Gas' obligations to maintain WCR 76.

***c. Construction of buildings or other enclosures may be required where facilities create visual impacts that cannot be mitigated because of proximity, density and/or intensity of adjacent residential land use.***

The sites are located on an agricultural property of 94 acres with one single-family home and shed located on the northern boundary of the property. The proposed wells would be situated on the southern half of the property. The closest occupied buildings (single-family homes) are located a distance of 994' from the boundary of the drilling pad; and a distance of 810' south of the drilling pad.

The residential subdivisions of Roth and Alexander Estates are located further west of the proposed drilling site, with the closest homes in both Alexander Estates and Roth Subdivision located approximately 2,400 feet from the drilling area. A residence is located 1,209 feet northwest of the drilling pad boundary. In addition to sound walls during the drilling phase and completions, the applicant has proposed mitigating the visual impacts from the site with permanent berms with native grasses on the east and north side of the pad. Landscape screening is proposed to occur no later than 90 days after the production begins on the pad site.

**(2) Landscape requirements. Groundcover, shrubs and trees shall be established and maintained in order to adequately buffer the facility.**

The applicant proposes berms with native grasses until the property is developed. The drilling will occur in one phase (2019), planned for drilling 18 wells, and screen/sound walls be provided to the north, west and southeast corner. The applicant hired a consultant to prepare a sound study and will follow those recommendations, one of which was the sound wall buffering outlined above.

Staff has included a condition of approval that berms with native grasses (seeding) are installed no later than 90 days after production has begun on the pad.

**(3) Floodplain requirements. The oil and gas facilities shall comply with all applicable federal, state and local laws and regulations when located in a regulatory floodway or a special flood hazard area. All equipment at oil and gas facilities located within a special flood hazard area shall be anchored as necessary to prevent flotation, lateral movement or collapse. Any activity or equipment at any oil and gas facility within a special flood hazard area shall comply with the Code of Federal Regulations (C.F.R.) for the National Flood Insurance Program (NFIP), 44 C.F.R. Parts 59, 60, 65 and 70, and shall not endanger the eligibility of residents of the Town to obtain federal flood insurance.**

The pad sites are located outside of the floodplain.

**Standard Conditions:**

The Town's standard conditions of CUG approval for oil and gas facilities are included in staff's recommendation. Not all of the Town's standard conditions represent the most current industry standards, rules and regulations, and/or best management practices. As such, four (4) recommended deviations or additions of the standard conditions are as follows:

h. Oil and gas equipment.

- (1) The applicant shall utilize electric motors in order to mitigate the noise impacts to the neighboring properties.

**Addition:** *The applicant shall utilize noise dampening methods consistent with the best management practices (BMPs) utilized in the basin. Such methods include, but are not limited to, sound walls, blankets, and other noise mitigation installed at the source of any equipment creating such noise.*

**Staff comment:** Noise has historically been one of the largest generator of complaints from Windsor residents. In order to minimize such complaints and issues, the applicant shall utilize noise dampening methods consistent with the best management practices (BMPs) utilized in the basin. As noted herein, the applicant will provide sound walls, permanent berms and landscape buffer.

- e. Temporary screening. The applicant shall install a buffer to screen the initial drilling activities and installation of site improvements from surrounding neighborhoods and streets. ~~The temporary buffer shall include hay bales to enclose the drilling operations to provide noise mitigation.~~

**Deviation:** *The temporary buffer/sound walls shall enclose the drilling operations to provide screening and noise mitigation barriers in the direction of nearby homes, as appropriate.*

**Staff comment:** The use of hay bales is no longer a standard practice for sound or visual mitigation. Utilization of sound walls is the standard practice for temporary buffering during the initial drilling activities. The applicant proposes sound walls during drilling and completions.

- i. Air quality.

(3) The applicant shall submit to the Town copies of ~~all air emissions reporting~~ **the Colorado Regulation 7 XII annual report**, as required by the COGCC and/or the CDPHE's Air Pollution Control Division.

j. Water quality.

(1) The applicant shall ensure that any hydrocarbon discharges from the site comply with all state and federal water quality requirements.

**Addition:** *Any hydrocarbon discharges shall be properly reported to COGCC, and remediated according to COGCC requirements in all cases. Reportable hydrocarbon discharges shall also be reported to the Windsor Local Government Designee (LGD).*

**Staff comment:** No hydrocarbon discharges are allowed from any oil and gas site in Colorado. If any discharge occurs, the above condition describes the action that will be taken.

In addition to the Town's standard conditions, staff has included three site-specific conditions of approval. All conditions are included under staff's recommendation.

### Relationship to Comprehensive Plan

The application conforms with Chapter 7, Community Facilities and Infrastructure.

### Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the Conditional Use Grant with the following conditions:

1. All Planning Commission and staff comments are addressed.
2. The truck hauling route shall remain in accordance with Exhibit A attached hereto, unless otherwise approved by the Town.
3. Truck hauling periods for oversize loads shall avoid before and after school traffic (7:30 a.m. – 8:15 a.m. and 2:45 p.m. - 3:30 p.m.), and avoid peak times of commuter traffic (7:00 a.m. – 8:30 a.m. and 4:30 – 6:00 p.m.).
4. Staff has included a condition of approval that berms with native grasses (seeding) are installed no later than 90 days after production on the pad has begun.
7. The Town's standard conditions of approval for oil and gas facilities, with amendments, as noted:
  1. Prior to the commencement of drilling, the applicant shall submit comprehensive "Drilling and Site Improvement Plans" for review and approval by the Town. Such plans shall address initial drilling activities, initial installation of site improvements and details, and on-going perpetual maintenance of the subject site including, but not limited to, the following:
    - a. Site access plan. The Drilling and Site Improvement Plans and supplemental information shall address site access points and haul routes for review and approval.
    - b. Public street clean-up and tracking prevention. The Drilling and Site Improvement Plans and supplemental information shall include a tracking pad for review and approval.
    - c. Site grading. The Drilling and Site Improvement Plans and supplemental information shall address site grading, including any earth berms for emergency containment.

- d. Site lighting. The Drilling and Site Improvement Plans and supplemental information shall include details regarding site lighting fixtures and locations. Security and other site lighting shall utilize full cutoff light fixtures to mitigate light pollution.
- e. Temporary screening. The applicant shall install a buffer to screen the initial drilling activities and installation of site improvements from surrounding neighborhoods and streets. The temporary buffer/sound walls shall enclose the drilling operations to provide screening and noise mitigation barriers in the direction of nearby homes, as appropriate.
- f. Permanent screening. Given the proximity to residential neighbors, the Drilling and Site Improvement Plans shall depict proposed long-term screening materials including landscaping, earth berms and any other screening methods to mitigate visual impacts.
- g. Fencing. The Drilling and Site Improvement Plans shall depict fencing of the perimeter of the site. Fencing materials shall be reviewed for approval by the Town based upon the character of the surrounding neighborhood.
- h. Oil and gas equipment.
  - (1) The applicant shall utilize electric motors in order to mitigate the noise impacts to the neighboring properties. The applicant shall utilize noise dampening methods consistent with the best management practices (BMPs) utilized in the basin. Such methods include, but are not limited to, sound walls, blankets, and other noise mitigation installed at the source of any equipment creating such noise. Noise mitigation methods known as "Quite Fleet Technology," utilized by Liberty Oilfield Services, shall be used as examples of BMPs to be replicated.
  - (2) The applicant shall ensure that the wells and tanks are of the minimum size required to satisfy present and future functional requirements to mitigate visual impacts.
  - (3) Low profile tanks shall be utilized and shall be installed in the least visible manner possible.
  - (4) All tanks and equipment shall be painted to blend-in with the surrounding landscape.
- i. Air quality.
  - (1) The applicant shall participate in any required Environmental Protection Agency (EPA) air quality monitoring and/or testing by allowing EPA to install equipment on site for said monitoring and testing.
  - (2) The applicant shall install and operate an emissions control device (ECD) capable of reducing Volatile Organic Compound (VOC) emissions on the subject oil and gas equipment in accordance with Colorado Oil and Gas Conservation Commission (COGCC) and/or the Colorado Department of Public Health and Environment (CDPHE) rules and regulations.
  - (3) The applicant shall submit to the Town copies of the Colorado Regulation 7 XII annual report, as required by the COGCC and/or the CDPHE's Air Pollution Control Division.
- j. Water quality.
  - (1) The applicant shall ensure that any hydrocarbon discharges from the site comply with all state and federal water quality requirements. Any hydrocarbon discharges shall be properly reported to COGCC, and remediated according to COGCC requirements in all cases. Reportable hydrocarbon discharges shall also be reported to the Windsor Local Government Designee (LGD).

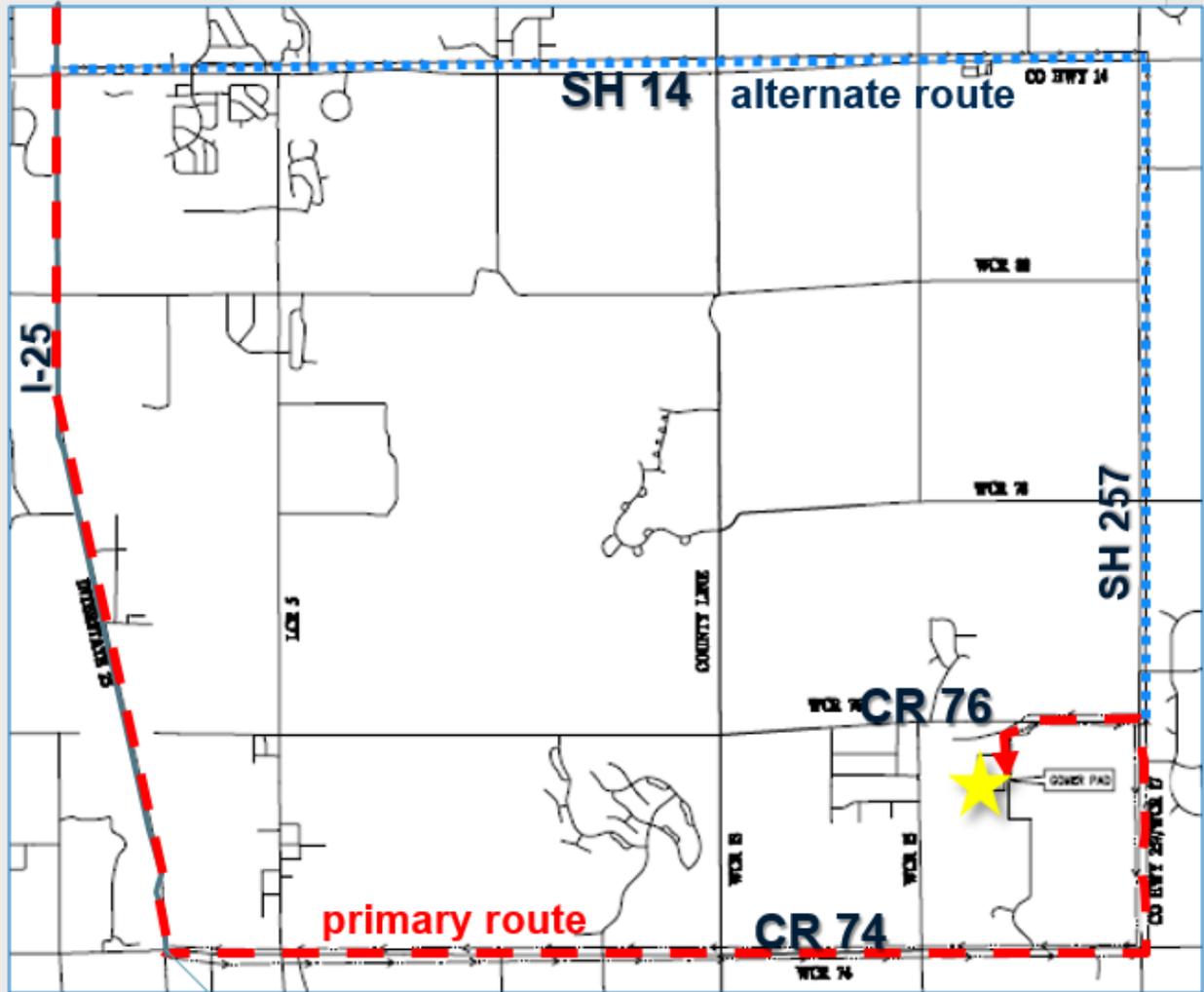
- (2) The applicant shall provide test results from Groundwater Baseline Sampling and Monitoring required by COGCC Rule 318A.e(4) to the Town.
- k. Emergency containment. The secondary containment berm surrounding all storage vessels shall be designed and constructed to contain a minimum of 110% of the volume of the largest vessel located within the containment area or to State of Colorado standards, whichever requirements are more stringent.
- l. Waste disposal. The applicant shall submit to the Town copies of all waste management reports, as required by the COGCC and/or the CDPHE rules and regulations.
- m. The following certification blocks shall be included on the Drilling and Site Improvement Plans:
  - (1) A signed owner's acknowledgement certification block.
  - (2) A signed drilling operator's acknowledgement certification block.
- n. The following notes shall be included on the Drilling and Site Improvement Plans:
  - (1) The applicant shall comply with all rules and regulations of the Colorado Oil and Gas Conservation Commission (COGCC).
  - (2) The applicant shall comply with all rules and regulations of the Colorado Department of Public Health and Environment (CDPHE).
  - (3) The applicant shall maintain on-going compliance with all conditions of the Town and Windsor-Severance Fire Rescue.
  - (4) The facilities shall be kept clean and otherwise properly maintained at all times.
  - (5) If access to the site is proposed from a Town of Windsor street, such access point(s) shall require approval from the Town of Windsor Engineering Department and any required access improvements, street clean-up, tracking pads, etc., shall be addressed accordingly.
- 2. The applicant shall address and comply with the conditions of Windsor-Severance Fire Rescue.

### **Attachments**

Exhibit A – hauling route  
Application materials  
Neighborhood meeting notes  
PowerPoint presentation

copy: Jeff Annable, Extraction Oil and Gas, applicant

Exhibit A – Truck Hauling Route – Gomer Pad





## **Gomer 32-G Oil & Gas Well Pad: Project Information & Narrative**

Section 32, Township 7 North, Range 67 West  
Windsor, CO

### **PROPERTY:**

The property is located in the west half of the northwest quarter of Section 32, Township 7 North, Range 67 West of the 6<sup>th</sup> Principal Meridian in Windsor, Colorado. The project site is generally located southeast of the intersection of the County Road 15 & County Road 76.

### **DESCRIPTION OF THE PROPERTY:**

The property was annexed into the Town of Windsor as part of the Windsor North Annexation completed in 1985. The proposed well pad will be located on Parcel # 070532200012 which consists of approximately 94 acres. This parcel is zoned Residential Mixed Use (RMU).

Currently, oil and gas development is planned in the area. Extraction Oil and Gas, Inc. (Extraction) has an approved Windsor CUG for the Frye North Pad, COGCC Location ID 440695 which is approximately 1670 feet to the north and the planned Otis 32-K Pad which is approximately 1040 feet to the south east. Refer to the Topographic Survey included with this submittal for additional information pertaining to existing information.

Please refer to the Topographic Survey and Drilling and Site Improvements plan for additional information regarding proposed facility layout.

### **SURROUNDING LAND USES:**

The property is surrounded by single-family residential and agricultural uses.

### **PROPERTY OWNER:**

North Windsor Holdings, LLC  
8020 S County Road 5, Unit 200  
Fort Collins, CO 80528

### **OIL & GAS OPERATOR:**

Extraction Oil & Gas, Inc.  
370 17th Street, Suite 5300  
Denver, Colorado 80202

### **BRIEF PROJECT NARRATIVE**

#### **PROPOSED USE:**

The proposed use is a multiple oil and gas well pad site. Extraction has entered into an agreement with North Windsor Holdings, LLC allowing Extraction to utilize the surface of the property to conduct drilling operations and to install and operate related oil and gas production facilities. A copy of this agreement will be provided to the Town.



Extraction is proposing to drill up to 18 horizontal oil and gas wells. Associated production equipment, including separators, tank batteries, metering equipment, LACT units, flow lines, gathering lines, and pipelines will be constructed (Refer to the Production Grading Plan). This pad will be graded to accommodate stormwater drainage and the use of sound walls during drilling. The existing access road will be utilized. It is anticipated that wells will be drilled in two phases and completed in two phases. Each phase should take between 29-39 weeks, and the time between phases could vary between 6 to 12 months.

#### **DESCRIPTION OF PEOPLE WHO WILL USE THIS SITE:**

During drilling and completion of the wells, Extraction employees and contractors will be accessing the site. Upon completion of the wells, the site will be accessed daily by Extraction employees for monitoring purposes. Tanker trucks will also access the site daily to pick up produced water. Produced oil is currently planned to be stored on-site and transported off-site via tanker trucks. However, Extraction will consult with third-parties to determine the feasibility of installing oil pipeline for the transfer of oil off-site.

#### **HOURS OF OPERATION:**

Drilling and completions operations will utilize a 24-hour schedule and the wells will produce 24 hours a day.

#### **ACCESS POINTS AND HAUL ROUTES:**

The existing access point from WCR 76 will be utilized to access this location. Ingress and egress will come from the east on WCR 76.

#### **TYPE AND NUMBER OF STRUCTURES TO BE ERECTED (BUILT) ON THIS SITE:**

Extraction is proposing to drill 18 wells and construct associated production facilities on the proposed Gomer 32-G Pad. Refer to the Drilling and Site Improvements plan for specifics. Generally, the production equipment will include oil tanks, water tanks, 3-phase separators and other miscellaneous equipment including emission control devices, vapor recovery units, compressors, metering equipment and sheds, vapor recovery towers and additional separation equipment. The oil tanks and water tanks will have a maximum capacity of 400 barrels. All attempts will be made to make the wells and tanks as low profile as practicable and painted to blend-in with surrounding landscapes.

