

**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**January 26, 2023**

The Planning Commission of the City of Fort Lupton met in session at City Hall Chambers, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, January 26, 2023.

Chair Mike Simone called the meeting to order at 6:09 p.m.

**ROLL CALL**

Commissioners Present: Chair Mike Simone, Vice-Chair Bushrod White, Members Kathy Kvasnicka, and Jimmy Dominguez.

City Staff Present: Planning Director Todd Hodges, Planners Clay Hartley and Magaly Morales-Tejada, Economic Development Manager Michelle Magelssen, and Administrative Assistant Hailey McKay.

**CONSENT AGENDA**

Bush White moved to approve the consent agenda and Kathy Kvasnicka seconded.

**PUBLIC COMMENT**

There were no public comments.

**ACTION ITEMS**

**P2023-001 Land Fed 10-29HZ Oil & Gas Special Use Permit**

City of Fort Lupton Planner Clay Hartley opened with a brief introduction of the company requesting a special use permit, Kerr McGee Oil and Gas Onshore LP (KMOG) for 10 horizontally drilled oil and gas wells and one production facility that will occupy roughly 13.72 acres. After drilling and completion activities are finished, the site will be reclaimed to approximately 3.78 acres, 1.9 acres of which will be for the wells and 1.88 acres will be used by the production facility. This parcel is within the North Land PUD which allows for all permitted uses within C-1, C-2, I-1, and I-2 zones as they are described in the Fort Lupton Development Code. All notification requirements have been met including posting on the property, publishing in the newspaper, and notifying surrounding property owners.

Kerr McGee's representative Matt Wells presented an informative presentation to the commission about their Colorado Operations, zero routine flaring in addition to the company's global commitment to reduce Green House Gas emissions, their low carbon ventures, and how they are a partner of choice. They included their active participation in the community such as in Fort Lupton's Annual Trappers Day, etc.

Matt Spoke about the process that will be used to drill, and the steps involved to protect the longevity of the well. He provided a website, fracfocus.com, for more information on what is used in the fracturing fluid. He mentioned the company's approach to responsibly managing water sourcing including 180 miles of pipe for water transportation, as well as how they recycle water used.

Margaret Hess Spoke on behalf of the company's stakeholder relationship team, about their efforts to maintain good relationships with the committee as well as the community.

Planning Director Todd Hodges mentioned the condition that the company will be working with the surface owner for an additional landscaping as well as the conditions specific to fencing.

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Director Hodges requested to change condition 1-E to read that "Applicants shall submit a landscape and fencing plan to the Planning Department for review and approval."

Director Hodges moved to strike condition J-3 that addressed an unnecessary note on the drawing.

Chair Simone asked for a motion on P2023-001 with the conditions as outlined by staff to be changed and added

Vice Chair White moved that resolution P2023-001 be approved with the conditions outlined by staff

Commissioner Kvasnicka seconded that motion

Motion passed unanimously.

5 Minute Recess

**Discussion Items**

Currently working with Code Enforcement and Public Works Department to address city parking and surface issues

No other redlines

Director Hodges spoke of the use of addresses on every parcel

Chair Simone addressed the introduction of city staff during roll call for meetings

Introduced Planning Departments New Administrative Assistant

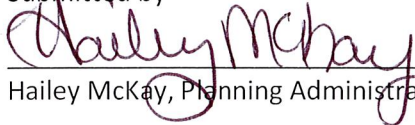
**FUTURE BUSINESS**

The next meeting of the Planning Commission will be on February 23, 2023 at 6:00 PM.

**ADJOURNMENT**

Chair Simone adjourned the meeting at 8:03 PM.

Submitted by



Hailey McKay, Planning Administrative Assistant

Approved by Planning Commission



Mike Simone, Chair