Typically, production equipment heights are anticipated to be:

- Oil and produced water tanks: 13'
- Low pressure separators: 20'
- High pressure separators: 15'
- 3 phase separators: 19'
- Emission control devices: 25'
- Vapor recovery towers: 35'
- Wellheads: 6'

Per COGCC Regulations, secondary containment will be constructed around the tanks. The secondary containment system is constructed of a perimeter of metal walls that are post driven into the ground around a flexible geotextile base. All components are then sprayed with a polyurea liner technology. This liner technology maintains impermeability and puncture resistance under exposure to UV rays, weather



extremes, and chemicals commonly encountered in oil and natural gas production, and provides seamless protection. The secondary containment is designed to contain 150% of the capacity of the largest tank. All containment systems will be visually checked weekly, at a minimum, to ensure proper working condition. Inspection and record retention of inspections will be in accordance per SPCC regulation. All records will be made available upon request

#### **SCREENING, SOUND BARRIERS AND LANDSCAPING:**

Prior to the start of operations a background ambient sound level survey will be conducted by a third party specialist. This study will be used to determine appropriate sound mitigation measures required to comply with COGCC noise abatement regulations, Rule 802. It is anticipated that temporary sound walls will be utilized during drilling and completions operations as depicted on the attached Drilling and Site Improvements plan to mitigate noise and visual impacts. The temporary sound wall panels are up to 32 feet tall. To ensure long-term noise mitigation, all production facilities on this location will be powered by electricity, rather than the traditional diesel generators. If it is determined that further noise mitigation is required, permanent sound walls will be placed around the noisier equipment.

Long term screening of this location will be achieved through 4' berms planted with native grasses which are planned on the north and west sides of the location. Refer to the Drilling and Site Improvements plan for additional information regarding screening.

#### **SITE LIGHTING:**

Proposed site lighting shall be designed to mitigate light pollution. Refer to the lighting cut sheet provided from light type.

#### **TYPE AND NUMBER OF ANIMALS, IF ANY, TO BE ON THIS SITE:**

No animals will be on this site.

#### **KIND OF VEHICLES (TYPE, SIZE, WEIGHT) THAT WILL ACCESS THIS SITE AND HOW OFTEN:**

Once drilling and completions operations are complete, the site will only be accessed for general maintenance and inspection purposes and produced water pickups. The anticipated production traffic to the site includes up to four (4) pickup trucks per day for monitoring and maintenance, and tanker trucks up to thirty (34) times per day to collect produced water and oil. Trucks types will include semi-trucks with 130 bbl tankers with a max weight of 80,000 pounds. Produced oil is currently planned to be stored on-site and transported off-site via tanker trucks. However, Extraction will consult with third-parties to determine the feasibility of installing oil pipeline for the transfer of oil off-site. If Extraction is unable to secure oil pipeline to this site, then tanker trucks will be used to transfer oil off-site.

#### **IF STORAGE OR WAREHOUSING IS PROPOSED, WHAT TYPE OF ITEMS WILL BE STORED?**

No warehousing or storage of equipment or materials is proposed. However, produced oil and water will be stored within the tank battery until it is transported off-site via pipeline or tanker truck.

#### **AIR AND WATER QUALITY:**

Air and water quality requirements shall be met, as applicable, per EPA, CDPHE and COGCC criteria.



**WATER SOURCE ON THE PROPERTY:**

The proposed use will not require an on-site water source.

**WASTE/SEWAGE DISPOSAL SYSTEM ON THE PROPERTY:**

The proposed use will not require sewage disposal. During construction of the pad and drilling of the wells, portable sanitary facilities will be provided per COGCC Rule 602.f. Waste management reports shall be provided to the Town as required by the COGCC and/or the DCPHE rules and regulations.

# CONDITIONAL USE GRANT GOMER OIL AND GAS WELL PAD

LOCATED IN SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST  
OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF WELD, STATE OF COLORADO

### CONTRACTS

**TOWN**  
TOWN OF WINDSOR  
301 MAIN STREET  
WINDSOR, CO 80550  
(970) 474-2400

**OPERATOR**  
EXTRACTION OIL & GAS, LLC  
301 MAIN STREET  
WINDSOR, CO 80550  
(703) 507-8303

**OWNER**  
NORTH WINDSOR HOLDINGS, LLC  
C/O TURNER  
8020 S COUNTY ROAD 5 #200  
FORT COLLINS, CO 80528  
(970) 218-3273

**ENGINEER**  
BASELINE CORPORATION  
4007 S LINCOLN AVENUE, SUITE 405  
LOVELAND, CO 80537  
(970) 333-7800

### ZONE

ZONE IS RESIDENTIAL MIXED USE (RMU).

### FLOOD ZONE

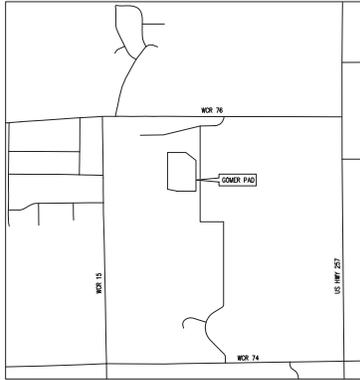
BASELINS CORP. OF THE FEMA FLOODMAP SHOWS THE PROJECT SITE TO BE IN ZONE X. ZONE X AREAS ARE DETERMINED TO BE OUTSIDE THE CLEAR ANNUAL CHANCE FLOODPLAIN.

### LIGHTING

LIGHTING WILL BE DESIGNED IN ACCORDANCE WITH TOWN OF WINDSOR GUIDELINES AND WILL COMPLY WITH CUG CONDITIONS OF APPROVAL.

### CUG NOTES

- THE APPLICANT SHALL COMPLY WITH THE LATEST COLORADO OIL AND GAS CONSERVATION COMMISSION (COGCC) COMPLETE RULES (500-1000 SERIES).
- THE APPLICANT SHALL COMPLY WITH RULES AND REGULATIONS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).
- THE APPLICANT SHALL MAINTAIN ON-GOING COMPLIANCE WITH ALL CONDITIONS OF THE TOWN OF WINDSOR-SEWERAGE AND WASTE TREATMENT.
- THE FACILITIES SHALL BE KEPT CLEAN AND OTHERWISE PROPERLY MAINTAINED AT ALL TIMES.
- THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO ALL TOWN, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE TRENCHING AND OPEN EXCAVATION OPERATIONS SHALL COMPLY WITH ALL CURRENT OSHA REGULATORY REQUIREMENTS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES FOR INFORMATION CONTACT THE COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, 8002-PE-62, 4300 CHERRY CREEK DRIVE SOUTH, DENVER, COLORADO, 80202. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 890-2550.
- WHEN DISCHARGING GROUNDWATER, ALL DETERMINING METHODS SHALL BE IN CONFORMANCE WITH ALL LAWS AND REGULATIONS OF THE STATE - INCLUDING A COLORADO DISCHARGE PERMIT SYSTEM FOR CONSTRUCTION DETERMINING INSTANTANEOUS DISCHARGE. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORMWATER RUNOFF AND /OR DEPOSITION OF SOLIDS RESULTING FROM ANY AND ALL WORK.
- THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREON, DOES HEREBY AFFIRM RESPONSIBILITY TO THE TOWN OF WINDSOR, AS A BENEFACTORY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS AND APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ANY SUCH RESPONSIBILITY.
- THE CONTRACTOR SHALL HAVE A REGISTERED LAND SURVEYOR TO OBTAIN AND RESET ANY PROPERTY CORNERS OR SECTION CORNERS PLANNED TO BE DISTURBED BY CONSTRUCTION OF THIS PROJECT, AND SHALL HAVE A REGISTERED LAND SURVEYOR RE-ESTABLISH ANY PROPERTY CORNERS OR SECTION CORNERS INADVERTENTLY DISTURBED DURING CONSTRUCTION OF THIS PROJECT.
- OWNER HEREBY AFFIRMS THAT IT HAS COMPLIED WITH THE NOTIFICATION REQUIREMENTS OF SECTION 37-62-602 (b), C.R.S. AND SHALL RESEMBLY AND HOLD HARMLESS THE TOWN OF WINDSOR FOR ANY CLAIMS BY WATER RIGHTS HOLDERS WITH RESPECT TO THE STORM DRAINAGE FACILITIES APPROVED HEREIN.
- APPLICANT SHALL COMPLY WITH THE TOWN OF WINDSOR CONDITIONAL USE GRANT (CUG) STANDARD CONDITIONS.



SHEET NUMBER	SHEET TITLE
01	COVER
02	TOPOGRAPHIC SURVEY
03	SHIELDING AND COMPLETION OPERATIONAL DRAINING PLAN
04	PRODUCTION OPERATIONS DRAINING PLAN
05	ACCESS ROAD
06	CORNER ACCESS PLAN & PROFILE STA. 10+00 - 20+50
07	CORNER ACCESS PLAN & PROFILE STA. 20+00 - 29+50
08	WELL HOIST HEAD
09	DITCH CROSSING EXHIBIT

### MINERAL EXTRACTION OPERATOR

IT IS HEREBY ACKNOWLEDGED THAT ALL MINERAL EXTRACTION/DEVELOPMENT OF THIS PROPERTY WILL BE IN STRICT ACCORDANCE WITH THESE PLANS. IT IS FURTHER ACKNOWLEDGED THAT EXTRACTION FROM THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN OF WINDSOR MAY RESULT IN VIOLATION OF THE TOWN'S APPROVAL OF THESE PLANS, INCLUDING THE PROHIBITION OF THE EXTRACTING OIL AND GAS SITE, AND OTHER REMEDIES AVAILABLE TO THE TOWN UNDER THE WINDSOR MUNICIPAL CODE AND OTHER APPLICABLE LAWS OF THE STATE OF COLORADO.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HAVE GRANTED THE SUBJECT PROPERTY TO BE PLANNED FOR MINERAL EXTRACTION AND HAVE A LEGAL RIGHT TO EXTRACT THE MINERALS UNDER THE NAME OF GOMER 1, GOMER 2, GOMER 3, GOMER 4, GOMER 5, GOMER 6, GOMER 7, GOMER 8, GOMER 9, GOMER 10, GOMER 11, GOMER 12, GOMER 13, GOMER 14, GOMER 15, GOMER 16, GOMER 17, GOMER 18, GOMER 19, GOMER 20, GOMER 21, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ERIC JACOBSON, VICE PRESIDENT, OPERATIONS

NOTARIAL CERTIFICATE  
STATE OF COLORADO }  
COUNTY OF WELD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
(SEAL)

### SURFACE PROPERTY OWNER

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE SUBJECT PROPERTY HAS BEEN PLANNED FOR MINERAL EXTRACTION UNDER THE NAME OF GOMER 1, GOMER 2, GOMER 3, GOMER 4, GOMER 5, GOMER 6, GOMER 7, GOMER 8, GOMER 9, GOMER 10, GOMER 11, GOMER 12, GOMER 13, GOMER 14, GOMER 15, GOMER 16, GOMER 17, GOMER 18, GOMER 19, GOMER 20, GOMER 21, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JON TURNER  
NOTARIAL CERTIFICATE  
STATE OF COLORADO }  
COUNTY OF WELD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
(SEAL)



REVISION DESCRIPTION	DATE	BY	APP'D BY

TOWN OF WINDSOR  
SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.  
COVER

PRELIMINARY  
DO NOT FOR  
CONSTRUCTION

SHEET 1 OF 9  
C1

# CONDITIONAL USE GRANT GOMER OIL AND GAS WELL PAD

LOCATED IN SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST  
OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF WELD, STATE OF COLORADO

**SURVEYOR'S STATEMENT:**

I, AMON ALVIN DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY STATE, THAT AS A RESULT OF A LAND SURVEY MADE UNDER MY RESPONSIBLE CHARGE IN APRIL, 2017, TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THIS TOPOGRAPHIC SURVEY WAS MADE. THIS TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD.

AMON ALVIN DEMO, P.L.S.  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285  
FOR AND ON BEHALF OF BASELINE CORPORATION

**NOTES:**

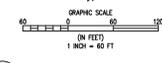
- HORIZONTAL DATUM: COLORADO STATE PLANE COORDINATES NORTH ZONE, NAD 83 DATUM, HORIZONTAL CONTROL BASED UPON BASELINE ENGINEERING CONTROL POINT "SMARTER", NORTHING=1435,528.39 EASTING=1462,300.53
- VERTICAL DATUM: NAD 86, VERTICAL CONTROL BASED ON BASELINE ENGINEERING CONTROL POINT "SMARTER", BENCHMARK IS LOCATED NORTH OF WELD COUNTY ROAD 74, BETWEEN WELD COUNTY ROAD 15 AND WELD COUNTY ROAD 17, ELEVATION=6605.41
- COORDINATES SHOWN ON THIS DRAWING ARE STATE PLANE COORDINATES.
- LOCATIONS OF UTILITIES AND FOREIGN PIPELINES WERE DETERMINED FROM VISIBLE SURFACE EVIDENCE. THESE LOCATIONS IF SHOWN MAY NOT BE ACCURATE OR COMPLETE. OTHER UTILITIES MAY EXIST AND ARE TO BE FIELD LOCATED BY OTHERS PRIOR TO EXCAVATION.
- THIS DOCUMENT IS NOT A LAND SURVEY PLAN OR IMPROVEMENT SURVEY PLAN. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF ANY LAND BOUNDARY, EASEMENT, FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.
- THE TOTAL DISTURBANCE AREA IS 18.2 ACRES.



**LEGEND**

- EXISTING LINES**
- 5' --- MINOR CONTOUR (5' INTERVAL)
  - 25' --- MAJOR CONTOUR (25' INTERVAL)
  - A --- EDGE OF WATER
  - F --- FENCE
  - ST --- STORM SEWER
  - D --- DITCH FLOWLINE
  - G --- EDGE OF GRAVEL
  - W --- WATER LINE

- EXISTING SYMBOLS**
- EXISTING WELL HEAD
  - △ GAS VALVE
  - GAS MARKER
  - WATER MARKER
  - △ WATER VALVE
  - ⊙ WATER MANHOLE
  - ⊙ WATER WELL
  - BOLLARD
  - ⊙ POWER POLE
  - SIGN
  - 6" WIRE ANCHOR
  - DOUBLE POST SIGN
  - FENCE GATE



TOWN OF WINDSOR, COLORADO  
DRAWING APPROVAL

TOPOGRAPHIC SURVEY

**BASELINE**  
Engineering • Planning • Architecture

1000 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202

REVISED BY	DATE	REVISION DESCRIPTION	APPROVED BY

**EXTRACTION OIL & GAS**

TOWN OF WINDSOR, COLORADO  
SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.  
GOMER OIL AND GAS WELL PAD  
TOPOGRAPHIC SURVEY

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

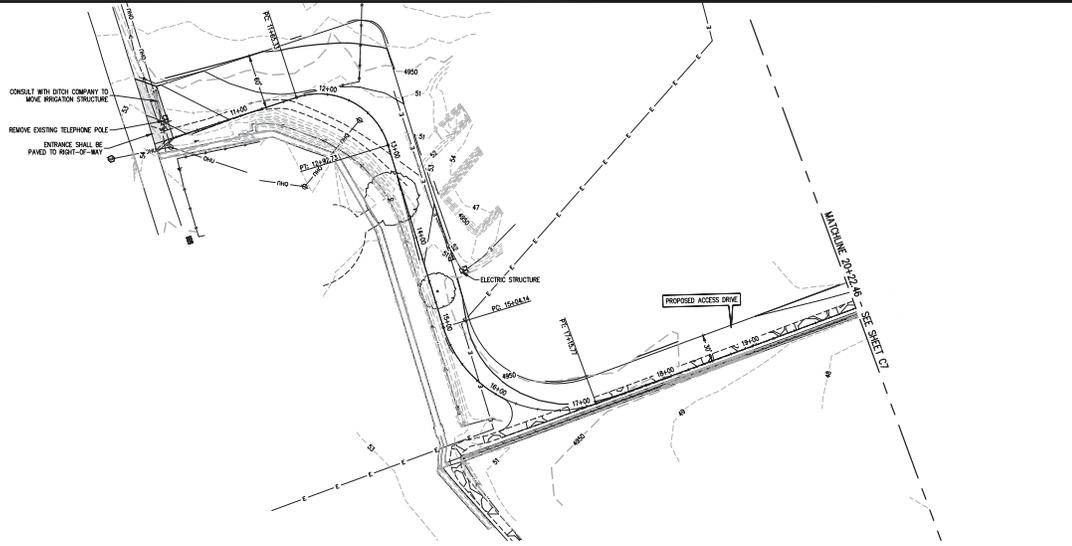
JOB NO. 17-001  
DATE 04/20/17  
SHEET 2 OF 9



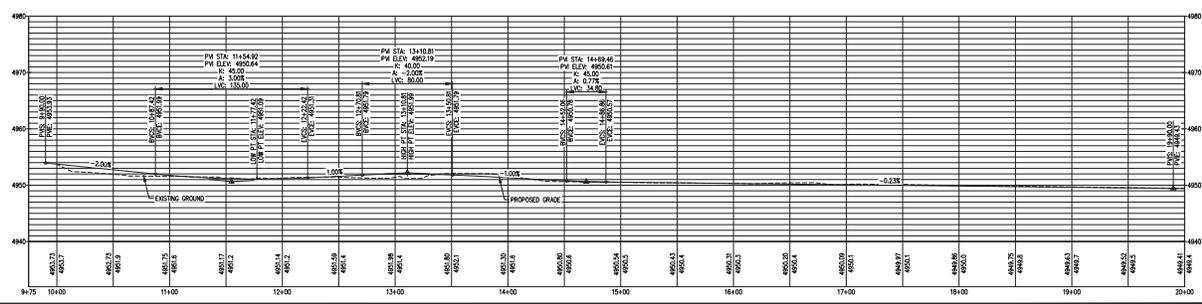
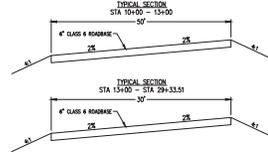




M:\10 - Wet Head Station\EXTRACTION-OIL & GAS\COMER\Drawings\COMER ACCESS PLAN & PROFILE.dwg 8/27/2018 11:07:02 AM LWA Sldwr



COMER ACCESS PLAN & PROFILE STA 10+00 - 20+00



**BASELINE**  
Engineering • Planning • Architecture  
11000 W. 11th Street, Suite 100  
Overland Park, KS 66204  
Tel: 913.241.1100

REVISION DESCRIPTION	DATE	BY

**EXTRACTION OIL & GAS**

TOWN OF WINDSOR

COMER

SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.

COMER ACCESS PLAN & PROFILE STA 10+00 - 20+00

PROJECT NUMBER: 15-0001

**PRELIMINARY**

**NOT FOR CONSTRUCTION**

DATE: 8/27/2018

SCALE: AS SHOWN

DATE: 8/27/2018

SCALE: AS SHOWN

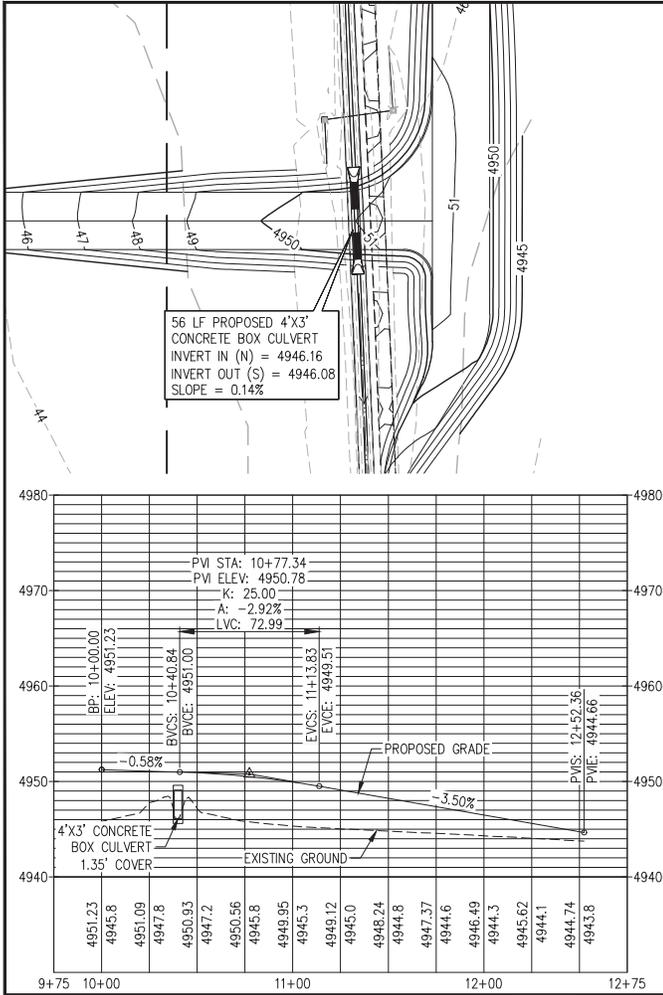
DATE: 8/27/2018

SCALE: AS SHOWN

C6





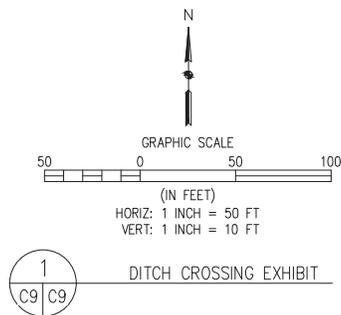


DITCH CLEAR AREA AT  $\frac{3}{4}$  DITCH DEPTH = 7.125 SF  
 CULVERT AREA CROSS SECTION:  
 4'X3' BOX CULVERT = 12 SF

56 LF PROPOSED 4'X3'  
 CONCRETE BOX CULVERT  
 INVERT IN (N) = 4946.16  
 INVERT OUT (S) = 4946.08  
 SLOPE = 0.14%

NOTES;

1. CULVERT SHALL BE CLASS IV BASED ON MAXIMUM ANTICIPATED AXLE LOADS. BEDDING SHALL BE TYPE 1 AS SHOWN ON THE STANDARD TRENCH INSTALLATION DETAIL.
2. CONCRETE ENTRANCE AND EXIT TRANSITIONS REQUIRED FROM EXISTING IRRIGATION DITCH SECTION TO UPSTREAM AND DOWNSTREAM ENDS OF CULVERTS.
3. EXTRACTION SHALL BE RESPONSIBLE FOR THE INSTALLATION, REPLACEMENT, REMOVAL, MAINTENANCE AND CLEANING OF CULVERTS.
4. THE IRRIGATION DITCH SHALL BE RETURNED TO EXISTING OR BETTER CONDITION AND PERFORMANCE AFTER THE ROAD CROSSING IS REMOVED.



DITCH CROSSING EXHIBIT

**BASELINE**  
 ENGINEERING / PLANNING / SURVEYING  
 2000 W. 10TH AVENUE, SUITE 100, DENVER, COLORADO 80202  
 TEL: 303.733.8800 FAX: 303.733.8801

PROJECT NO.	DATE
ISSUED BY	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

**EXTRACTION OIL & GAS**  
 COVER PAD  
 TOWN OF WINDSOR  
 WELD COUNTY  
 SE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST  
 DITCH CROSSING EXHIBIT

DATE: 12/20/2019  
 DRAWN BY: J. J. JENSEN  
 CHECKED BY: J. J. JENSEN  
 APPROVED BY: J. J. JENSEN  
 SCALE: AS SHOWN  
 SHEET NO. 1 OF 1

C9

M:\100 - Mill Head Station\10070707\W2-01 (CONCRETE)\COVER PAD & PROFILE.dwg, 8/2/2019 11:02:18 AM, Luke Steber

## VII. Conclusion

This traffic impact study addressed the capacity, geometric, and control requirements associated with the development entitled Extraction Oil & Gas – Gomer 32-G Well Site. This proposed development consists of an Extraction Oil & Gas well site with eighteen well heads. The development is located to the south of Weld County Road (WCR) 76 between WCR 15 and State Highway (SH) 257 in Weld County, Colorado.

The study area to be examined in this analysis encompasses WCR 76 between WCR 15 to SH 257.

Analysis was conducted for critical AM Peak Hour and PM Peak Hour traffic operations for existing traffic conditions, Year 2038 background traffic conditions, short-term total traffic conditions, and long-term total traffic conditions.

Analysis of existing conditions indicates that WCR 76 has roadway operations at LOS A during both the morning and the afternoon peak traffic hours. The unsignalized intersection of WCR 76 with WCR 17 has turning movement operations at or better than LOS B during the morning peak traffic hour, and LOS C or better during the afternoon peak traffic hour.

Year 2038 background traffic analysis indicates that WCR 76 has roadway operations at LOS A during both the morning and afternoon peak traffic hours. These roadway operations are similar to existing conditions. The stop-controlled intersection of WCR 76 with WCR 17 has turning movement operations at or better than LOS B during the morning traffic hour, and LOS D or better during that afternoon peak traffic hour.

Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system. With all conservative assumptions defined within this analysis, the study roadway and intersections are projected to operate at future levels of service comparable to background traffic conditions. WCR 76 has long-term roadway operations of LOS A during peak traffic periods and upon build-out with site access operations at LOS A.

January 11, 2019

To: Carlin Malone  
Town of Windsor

From: Patty Varra  
Extraction Oil & Gas

Re: Community Meeting Summary

Thursday January 10th Extraction Oil and Gas hosted a community open house at the Windsor/Severance Fire Station 1 - 100 7th Street Windsor- to discuss the proposed Otis and Gomer Pads located north of County Road 74, west of Highway 257.

Approximately 35 residents attended the Community Open House. The format was a "science fair" style with Subject Matter Experts speaking to poster boards explaining the various stages of oil & gas development as well as the extensive measures to protect health safety and the environment. We also discussed the mitigation plans to minimize impacts to the community specific to the Otis and Gomer locations.

Extraction staff in attendance were Boyd McMaster, Petroleum Engineer and Project Blane Thingelstad, Regulatory Manager, Lance Moorman, Surface Landman, Sean Flanagan Mineral Landman, Jeff Rickard, Regulatory and Compliance Coordinator, Kelli Cox, Air Quality Coordinator, Ken Clark, Construction Supervisor, Dustin Case, Environmental Specialist, Jeff Annabel, Regulatory Analyst, and myself, Patty Varra, Municipal Coordinator.

Handouts covering Project Development, Regulation, Drilling/Water Protection, Hydraulic Fracturing, Closed Loop Systems, Air Quality, Safety, Regulatory, and Noise Mitigation were distributed and poster boards with the same information were also on display.

Attendees had questions largely focused on the development of oil & gas (how is it done), health, safety and the environment (extractions BMP's and redundant safety policies and practices), timing of operations and anticipated impact to their daily lives, as well as questions regarding leasing and royalty payments. Extraction felt the information provided was well received. The meeting was a success in accomplishing the goal of answering questions and informing nearby residents of the planned operations at the Otis and Gomer locations.

Please let me know if you have any questions or are in need of any additional information at this time.

Sincerely,

Patty Varra  
Municipal Coordinator  
Extraction Oil & Gas



# Conditional Use Grant

Windsor North Annex – Gomer  
Oil & Gas Facilities

---

*Carlin Malone, Chief Planner*

*Planning Commission – August 7, 2019*



# Conditional Use Grant

Article VII of Chapter 16 of the Municipal Code outlines the intent of the Conditional Use Grant process, including:

## **Sec. 16-7-10. Purpose.**

The *conditional use* classification is intended to allow consideration of *uses* which are unique in nature or character and, except as otherwise specifically provided in this Chapter, not specifically included as *uses* by right in any specific zoning districts. It is the specific intent of this Article, except as otherwise specifically provided in this Chapter, to prohibit the granting of *conditional uses* in any zone when such *use* is allowed as a *use* by right in any other zone.



# Conditional Use Grant

## **Sec. 16-7-60. Oil and gas facilities.**

- a) Oil and gas facilities, as defined in this Chapter, shall be permitted as a conditional use in all zoning districts.*
- b) Oil and gas facilities as conditional uses shall be subject to approval by the Town Board of the conditions hereinafter specifically set forth in lieu of those conditions applicable to conditional uses generally (Sec. 16-7-50).*
- c) Based upon specific site characteristics, which shall include but shall not be limited to: nature and proximity of adjacent development; prevailing weather patterns, including wind direction; vegetative cover on or adjacent to the site; and topography of the site, the Town Board may, as a condition of approval of any conditional use grant, require any or all of the following methods to mitigate adverse impacts on surrounding properties:*

- 1) Visual requirements*
- 2) Landscape requirements*
- 3) Floodplain requirements*



# Site Vicinity Map

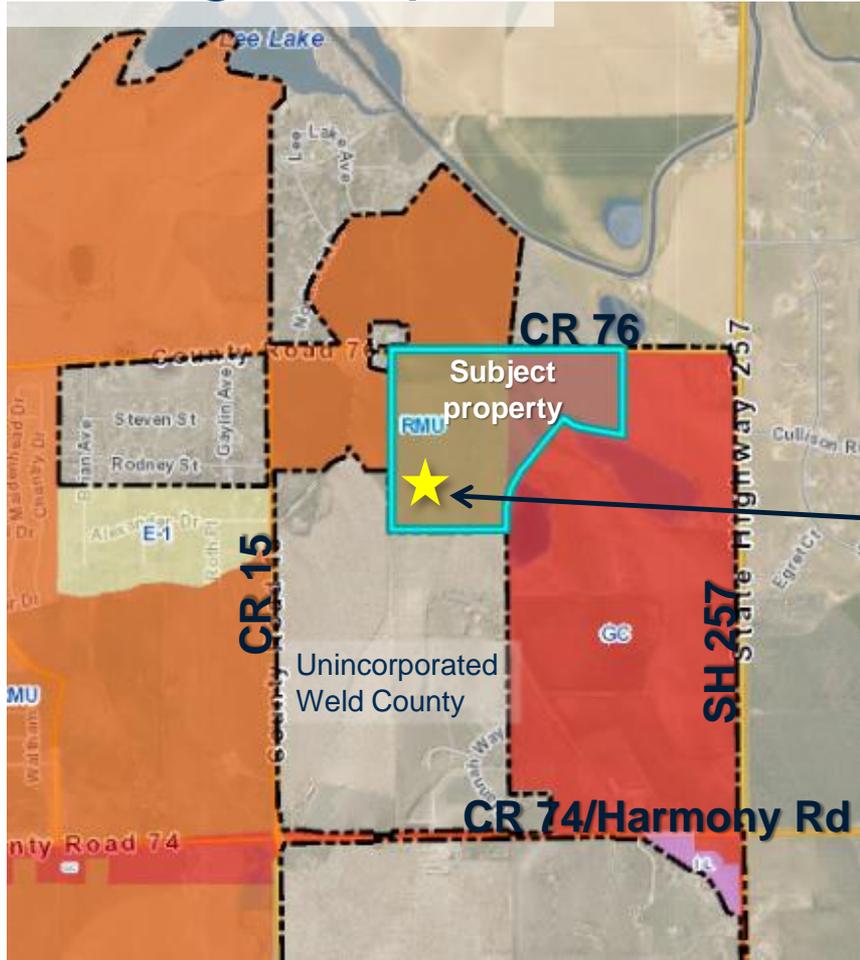


pad location



# Site Zoning Map

Legend	
Zoning	
<all other values>	
	CBD
	E-1
	E-2
	GC
	I
	I-H
	I-L
	MF-1
	MF-2
	NC
	O
	PUD
	RMU
	SF-1
	SF-2
Parcels	

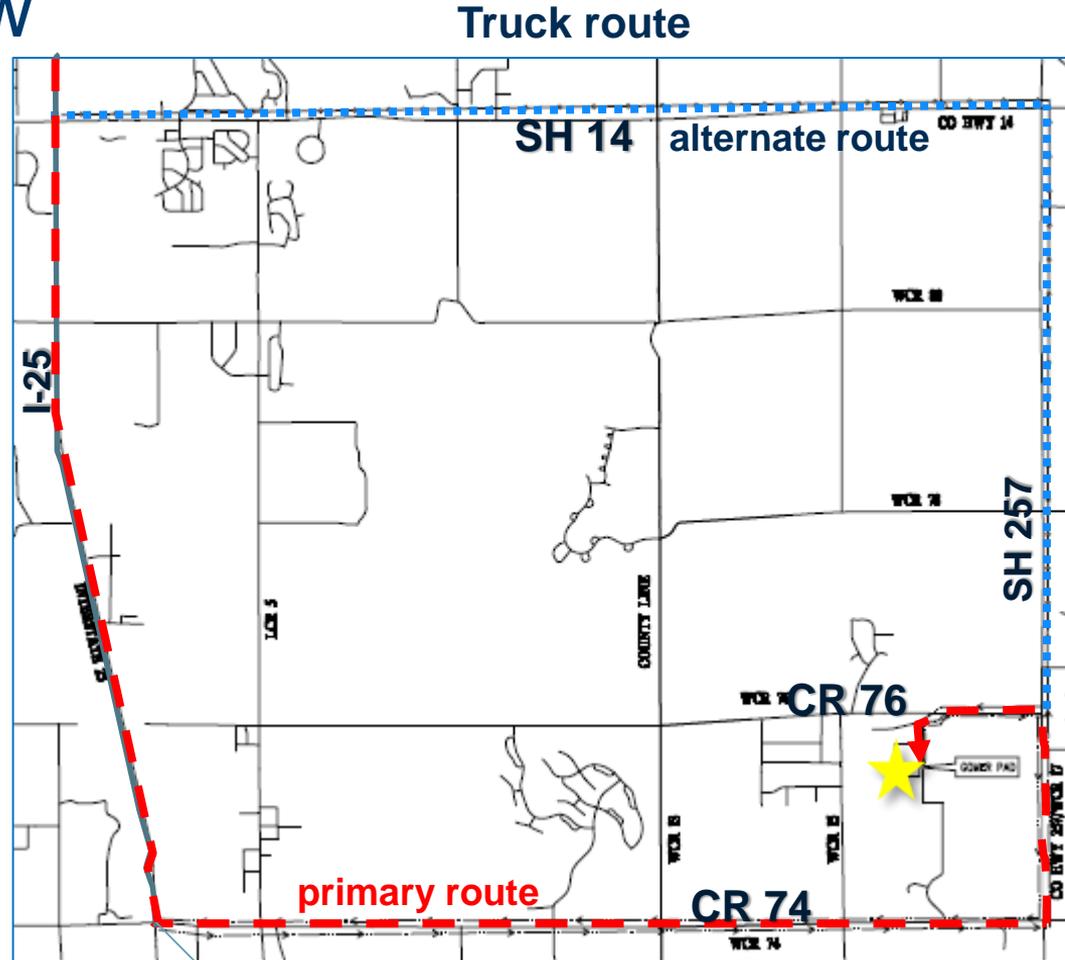


Subject property

pad location



# Site Overview



Truck route

SH 14 alternate route

I-25

SH 257

CR 76

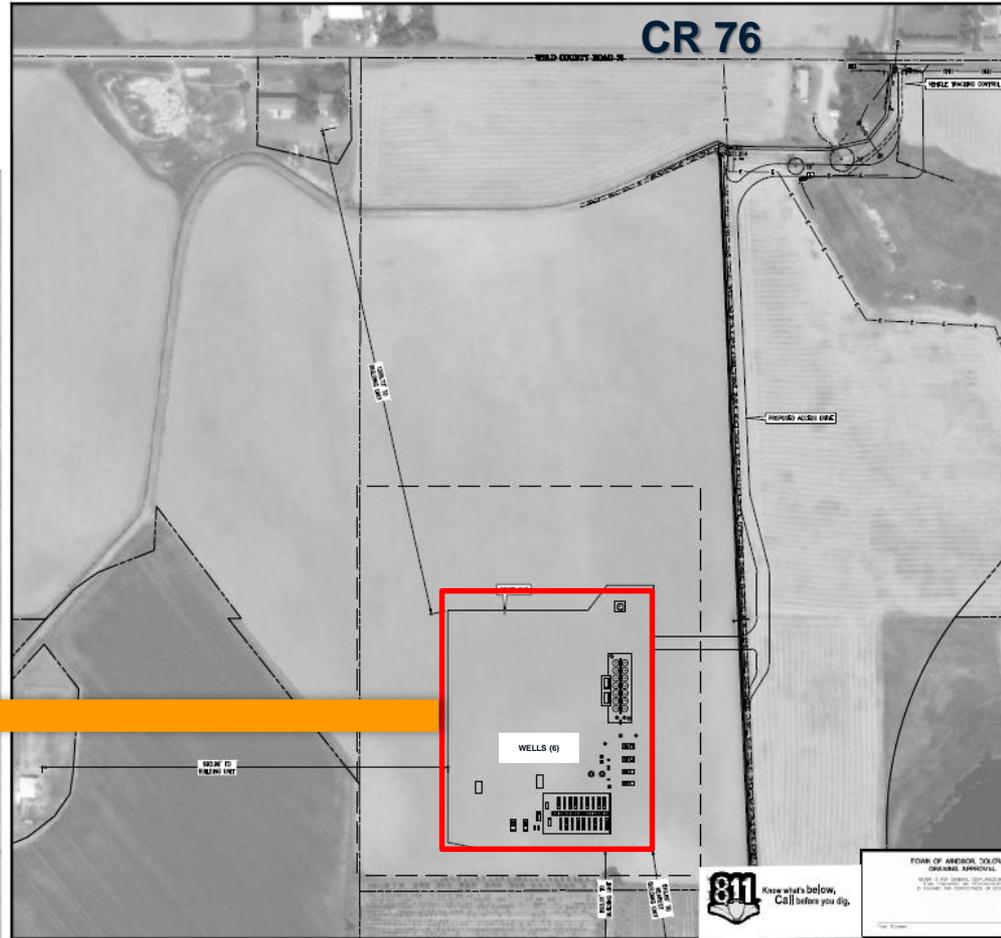
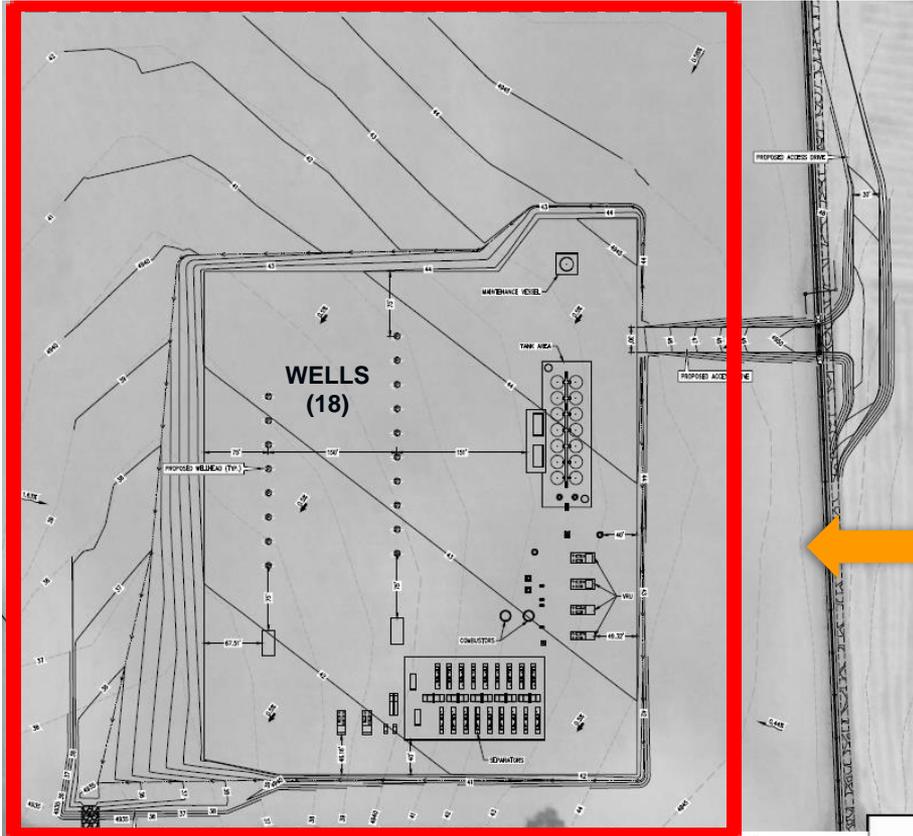
primary route

CR 74

POWER PAD



# Site Overview





# Conditional Use Grant

## Site characteristics:

- ~ 94 acres
  - 18-acre pad site
  - 18 wells & associated equipment
  - Distance between property boundary and closest occupied structure: ~ 994 feet (west); 810 feet (south); 1,210 feet (northwest); 2,400 feet to residential subdivisions (west)



# Notification Area

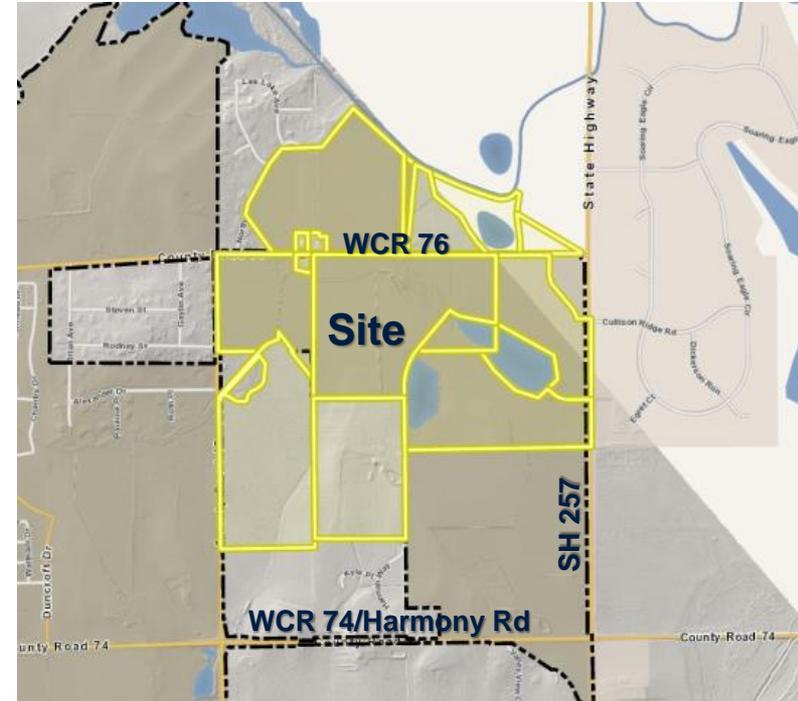
A neighborhood meeting was held on January 10, 2019.

Notifications for this meeting were as follows:

- December 15, 2018 - affidavit of mailing to property owners within 500 feet
- December 28, 2018 – display ad in paper

Notifications for this public hearing were as follows:

- July 22, 2019 – affidavit of mailing to property owners within 500 feet & adjacent homeowner associations
- July 22, 2019 – sign posted on property
- July 26, 2019 – published in the papers
- July 22, 2019 – posted to Town website





# Recommendation

1. All Planning Commission and staff comments are addressed.
2. The truck hauling route shall remain in accordance with Exhibit A attached hereto, unless otherwise approved by the Town.
3. Truck hauling periods for oversize loads shall avoid before and after school traffic (7:30 a.m. – 8:15 a.m. and 2:45 p.m. - 3:30 p.m.), and avoid peak times of commuter traffic (7:00 a.m. – 8:30 a.m. and 4:30 – 6:00 p.m.).
4. Berms with native seeding shall be completed no later than 90 days after production has begun on the pad.

- 
7. The Town's standard conditions of approval for oil and gas facilities, as amended.



# Recommendation

That the Planning Commission forwarded to the Town Board a recommendation of approval of the conditional use grant, subject to all site-specific conditions and the Town's standard conditions of approval for oil and gas facilities, as amended.



# Conditional Use Grant

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony from public hearing
- Recommendation



## MEMORANDUM

**Date:** August 7, 2019  
**To:** Planning Commission  
**From:** Carlin Malone, AICP, Chief Planner  
**Re:** Public Hearing and Recommendation to Town Board – Conditional Use Grant (CUG) for Oil and Gas Facilities – Otis Oil & Gas Pad - Windsor North Annexation – Jeff Annable, Extraction Oil and Gas, applicant / North Windsor Holdings, LLC, property owner  
**Item #:** C.3.C.4

### Background / Discussion

The applicant, Extraction Oil and Gas, is requesting a Conditional Use Grant (CUG) to allow oil and gas facilities on a parcel of land known as the Windsor North Annexation, in the General Commercial (GC) zoning district, for what is known as the Otis Pad. Oil and gas facilities are allowed as a conditional use in all zoning districts, per Section 16-7-60 of the Town's Municipal Code, Oil and Gas Facilities. The Town Board will consider the Planning Commission recommendation on the CUG application on August 12, 2019.

The parcel is located ½ mile north of Weld County Road 74/Harmony Road and ½ mile west of State Highway 257. The subject parcel includes 79 acres of agricultural land and no existing structures. The oil and gas site area (pad) includes 14.7 acres and the proposal includes eighteen wells with associated equipment. The subject pad site is surrounded by agricultural and single-family estate residential.

Gas production will utilize a pipeline and oil will be stored on-site and transported off-site via tanker trucks. However, applicant will consult with third-parties to determine the feasibility of installing oil pipeline for the transfer of oil off-site. The hauling route is proposed from the site to the property's access point on SH 257, south on SH 257 to WCR 74/Harmony Road, west on Harmony Road to I-25. An alternative route is north on SH 257 to SH 14. Colorado Department of Transportation (CDOT) has reviewed the applicant's traffic impact study has found the study acceptable. Truck traffic would primarily occur during daylight hours and the applicant has stated that truck hauling periods will avoid the peak times of school and commuter traffic. This statement has been included as a recommended condition of approval for the subject CUG.

Extraction will be utilizing electricity on this site for permanent production facilities, which reduces the amount of noise associated with a standard oil and gas production operation, as electric motors are used rather than diesel.

A neighborhood meeting was held by the applicant on January 10, 2019, 6:00-8:00 p.m., at the Windsor-Severance Fire and Rescue Station No. 1 conference room, 100 7<sup>th</sup> Street. Notifications for this meeting were as follows:

- December 15, 2018 – affidavit of mailing to property owners within 500 feet
- December 28, 2018 – display ad published in the newspapers

There were approximately 35 neighbors in attendance. Most had general questions about the proposal and some were concerned about the initial truck route proposed for the Gomer Pad (see attached meeting notes).

Notifications for this public hearing were as follows:

- July 22, 2019 – affidavit of mailing to property owners within 500 feet
- July 22, 2019 – sign posted on property
- July 26, 2019 – published in the newspapers
- June 22, 2019 – posted to Town website

Section 16-7-60(c) of the Municipal Code lists the following standards and requirements for conditional use grants, with staff analysis below:

***(c) Based upon specific site characteristics, which include but shall not be limited to: nature and proximity of adjacent development; prevailing weather patterns, including wind direction; vegetative cover on or adjacent to the site; and topography of the site, the Town Board may, as a condition of approval of any conditional use grant, require any or all of the following methods to mitigate adverse impacts on surrounding properties:***

***(1) Visual requirements. To the maximum extent practical, abatement of negative visual impacts of oil and gas facilities shall be addressed through one (1) or more of the following methods:***

***a. Use structures of minimal size to satisfy present and future functional requirements.***

The proposed conditions of approval require that the applicant utilize equipment and tanks that are low profile.

***b. The facilities shall be kept clean and otherwise properly maintained.***

The proposed conditions of approval require that the facilities are kept clean and maintained. Maintenance of the facilities includes, but is not limited to, the tracking pads, associated oil and gas equipment, painting of tanks, fencing, landscaping and disposal of trash. The applicant shall keep public roadways free from mud and debris.

***c. Construction of buildings or other enclosures may be required where facilities create visual impacts that cannot be mitigated because of proximity, density and/or intensity of adjacent residential land use.***

The sites are located on an agricultural property of 79 acres with no existing structures. The proposed wells would be situated on the western portion of the property. The closest occupied buildings are located a distance of 582' to the west and 728' to the southwest of the boundary of the drilling pad.

In addition to sound walls during the drilling phase and completions, the applicant has proposed mitigating the visual impacts from the site with permanent berms with native grasses on the west and south side of the pad. The applicant proposes landscape screening 90 days after production starts on the pad.

***(2) Landscape requirements. Groundcover, shrubs and trees shall be established and maintained in order to adequately buffer the facility.***

The applicant proposes berms with native grasses until the property is developed. The drilling will occur in one phase (2019), planned for drilling 18 wells, and screen/sound walls be provided to the north, west, and south. The applicant hired a consultant to prepare a sound study and will follow those recommendations, one of which was the sound wall buffering the outlined above.

Staff has included a condition of approval that berms with native grasses (seeding) are installed no later than 90 days after production on the pad has begun.

***(3) Floodplain requirements. The oil and gas facilities shall comply with all applicable federal, state and local laws and regulations when located in a regulatory floodway or a special***

***flood hazard area. All equipment at oil and gas facilities located within a special flood hazard area shall be anchored as necessary to prevent flotation, lateral movement or collapse. Any activity or equipment at any oil and gas facility within a special flood hazard area shall comply with the Code of Federal Regulations (C.F.R.) for the National Flood Insurance Program (NFIP), 44 C.F.R. Parts 59, 60, 65 and 70, and shall not endanger the eligibility of residents of the Town to obtain federal flood insurance.***

The pad sites are located outside of the floodplain.

**Standard Conditions:**

The Town's standard conditions of CUG approval for oil and gas facilities are included in staff's recommendation. Not all of the Town's standard conditions represent the most current industry standards, rules and regulations, and/or best management practices. As such, four (4) recommended deviations or additions to the standard conditions are as follows:

h. Oil and gas equipment.

- (1) The applicant shall utilize electric motors in order to mitigate the noise impacts to the neighboring properties.

**Addition:** *The applicant shall utilize noise dampening methods consistent with the best management practices (BMPs) utilized in the basin. Such methods include, but are not limited to, sound walls, blankets, and other noise mitigation installed at the source of any equipment creating such noise.*

**Staff comment:** Noise has historically been one of the largest generator of complaints from Windsor residents. In order to minimize such complaints and issues, the applicant shall utilize noise dampening methods consistent with the best management practices (BMPs) utilized in the basin. As noted herein, the applicant will be installing sound walls, berms and landscaping.

- e. Temporary screening. The applicant shall install a buffer to screen the initial drilling activities and installation of site improvements from surrounding neighborhoods and streets. ~~The temporary buffer shall include hay bales to enclose the drilling operations to provide noise mitigation.~~

**Deviation:** *The temporary buffer/sound walls shall enclose the drilling operations to provide screening and noise mitigation barriers in the direction of nearby homes, as appropriate.*

**Staff comment:** The use of hay bales is no longer a standard practice for sound or visual mitigation. Utilization of sound walls is the standard practice for temporary buffering during the initial drilling activities. The applicant proposes sound walls during drilling and completions.

i. Air quality.

- (3) The applicant shall submit to the Town copies of ~~all air emissions reporting~~ ***the Colorado Regulation 7 XII annual report***, as required by the COGCC and/or the CDPHE's Air Pollution Control Division.

j. Water quality.

- (1) The applicant shall ensure that any hydrocarbon discharges from the site comply with all state and federal water quality requirements.

**Addition:** *Any hydrocarbon discharges shall be properly reported to COGCC, and remediated according to COGCC requirements in all cases. Reportable hydrocarbon discharges shall also be reported to the Windsor Local Government Designee (LGD).*

**Staff comment:** No hydrocarbon discharges are allowed from any oil and gas site in Colorado. If any discharge occurs, the above condition describes the action that will be taken.

In addition to the Town's standard conditions, staff has included three site-specific conditions of approval. All conditions are included under staff's recommendation.

### **Relationship to Comprehensive Plan**

The application conforms with Chapter 7, Community Facilities and Infrastructure.

### **Recommendation**

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the Conditional Use Grant with the following conditions:

1. All Planning Commission and staff comments are addressed.
2. The truck hauling route shall remain in accordance with Exhibit A attached hereto, unless otherwise approved by the Town.
3. Truck hauling periods for oversize loads shall avoid before and after school traffic (7:30 a.m. – 8:15 a.m. and 2:45 p.m. - 3:30 p.m.), and avoid peak times of commuter traffic (7:00 a.m. – 8:30 a.m. and 4:30 – 6:00 p.m.).
4. Berms with native grasses (seeding) are installed no later than 90 days after production has begun on the pad site.
7. The Town's standard conditions of approval for oil and gas facilities, with amendments, as noted:
  1. Prior to the commencement of drilling, the applicant shall submit comprehensive "Drilling and Site Improvement Plans" for review and approval by the Town. Such plans shall address initial drilling activities, initial installation of site improvements and details, and on-going perpetual maintenance of the subject site including, but not limited to, the following:
    - a. Site access plan. The Drilling and Site Improvement Plans and supplemental information shall address site access points and haul routes for review and approval.
    - b. Public street clean-up and tracking prevention. The Drilling and Site Improvement Plans and supplemental information shall include a tracking pad for review and approval.
    - c. Site grading. The Drilling and Site Improvement Plans and supplemental information shall address site grading, including any earth berms for emergency containment.
    - d. Site lighting. The Drilling and Site Improvement Plans and supplemental information shall include details regarding site lighting fixtures and locations. Security and other site lighting shall utilize full cutoff light fixtures to mitigate light pollution.
    - e. Temporary screening. The applicant shall install a buffer to screen the initial drilling activities and installation of site improvements from surrounding neighborhoods and streets. The temporary buffer/sound walls shall enclose the drilling operations to provide screening and noise mitigation barriers in the direction of nearby homes, as appropriate.
    - f. Permanent screening. Given the proximity to residential neighbors, the Drilling and Site Improvement Plans shall depict proposed long-term screening materials including landscaping, earth berms and any other screening methods to mitigate visual impacts.

- g. Fencing. The Drilling and Site Improvement Plans shall depict fencing of the perimeter of the site. Fencing materials shall be reviewed for approval by the Town based upon the character of the surrounding neighborhood.
- h. Oil and gas equipment.
  - (1) The applicant shall utilize electric motors in order to mitigate the noise impacts to the neighboring properties. The applicant shall utilize noise dampening methods consistent with the best management practices (BMPs) utilized in the basin. Such methods include, but are not limited to, sound walls, blankets, and other noise mitigation installed at the source of any equipment creating such noise. Noise mitigation methods known as "Quite Fleet Technology," utilized by Liberty Oilfield Services, shall be used as examples of BMPs to be replicated.
  - (2) The applicant shall ensure that the wells and tanks are of the minimum size required to satisfy present and future functional requirements to mitigate visual impacts.
  - (3) Low profile tanks shall be utilized and shall be installed in the least visible manner possible.
  - (4) All tanks and equipment shall be painted to blend-in with the surrounding landscape.
- i. Air quality.
  - (1) The applicant shall participate in any required Environmental Protection Agency (EPA) air quality monitoring and/or testing by allowing EPA to install equipment on site for said monitoring and testing.
  - (2) The applicant shall install and operate an emissions control device (ECD) capable of reducing Volatile Organic Compound (VOC) emissions on the subject oil and gas equipment in accordance with Colorado Oil and Gas Conservation Commission (COGCC) and/or the Colorado Department of Public Health and Environment (CDPHE) rules and regulations.
  - (3) The applicant shall submit to the Town copies of the Colorado Regulation 7 XII annual report, as required by the COGCC and/or the CDPHE's Air Pollution Control Division.
- j. Water quality.
  - (1) The applicant shall ensure that any hydrocarbon discharges from the site comply with all state and federal water quality requirements. Any hydrocarbon discharges shall be properly reported to COGCC, and remediated according to COGCC requirements in all cases. Reportable hydrocarbon discharges shall also be reported to the Windsor Local Government Designee (LGD).
  - (2) The applicant shall provide test results from Groundwater Baseline Sampling and Monitoring required by COGCC Rule 318A.e(4) to the Town.
- k. Emergency containment. The secondary containment berm surrounding all storage vessels shall be designed and constructed to contain a minimum of 110% of the volume of the largest vessel located within the containment area or to State of Colorado standards, whichever requirements are more stringent.
- l. Waste disposal. The applicant shall submit to the Town copies of all waste management reports, as required by the COGCC and/or the CDPHE rules and regulations.
- m. The following certification blocks shall be included on the Drilling and Site Improvement Plans:

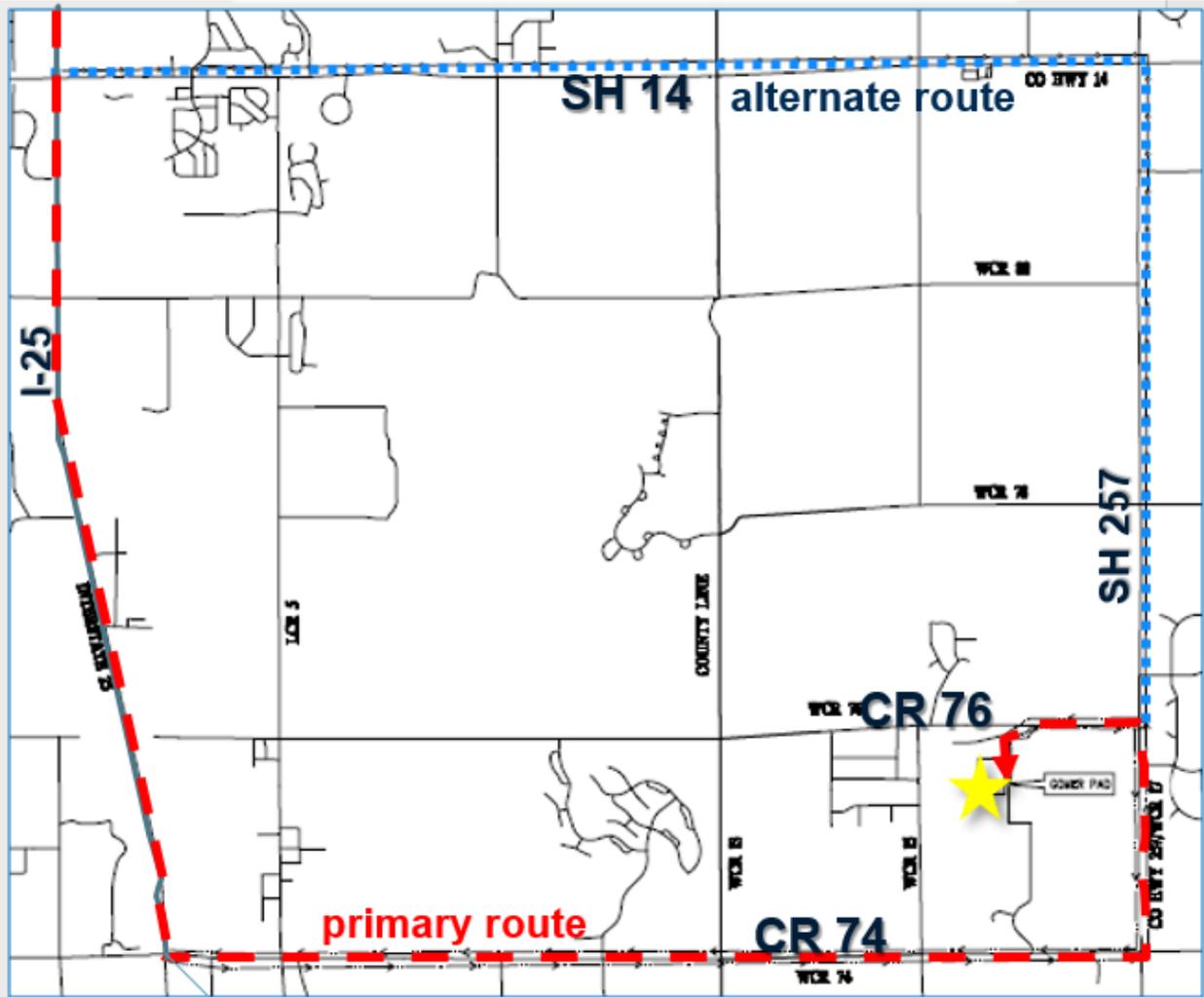
- (1) A signed owner's acknowledgement certification block.
  - (2) A signed drilling operator's acknowledgement certification block.
- n. The following notes shall be included on the Drilling and Site Improvement Plans:
- (1) The applicant shall comply with all rules and regulations of the Colorado Oil and Gas Conservation Commission (COGCC).
  - (2) The applicant shall comply with all rules and regulations of the Colorado Department of Public Health and Environment (CDPHE).
  - (3) The applicant shall maintain on-going compliance with all conditions of the Town and Windsor-Severance Fire Rescue.
  - (4) The facilities shall be kept clean and otherwise properly maintained at all times.
  - (5) If access to the site is proposed from a Town of Windsor street, such access point(s) shall require approval from the Town of Windsor Engineering Department and any required access improvements, street clean-up, tracking pads, etc., shall be addressed accordingly.
2. The applicant shall address and comply with the conditions of Windsor-Severance Fire Rescue.

### **Attachments**

Exhibit A – hauling route  
Application materials  
Neighborhood meeting notes  
PowerPoint presentation

copy: Jeff Annable, Extraction Oil and Gas, applicant

Exhibit A – Truck Hauling Route – Otis Pad





## **Otis 32-K Oil & Gas Well Pad: Project Information & Narrative**

Section 32, Township 7 North, Range 67 West  
Windsor, CO

### **PROPERTY:**

The property is located in the northwest of the southeast quarter of Section 32, Township 7 North, Range 67 West of the 6<sup>th</sup> Principal Meridian in Windsor, Colorado. The project site is generally located northwest of the intersection of the Hwy 257 & County Road 74/Harmony Road.

### **DESCRIPTION OF THE PROPERTY:**

The property was annexed into the Town of Windsor as part of the Windsor North Annexation completed in 1985. The proposed well pad will be located on Parcel # 070532400013 which consists of approximately 79 acres. This parcel is zoned General Commercial (GC).

Currently, oil and gas development is existing and planned in the area. Extraction Oil and Gas, Inc. (Extraction) has the existing Mickey 5-F Pad, COGCC Location ID 4408213 which is approximately 3800 feet to the south and the planned Gomer 32-G Pad which is approximately 1040 feet to the northwest. Refer to the Topographic Survey included with this submittal for additional information pertaining to existing information.

Please refer to the Topographic Survey and Drilling and Site Improvements plan for additional information regarding proposed facility layout.

### **SURROUNDING LAND USES:**

The property is surrounded by single-family residential and agricultural uses.

### **PROPERTY OWNER:**

North Windsor Holdings, LLC  
8020 S County Road 5, Unit 200  
Fort Collins, CO 80528

### **OIL & GAS OPERATOR:**

Extraction Oil & Gas, Inc.  
370 17th Street, Suite 5300  
Denver, Colorado 80202

### **BRIEF PROJECT NARRATIVE**

#### **PROPOSED USE:**

The proposed use is a multiple oil and gas well pad site. Extraction has entered into an agreement with North Windsor Holdings, LLC allowing Extraction to utilize the surface of the property to conduct drilling operations and to install and operate related oil and gas production facilities. A copy of this agreement will be provided to the Town.



Extraction is proposing to drill up to 18 horizontal oil and gas wells. Associated production equipment, including separators, tank batteries, metering equipment, LACT units, flow lines, gathering lines, and pipelines will be constructed (Refer to the Production Grading Plan). This pad will be graded to accommodate stormwater drainage and the use of sound walls during drilling. The existing access road will be utilized. It is anticipated that wells will be drilled in two phases and completed in two phases. Each phase should take between 29-39 weeks, and the time between phases could vary between 6 to 12 months.

#### **DESCRIPTION OF PEOPLE WHO WILL USE THIS SITE:**

During drilling and completion of the wells, Extraction employees and contractors will be accessing the site. Upon completion of the wells, the site will be accessed daily by Extraction employees for monitoring purposes. Tanker trucks will also access the site daily to pick up produced water. Produced oil is currently planned to be stored on-site and transported off-site via tanker trucks. However, Extraction will consult with third-parties to determine the feasibility of installing oil pipeline for the transfer of oil off-site.

#### **HOURS OF OPERATION:**

Drilling and completions operations will utilize a 24-hour schedule and the wells will produce 24 hours a day.

#### **ACCESS POINTS AND HAUL ROUTES:**

A new access point will be utilized from Hwy 257. Primary ingress and egress will turn on to the proposed lease road from the south on Hwy 257 with an alternate route coming from the north.

#### **TYPE AND NUMBER OF STRUCTURES TO BE ERECTED (BUILT) ON THIS SITE:**

Extraction is proposing to drill 18 wells and construct associated production facilities on the proposed Otis 32-K Pad. Refer to the Drilling and Site Improvements plan for specifics. Generally, the production equipment will include oil tanks, water tanks, 3-phase separators and other miscellaneous equipment including emission control devices, vapor recovery units, compressors, metering equipment and sheds, vapor recovery towers and additional separation equipment. The oil tanks and water tanks will have a maximum capacity of 400 barrels. All attempts will be made to make the wells and tanks as low profile as practicable and painted to blend-in with surrounding landscapes.

Typically, production equipment heights are anticipated to be:

- Oil and produced water tanks: 13'
- Low pressure separators: 20'
- High pressure separators: 15'
- 3 phase separators: 19'
- Emission control devices: 25'
- Vapor recovery towers: 35'
- Wellheads: 6'

Per COGCC Regulations, secondary containment will be constructed around the tanks. The secondary containment system is constructed of a perimeter of metal walls that are post driven into the ground around a flexible geotextile base. All components are then sprayed with a polyurea liner technology. This



liner technology maintains impermeability and puncture resistance under exposure to UV rays, weather extremes, and chemicals commonly encountered in oil and natural gas production, and provides seamless protection. The secondary containment is designed to contain 150% of the capacity of the largest tank. All containment systems will be visually checked weekly, at a minimum, to ensure proper working condition. Inspection and record retention of inspections will be in accordance per SPCC regulation. All records will be made available upon request

#### **SCREENING, SOUND BARRIERS AND LANDSCAPING:**

Prior to the start of operations a background ambient sound level survey will be conducted by a third party specialist. This study will be used to determine appropriate sound mitigation measures required to comply with COGCC noise abatement regulations, Rule 802. It is anticipated that temporary sound walls will be utilized during drilling and completions operations as depicted on the attached Drilling and Site Improvements plan to mitigate noise and visual impacts. The temporary sound wall panels are up to 32 feet tall. To ensure long-term noise mitigation, all production facilities on this location will be powered by electricity, rather than the traditional diesel generators. If it is determined that further noise mitigation is required, permanent sound walls will be placed around the noisier equipment.

Long term screening of this location will be achieved through 4' berms, cedar fencing, trees and shrubs, and the natural topography of the site. The proposed well pad will ultimately be screened on north, south, and west sides of the pad. Refer to the Drilling and Site Improvements plan for additional information regarding screening.

#### **SITE LIGHTING:**

Proposed site lighting shall be designed to mitigate light pollution. Refer to the lighting cut sheet provided from light type.

#### **TYPE AND NUMBER OF ANIMALS, IF ANY, TO BE ON THIS SITE:**

No animals will be on this site.

#### **KIND OF VEHICLES (TYPE, SIZE, WEIGHT) THAT WILL ACCESS THIS SITE AND HOW OFTEN:**

Once drilling and completions operations are complete, the site will only be accessed for general maintenance and inspection purposes and produced water pickups. The anticipated production traffic to the site includes up to 15 pickup trucks per day for monitoring and maintenance, and tanker trucks up to thirty (30) times per day to collect produced water and oil. Trucks types will include semi-trucks with 130 bbl tankers with a max weight of 80,000 pounds. Produced oil is currently planned to be stored on-site and transported off-site via tanker trucks. However, Extraction will consult with third-parties to determine the feasibility of installing oil pipeline for the transfer of oil off-site. If Extraction is unable to secure oil pipeline to this site, then tanker trucks will be used to transfer oil off-site.

#### **IF STORAGE OR WAREHOUSING IS PROPOSED, WHAT TYPE OF ITEMS WILL BE STORED?**

No warehousing or storage of equipment or materials is proposed. However, produced oil and water will be stored within the tank battery until it is transported off-site via pipeline or tanker truck.

#### **AIR AND WATER QUALITY:**

Air and water quality requirements shall be met, as applicable, per EPA, CDPHE and COGCC criteria.



**WATER SOURCE ON THE PROPERTY:**

The proposed use will not require an on-site water source.

**WASTE/SEWAGE DISPOSAL SYSTEM ON THE PROPERTY:**

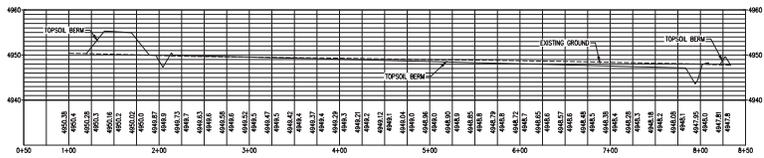
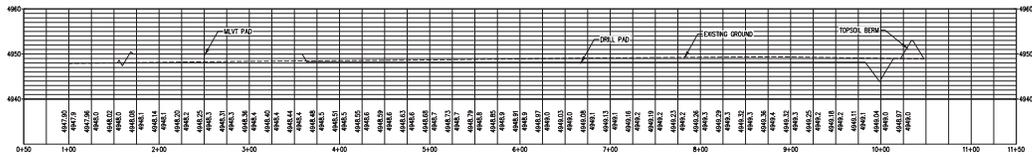
The proposed use will not require sewage disposal. During construction of the pad and drilling of the wells, portable sanitary facilities will be provided per COGCC Rule 602.f. Waste management reports shall be provided to the Town as required by the COGCC and/or the DCPHE rules and regulations.











1  
C5 C5  
DRILL PAD CROSS SECTIONS



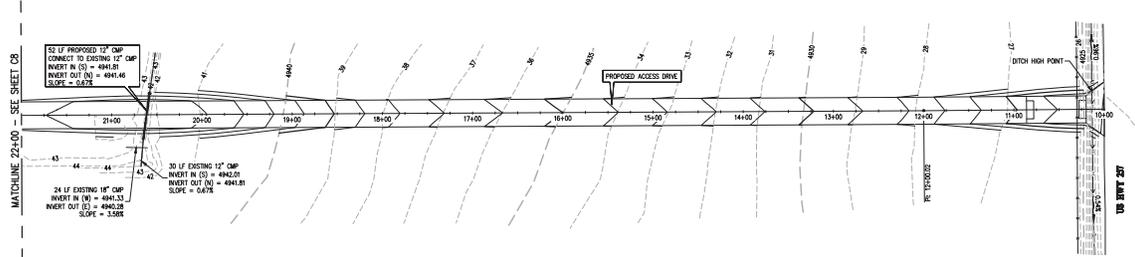
REVISION	DESCRIPTION	DATE	BY	CHECKED BY
1	ISSUED FOR PERMITS		LOS	LOS
2	ISSUED FOR PERMITS		LOS	LOS
3	ISSUED FOR PERMITS		LOS	LOS
4	ISSUED FOR PERMITS		LOS	LOS
5	ISSUED FOR PERMITS		LOS	LOS

EXTRACTION OIL & GAS  
TOWN OF WINDSOR  
SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.  
OTIS  
DRILL PAD CROSS SECTIONS

PROPOSED PROJECT  
NOT FOR CONSTRUCTION

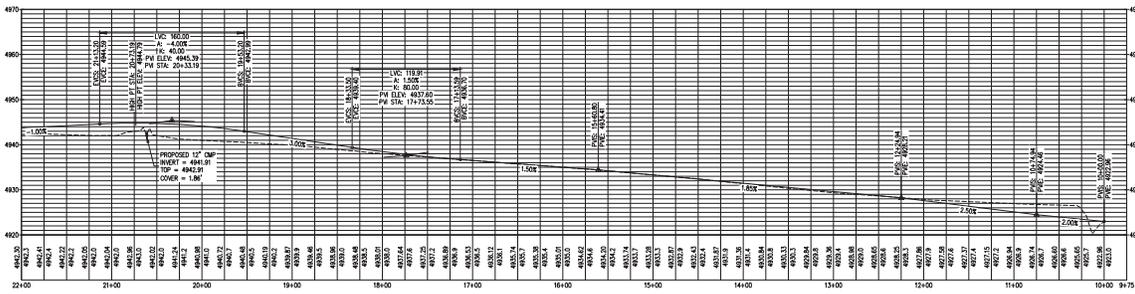
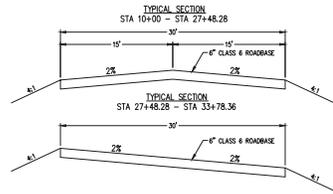
DATE: 8/29/2018  
SCALE: AS SHOWN  
JOB NO.: 2018-00105  
SHEET: 5 OF 9  
C5





1  
C7/C7

OTIS ACCESS PLAN & PROFILE STA 10+00 - 22+00



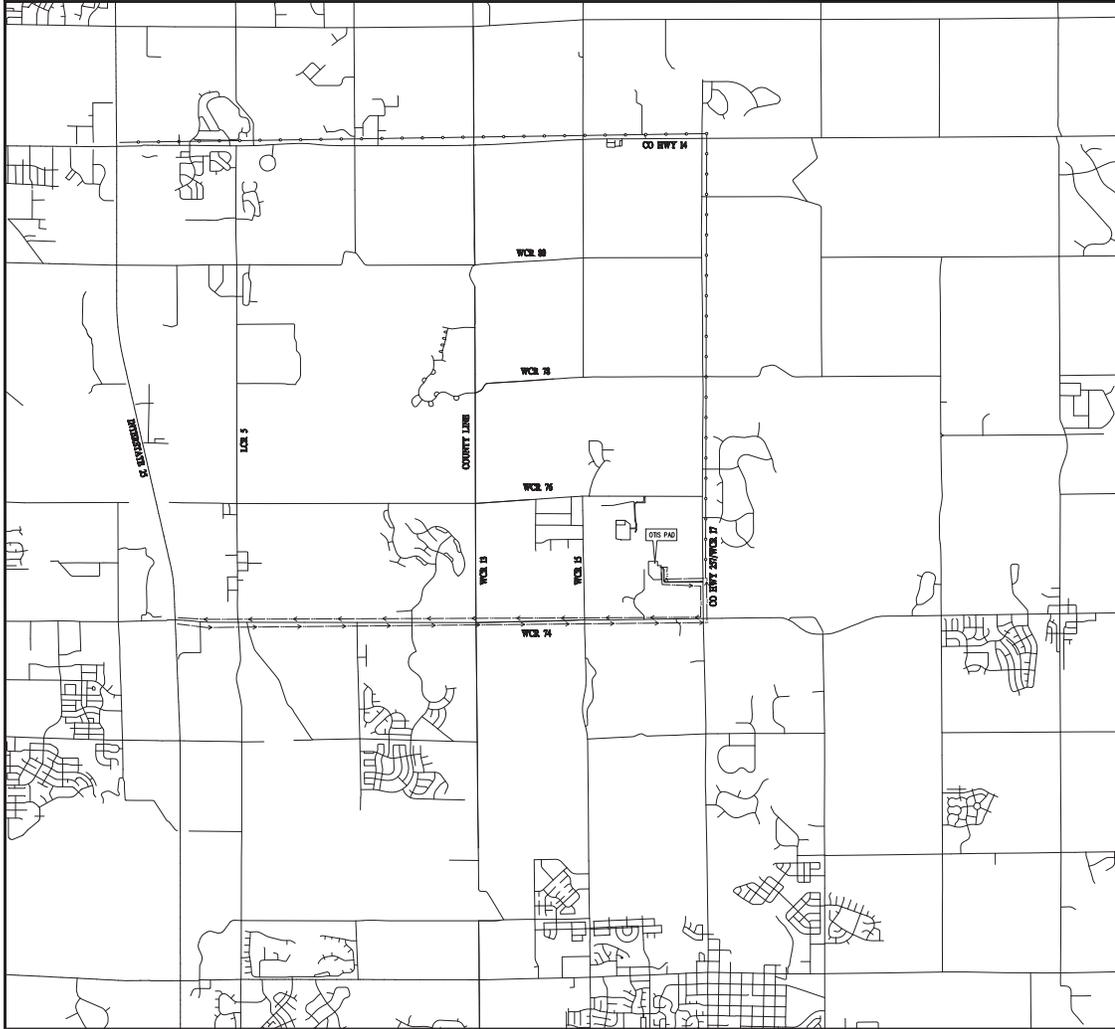
REVISION	DATE	BY	CHKD

PROJECT NO.	
PROJECT NAME	
CLIENT	
DATE	

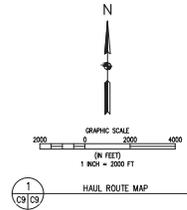
WELD COUNTY  
TOWN OF WINDSOR  
OTIS  
SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.  
OTIS ACCESS PLAN & PROFILE STA. 10+00 - 22+00

**PREPARED FOR CONSTRUCTION**  
DATE: 7/18/18  
DRAWN BY: C7/C7  
CHECKED BY: C7/C7  
DATE: 7/18/18  
SCALE: AS SHOWN  
PROJECT NO.: 18-0001  
PROJECT NAME: OTIS ACCESS PLAN & PROFILE STA. 10+00 - 22+00  
CLIENT: WINDSOR TOWN OF WINDSOR  
DATE: 7/18/18





**LEGEND**



		ISSUED BY	DATE
		PREPARED BY	DATE
REVISION DESCRIPTION NO. 1 NO. 2 NO. 3 NO. 4 NO. 5 NO. 6 NO. 7 NO. 8 NO. 9 NO. 10 NO. 11 NO. 12 NO. 13 NO. 14 NO. 15 NO. 16 NO. 17 NO. 18 NO. 19 NO. 20 NO. 21 NO. 22 NO. 23 NO. 24 NO. 25 NO. 26 NO. 27 NO. 28 NO. 29 NO. 30 NO. 31 NO. 32 NO. 33 NO. 34 NO. 35 NO. 36 NO. 37 NO. 38 NO. 39 NO. 40 NO. 41 NO. 42 NO. 43 NO. 44 NO. 45 NO. 46 NO. 47 NO. 48 NO. 49 NO. 50 NO. 51 NO. 52 NO. 53 NO. 54 NO. 55 NO. 56 NO. 57 NO. 58 NO. 59 NO. 60 NO. 61 NO. 62 NO. 63 NO. 64 NO. 65 NO. 66 NO. 67 NO. 68 NO. 69 NO. 70 NO. 71 NO. 72 NO. 73 NO. 74 NO. 75 NO. 76 NO. 77 NO. 78 NO. 79 NO. 80 NO. 81 NO. 82 NO. 83 NO. 84 NO. 85 NO. 86 NO. 87 NO. 88 NO. 89 NO. 90 NO. 91 NO. 92 NO. 93 NO. 94 NO. 95 NO. 96 NO. 97 NO. 98 NO. 99 NO. 100		TOWN OF WINDSOR WELD COUNTY SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M. OTIS HAIL ROUTE MAP	
<b>PRELIMINARY                  NOT FOR                  CONSTRUCTION</b>		PROJECT NUMBER: 15-0001 SHEET NUMBER: 15-0001-01 DATE: 8/29/2018 DRAWN BY: JLS CHECKED BY: JLS DATE: 8/29/2018 JOB NO.: 15-0001-01 OTIS HAIL ROUTE MAP EAST 9 OF 9 CG	

January 11, 2019

To: Carlin Malone  
Town of Windsor

From: Patty Varra  
Extraction Oil & Gas

Re: Community Meeting Summary

Thursday January 10th Extraction Oil and Gas hosted a community open house at the Windsor/Severance Fire Station 1 - 100 7th Street Windsor- to discuss the proposed Otis and Gomer Pads located north of County Road 74, west of Highway 257.

Approximately 35 residents attended the Community Open House. The format was a "science fair" style with Subject Matter Experts speaking to poster boards explaining the various stages of oil & gas development as well as the extensive measures to protect health safety and the environment. We also discussed the mitigation plans to minimize impacts to the community specific to the Otis and Gomer locations.

Extraction staff in attendance were Boyd McMaster, Petroleum Engineer and Project Blane Thingelstad, Regulatory Manager, Lance Moorman, Surface Landman, Sean Flanagan Mineral Landman, Jeff Rickard, Regulatory and Compliance Coordinator, Kelli Cox, Air Quality Coordinator, Ken Clark, Construction Supervisor, Dustin Case, Environmental Specialist, Jeff Annabel, Regulatory Analyst, and myself, Patty Varra, Municipal Coordinator.

Handouts covering Project Development, Regulation, Drilling/Water Protection, Hydraulic Fracturing, Closed Loop Systems, Air Quality, Safety, Regulatory, and Noise Mitigation were distributed and poster boards with the same information were also on display.

Attendees had questions largely focused on the development of oil & gas (how is it done), health, safety and the environment (extractions BMP's and redundant safety policies and practices), timing of operations and anticipated impact to their daily lives, as well as questions regarding leasing and royalty payments. Extraction felt the information provided was well received. The meeting was a success in accomplishing the goal of answering questions and informing nearby residents of the planned operations at the Otis and Gomer locations.

Please let me know if you have any questions or are in need of any additional information at this time.

Sincerely,

Patty Varra  
Municipal Coordinator  
Extraction Oil & Gas



# Conditional Use Grant

Windsor North Annex – Otis  
Oil & Gas Facilities

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*Carlin Malone, Chief Planner*

*Planning Commission – August 7, 2019*



# Conditional Use Grant

Article VII of Chapter 16 of the Municipal Code outlines the intent of the Conditional Use Grant process, including:

## **Sec. 16-7-10. Purpose.**

The *conditional use* classification is intended to allow consideration of *uses* which are unique in nature or character and, except as otherwise specifically provided in this Chapter, not specifically included as *uses* by right in any specific zoning districts. It is the specific intent of this Article, except as otherwise specifically provided in this Chapter, to prohibit the granting of *conditional uses* in any zone when such *use* is allowed as a *use* by right in any other zone.



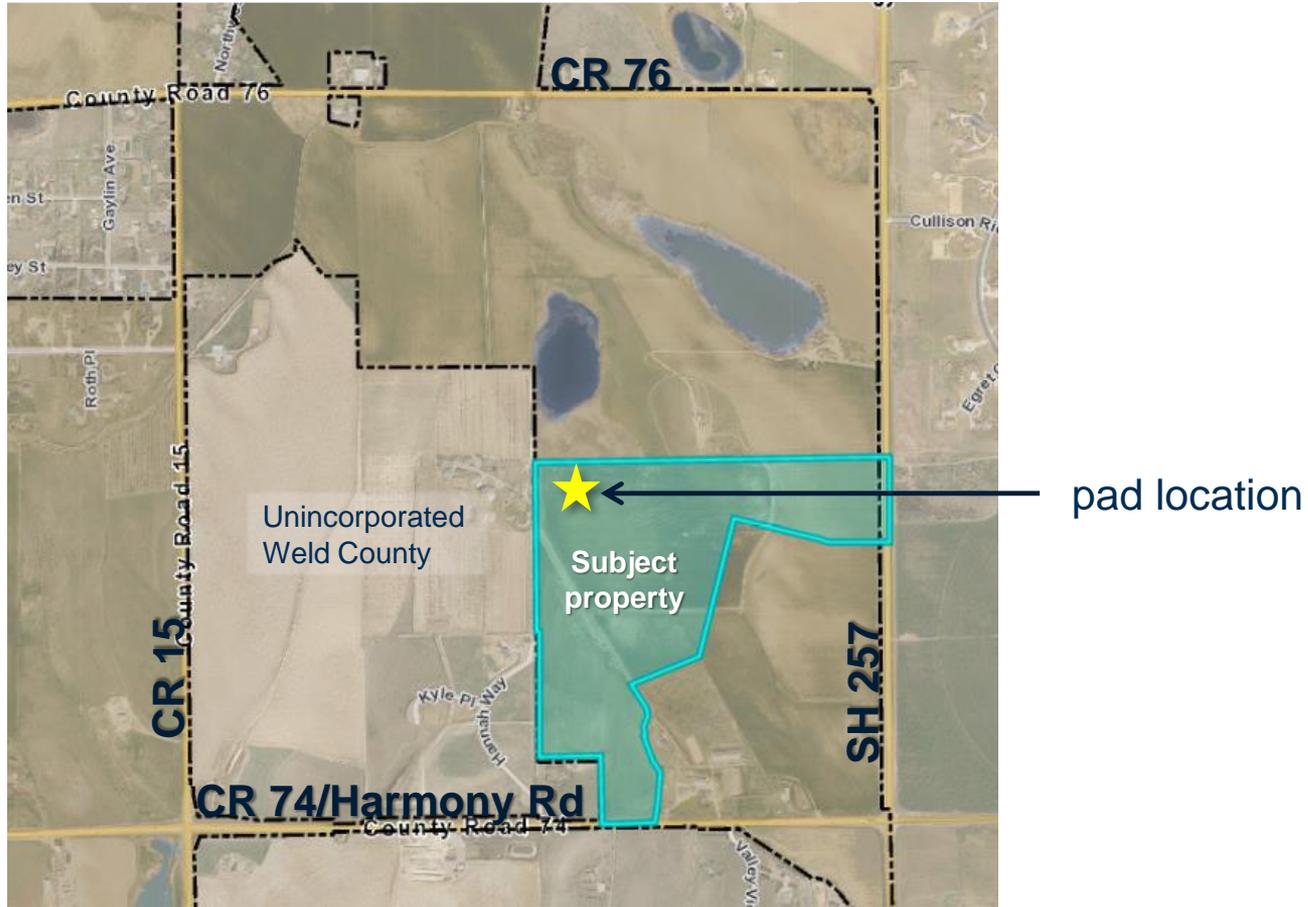
# Conditional Use Grant

## **Sec. 16-7-60. Oil and gas facilities.**

- a) Oil and gas facilities, as defined in this Chapter, shall be permitted as a conditional use in all zoning districts.*
- b) Oil and gas facilities as conditional uses shall be subject to approval by the Town Board of the conditions hereinafter specifically set forth in lieu of those conditions applicable to conditional uses generally (Sec. 16-7-50).*
- c) Based upon specific site characteristics, which shall include but shall not be limited to: nature and proximity of adjacent development; prevailing weather patterns, including wind direction; vegetative cover on or adjacent to the site; and topography of the site, the Town Board may, as a condition of approval of any conditional use grant, require any or all of the following methods to mitigate adverse impacts on surrounding properties:*
- 1) Visual requirements*
  - 2) Landscape requirements*
  - 3) Floodplain requirements*



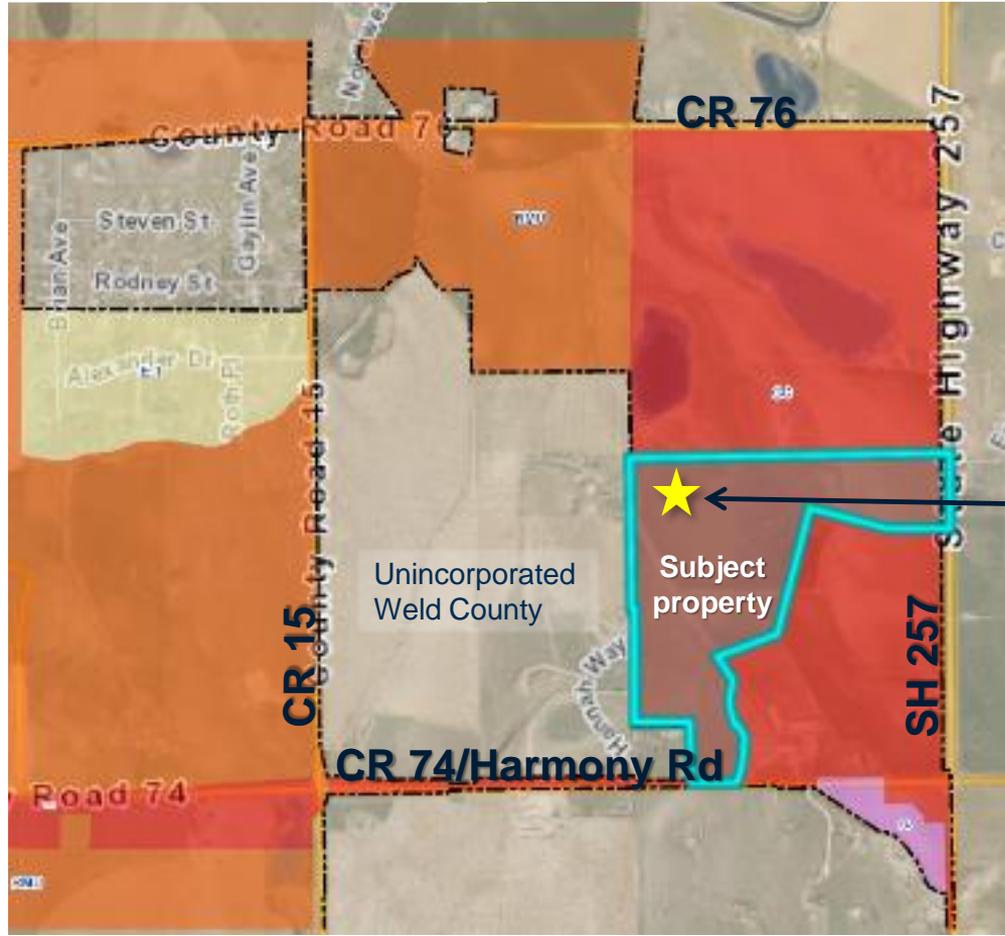
# Site Vicinity Map





# Site Zoning Map

Legend	
Zoning	
<all other values>	
	CBD
	E-1
	E-2
	GC
	I
	I-H
	I-L
	MF-1
	MF-2
	NC
	O
	PUD
	RMU
	SF-1
	SF-2
Parcels	



pad location

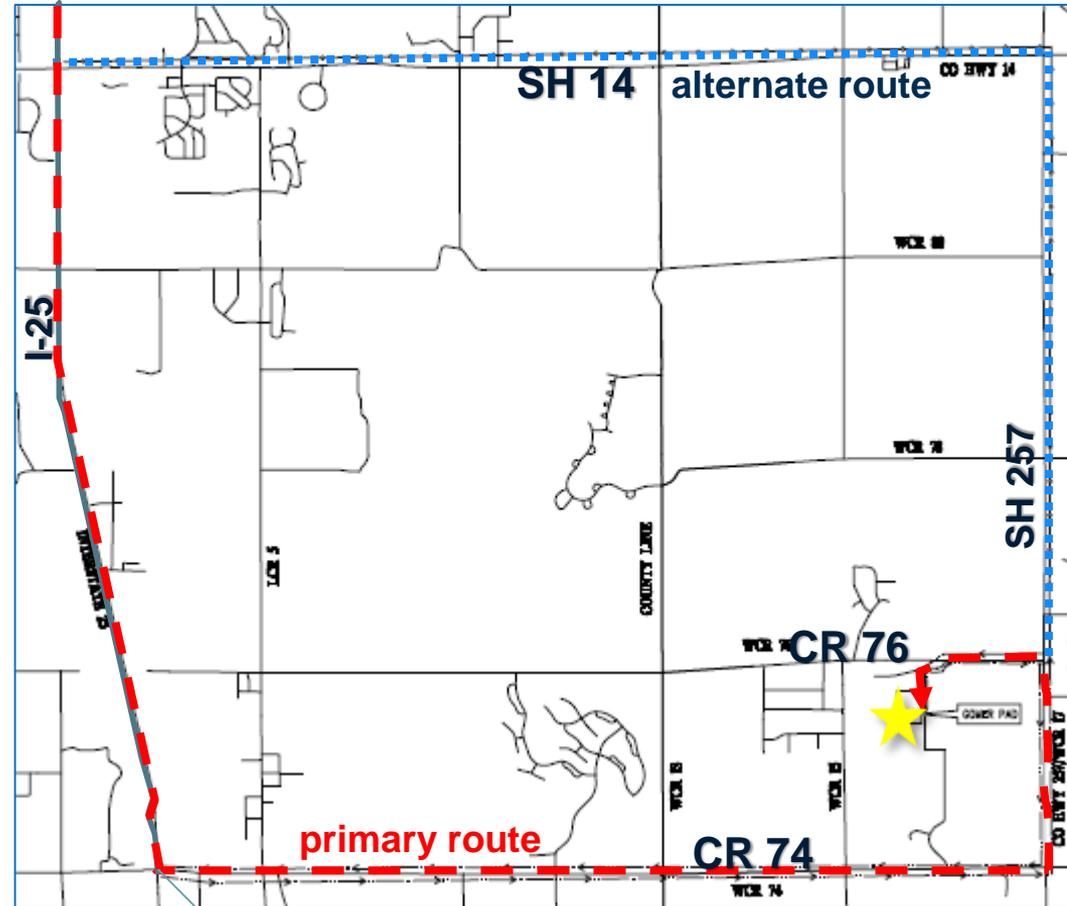
Subject property



# Site Overview

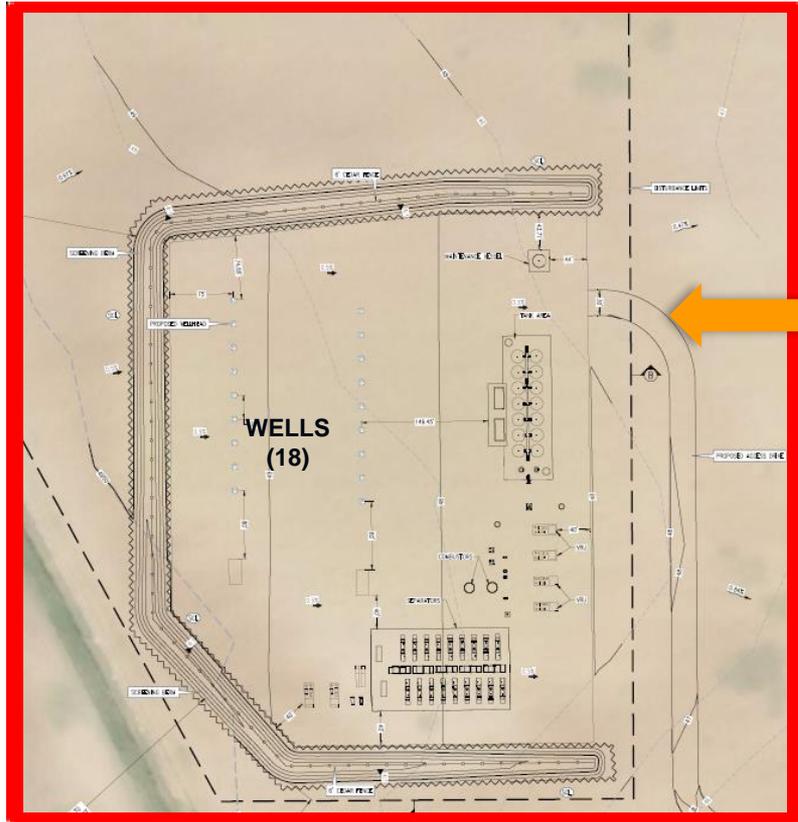


Truck route





# Site Overview



811 No dig zones below. Call before you dig.

TOWN OF WINDSOR, COLORADO  
DRAINING APPROVAL  
NOT TO BE USED FOR ANY OTHER PURPOSES  
OR AS A SUBSTITUTE FOR ANY OTHER PERMITS



# Conditional Use Grant

## Site characteristics:

- ~ 79 acres
  - 14.7-acre pad site
  - 18 wells & associated equipment
  - Distance between property boundary and closest occupied structure: ~ 582 feet (west); 728 feet (southwest)



# Notification Area

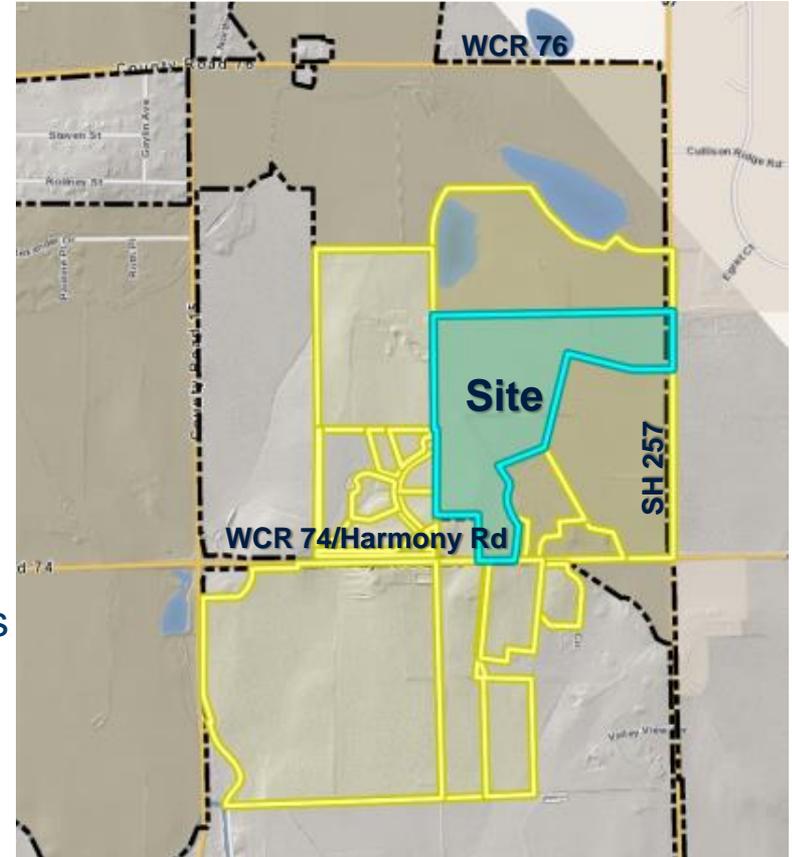
A neighborhood meeting was held on January 10, 2019.

Notifications for this meeting were as follows:

- December 15, 2018 - affidavit of mailing to property owners within 500 feet
- December 28, 2018 – display ad in paper

Notifications for this public hearing were as follows:

- July 22, 2019 – affidavit of mailing to property owners within 500 feet & adjacent homeowner associations
- July 22, 2019 – sign posted on property
- July 26, 2019 – published in the papers
- July 22, 2019 – posted to Town website





# Recommendation

1. All Planning Commission and staff comments are addressed.
2. The truck hauling route shall remain in accordance with Exhibit A attached hereto, unless otherwise approved by the Town.
3. Truck hauling periods for oversize loads shall avoid before and after school traffic (7:30 a.m. – 8:15 a.m. and 2:45 p.m. - 3:30 p.m.), and avoid peak times of commuter traffic (7:00 a.m. – 8:30 a.m. and 4:30 – 6:00 p.m.).
4. Berms with native seeding shall be completed no later than 90 days after production has begun on the pad.

- 
7. The Town's standard conditions of approval for oil and gas facilities, as amended.



# Recommendation

That the Planning Commission forwarded to the Town Board a recommendation of approval of the conditional use grant, subject to all site-specific conditions and the Town's standard conditions of approval for oil and gas facilities, as amended.



# Conditional Use Grant

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony from public hearing
- Recommendation



## MEMORANDUM

**Date:** August 7, 2019  
**To:** Planning Commission  
**From:** Justin Christensen, Planner I  
**Re:** Site Plan Summary – Westgate Commercial Center Subdivision, 2<sup>nd</sup> Filing Lot 2 (Cornerstone Coffee)  
**Item:** D.3.a

### Site Plan Summary

**Applicant:** Katy Thompson, Ripley Design

**Business:** Cornerstone Coffee

**Location:** 4650 Royal Vista Cir. – Southeast corner of Highway 392 and Interstate 25- west of Arby's

**Subdivision / Lot-Block:** Westgate Commercial Center Subdivision, 2nd Filing Lot 2

**Zoning:** GC (General Commercial)

**Adjacent Zoning:** North– I-L (Limited Industrial) [Pfarmigan Business Park PUD]

East –Larimer County Residential

South – I-L (Limited Industrial) [Westgate Commercial Sub 3<sup>rd</sup> Filing]

**Special Planning Area:** I-25 Corridor Plan; Corridor Activity Center; Commercial Corridor Plan

### Overall development characteristics:

- Lot area = 1.267 acres
- 1606 square feet (sf) of total buildings
  - Existing: Bank drive through
  - Proposed: Brick building to sit underneath existing roof line and match existing building.
    - Drive through coffee
- Parking determination was received for three spaces on site
- Drive through lane could hold 11 vehicles
- Bicycle parking
- 36.5% open space
- Current access from Royal Vista Cir.
- Front patio

### Building characteristics include:

- Similar architectural style as existing building materials (red variegated brick ), and new wood corbels to match existing building corbels, existing stone columns to remain intact, building height: 15', roof peak height 22'

Staff is currently reviewing the site plan submittal and is working with the applicant to meet all standards.

### **Comment Period**

The site plan will be reviewed and approved administratively by staff. However, if there are any comments please forward them to the Director of Planning by **August 21<sup>st</sup>, 2019** either by email or at a regular meeting under the communications section of the agenda.

Staff will consolidate any comments received and provide them in a memo to the Planning Commission and Town Board in the next meeting packet so that all members can review the comments received for the site plan.

### **Attachments**

site plan, landscape plan and building elevations



## MEMORANDUM

**Date:** August 7, 2019  
**To:** Planning Commission  
**From:** Carlin Malone, AICP, Chief Planner  
**Re:** Site Plan Summary – Highlands Industrial Park Subdivision 7<sup>th</sup> Filing, Block 1, Lot 2 (4487 Highland Meadows Parkway) – Mash Lab Expansion  
**Item:** D.2.b

**Comments - if any - by:** August 12, 2019

### Site Plan Summary

**Applicant:** Eric and Cristin Peratt, Mash Lab LLC

**Applicant's Representative:** Same as applicant

**Business:** Mash Lab (brew pub)

**Location:** 4487 Highland Meadows Parkway

**Subdivision / Lot-Block:** Highlands Industrial Park Subdivision 7<sup>th</sup> Filing / Block 1/ Lot 2

**Zoning:** Light Industrial (IL)

**Adjacent Zoning:** IL – north, south, east and west

**Special Planning Area:** Highlands Industrial Park / Highland Meadows Parkway

### Overall development characteristics:

- Lot area .62 acres
- 6,051 sf building
- 29 parking spaces with 50 additional spaces available via cross parking agreement with 7287 Greenridge Road property [required: 36, provided: up to 79]
- 15% open space and landscaped area (8% landscaped required)

### Building characteristics include:

- Building features a mix of synthetic wood siding, stucco, architectural metal panels, architectural metal doors and clear anodized aluminum storefront windows; materials in shades of grays and white, consistent with architectural theme of southern building.
- building height: 37' (including parapet screen wall)

### **Comment Period**

The site plan will be reviewed and approved administratively by staff. However, if there are any comments please forward them to the Director of Planning by **August 12, 2019**, either by email or at a regular meeting under the communications section of the agenda.

### **Attachments**

Site plan

Landscape plan

Building elevations, materials



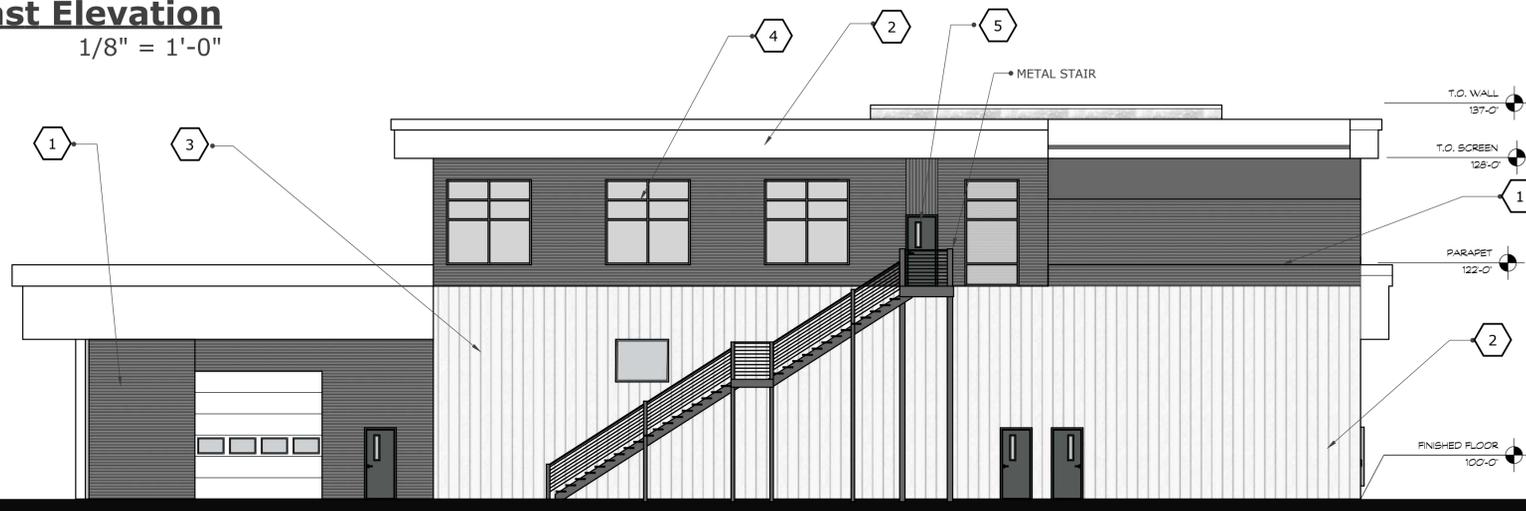




SYMBOL KEY	
1	HORIZONTAL METAL PANEL - PEWTER GRAY
2	STUCCO SYSTEM - - FROST WHITE
3	VERTICAL METAL PANEL - FROST WHITE
4	ALUMINUM STOREFRONT WINDOW SYSTEM - CLEAR ANODIZED ALUMINUM
5	HOLLOW METAL DOOR AND FRAME - PEWTER GRAY
6	SYNTHETIC WOOD SIDING - WEATHERED GRAY
7	PAINTED STEEL CANOPY - PEWTER GRAY

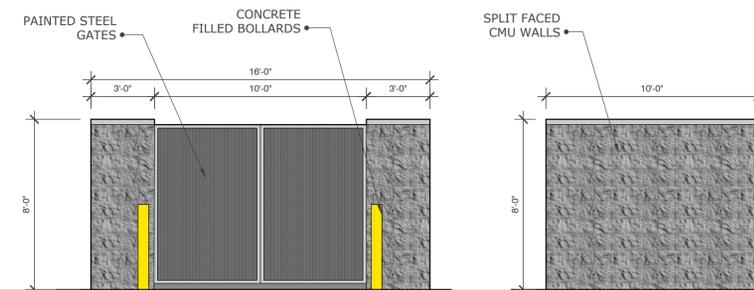


**East Elevation**  
1/8" = 1'-0"



**West Elevation**  
1/8" = 1'-0"

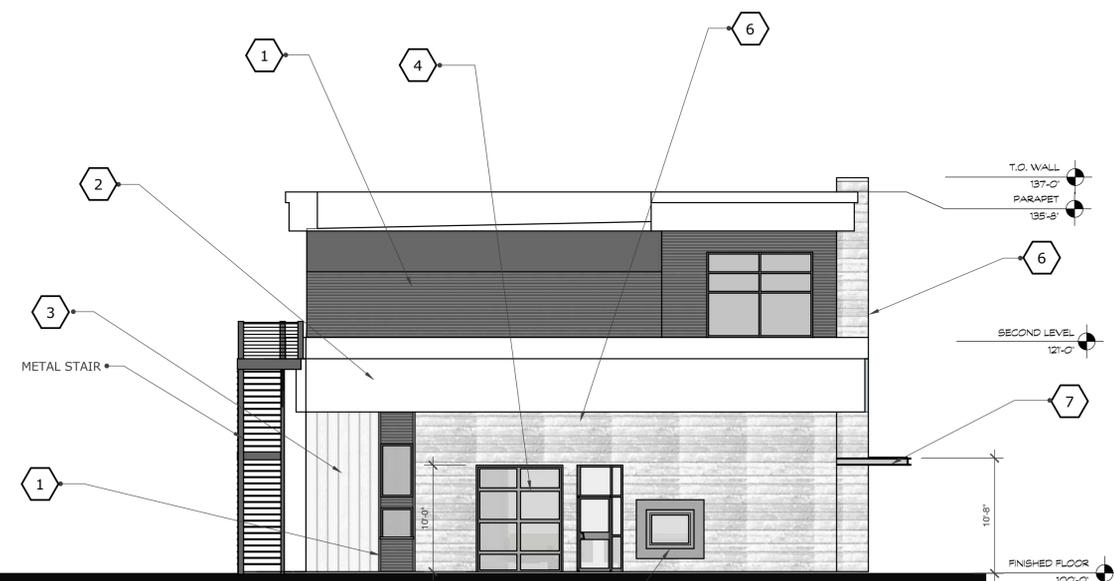
**Side Elevation**  
1/4" = 1'-0"



**Front Trash Elevation**  
1/4" = 1'-0"



**North Elevation**  
1/8" = 1'-0"



**South Elevation**  
1/8" = 1'-0"

HIGHLANDS INDUSTRIAL PARK SUBDIVISION  
SEVENTH FILING, LOT 2, BLOCK 1, SITE PLAN -  
MASH LAB BREWERY

ARCHITECTURAL ELEVATIONS

Issued For Entitlement: 04/25/2019  
Issued For DD: XX/XX/20XX  
Issued For Permit: XX/XX/20XX  
Issued For Construction: XX/XX/20XX  
Revision Number: Revision Date

Seal:  
JOB 19001  
Plot Date: June 21, 2019

ELEVATIONS

A01



## MEMORANDUM

**Date:** August 7, 2019  
**To:** Planning Commission  
**From:** Paul Hornbeck, AICP, Senior Planner  
**Re:** Site Plan Summary – Eagle Crossing Subdivision 9<sup>th</sup> Filing, Lot 2  
(Cannon Express Carwash) Site Plan  
**Item:** D.3.c

**Comments - if any - by: August 9, 2019**

### Site Plan Summary

**Applicant:** John Meyers, TST, Inc Consulting Engineers

**Business:** Cannon Express Carwash

**Location:** Northeast corner of Crossroads Boulevard and Hospitality Drive (current address of 6680 Crossroads Boulevard)

**Subdivision / Lot-Block:** Eagle Crossing Subdivision 9<sup>th</sup> Filing / Lot 2

**Zoning:** Planned Unit Development (PUD) / Underlying zoning of General Commercial (GC)

**Adjacent Zoning:** GC/PUD – north and west; City of Loveland Developing Industrial zoning south and east

**Special Planning Area:** None

### Overall development characteristics:

- lot area = 1.84 acres (80,001 sf)
- phase 1 – 4,562 sf building; phase 2 – 16,142 sf
- phase 1 - 13 parking spaces with 11 vacuum stalls; phase 2 – 33 additional spaces
- 58.6% landscaped area
- building characteristics include: split-faced CMU block, faux stone veneer, horizontal metal wall panels
- 32' building height at highest point

### Comment Period

The site plan will be reviewed and approved administratively by staff. However, if there are any comments please forward them to the Director of Planning by **August 9, 2019** either by email or at a regular meeting under the communications section of the agenda.

## **Attachments**

Site plan

Landscape plan

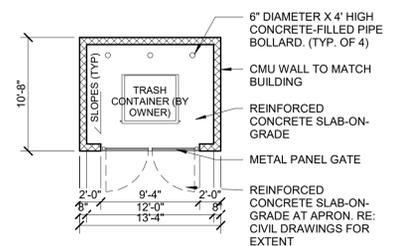
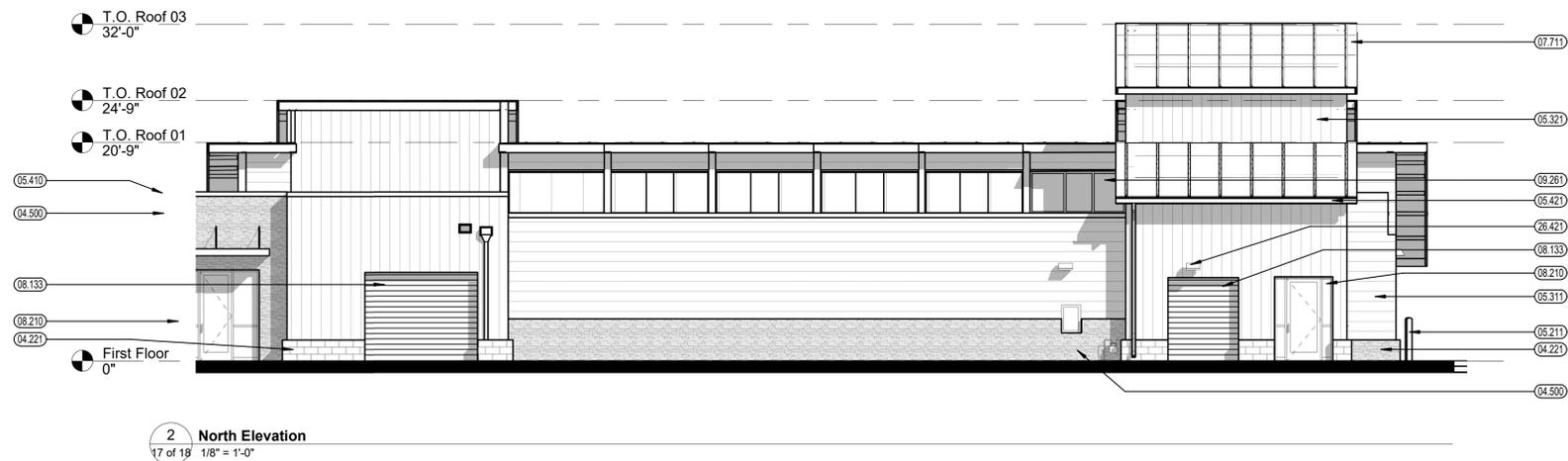
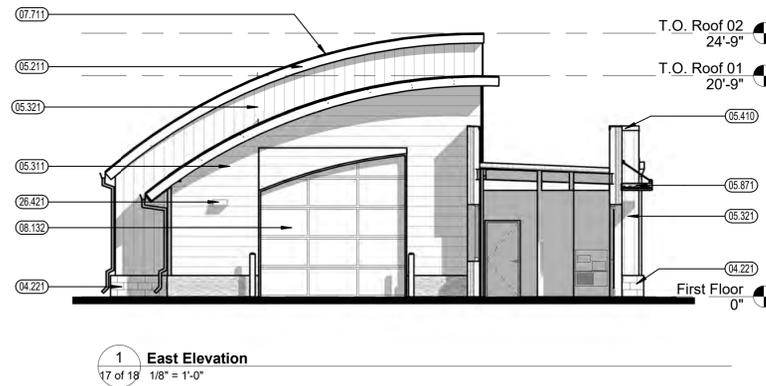
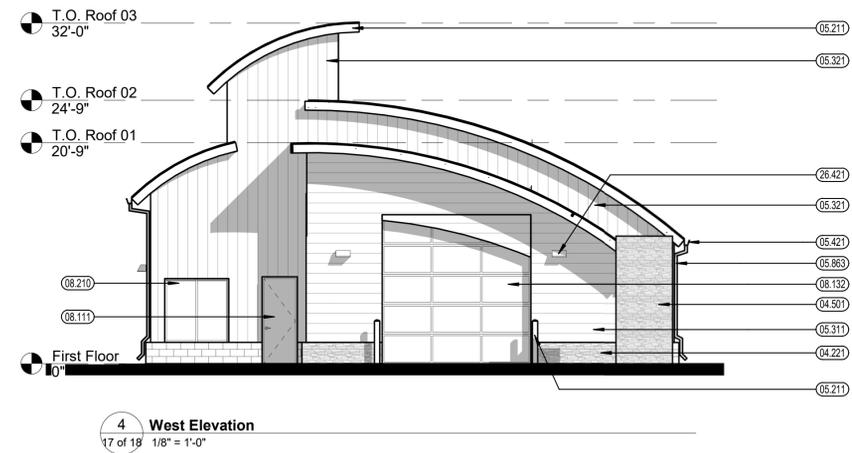
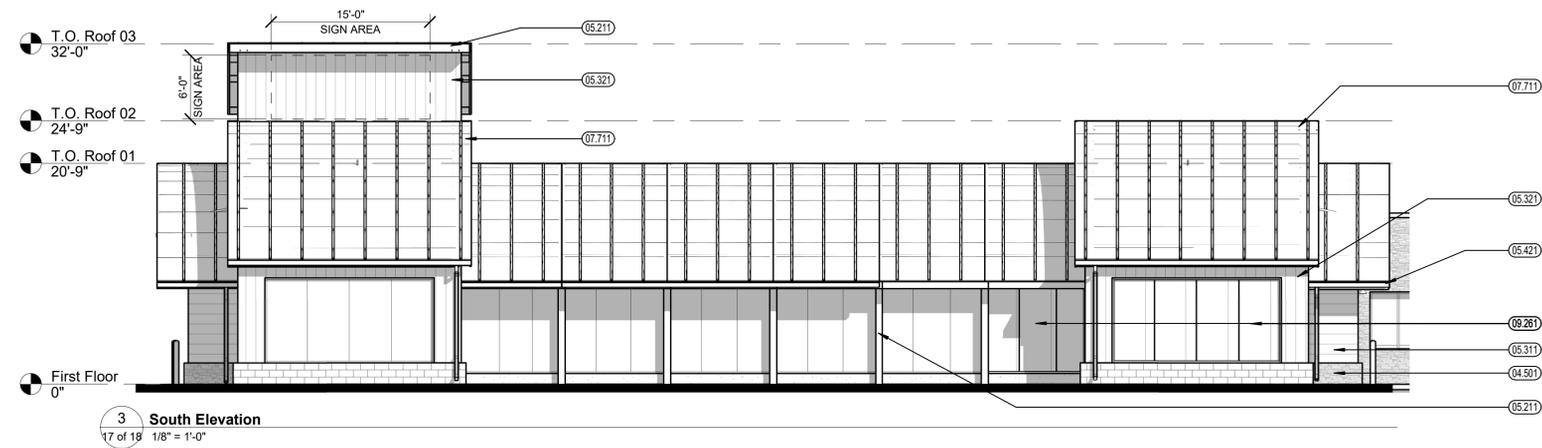
Building elevations, materials



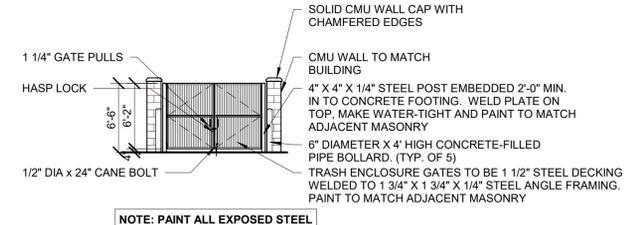




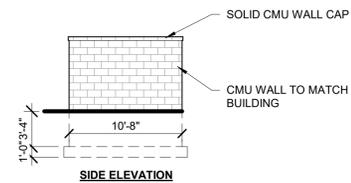
KEYNOTES	
Key Value	Keynote Text
04.221	8" NOMINAL SPLIT-FACED CMU; CMU-1 (BEST BLOCK SLATE), RE: STRUCTURAL.
04.500	APPLIED FAUX STONE VENEER.
04.501	APPLIED FAUX STONE VENEER, ST-1 (CULTURED STONE - BLACK RUNDLE)
05.211	EXPOSED STEEL TUBE COLUMN RE STRUCTURAL FOR SIZE, PAINT PT-1 (BLACK)
05.311	1 1/2" HORIZONTAL METAL WALL PANELS, MP-1 (MBCI ECOFICIENT - GALLERY BLUE)
05.321	1 1/2" VERTICAL METAL WALL PANELS, MP-2 (MBCI NUWALL - CHARCOAL GRAY)
05.410	METAL WALL CAP
05.421	PRE-FINISHED BREAK METAL FASCIA, WRAPS AROUND STEEL TUBE STRUCTURE, TO MATCH TRIM, PT-1
05.863	PREFINISHED METAL DOWNSPOUTS DOWN TO 6" ABOVE GRADE, PROVIDE SPLASH BLOCK AT EACH LOCATION.
05.871	METAL AWNING, PAINTED PT-3
07.711	20MM CURVED TRANSPARENT POLYCARBONATE ROOF PANELS OVER STEEL FRAMING, R-1 (POLY GAL - ICE)
08.111	HM INSULATED EXTERIOR DOOR, PAINT TO MATCH ADJACENT METAL PANEL
08.132	PRE-FINISHED ALUMINUM / POLYCARBONATE SECTIONAL ROLL-UP DOOR.
08.133	PRE-FINISHED METAL COILING DOOR
08.210	EXTERIOR ALUMINUM STOREFRONT WINDOW SYSTEM WITH 1" INSULATED GLASS, SF-1
09.261	20MM TRANSPARENT POLYCARBONATE WALL PANEL, PC-2
26.421	EXTERIOR WALL PACK - DOWN CAST WITH 90 DEGREE CUTOFF, RE: ELECTRICAL.



5 DTL-Trash Enclosure Details Planning  
17 of 18 1/8" = 1'-0"



6 DTL-Trash Enclosure Elevation - Front Planning  
17 of 18 1/8" = 1'-0"



7 DTL-Trash Enclosure Elevation - Side Planning  
17 of 18 1/8" = 1'-0"

REVISIONS	DESCRIPTION	DATE	BY

PROJECT: 0000\_SITE PLAN  
 CHECKED: \_\_\_\_\_  
 DESIGNED: \_\_\_\_\_  
 FILENAME: 0000\_SITE PLAN

EAGLE CROSSING SUBDIVISION 9TH FILING LOT 2  
 SITE PLAN

**TST**  
 TST, INC.  
 CONSULTING ENGINEERS  
 748 Whittier Way  
 Suite 200 Fort Collins  
 Colorado 80525  
 Phone: 970.228.5557

TOWN OF WINDSOR  
 DRAWING REVIEW  
 REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.  
 DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 TOWN ENGINEER

Job No. 1228.0001.00  
 SCALE  
 DATE: APRIL 2019  
 SHEET  
 15 of 16