Oil and Gas Development in Greeley, Colorado

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Activity within Greeley city limits

- Working numbers
  - 411 active wells (includes about 100 that are shut in)
  - All require Use by Special Review
  - Equals about 500 ac (1.3 sq miles) surface (2.7%)
  - Several dozen Plugged & Abandoned in the last years
  - Approximately 1,200 within city + Long-Range Growth Area
  - 500 inactive wells (approx.)
    - Includes simply abandoned, as well as plugged & abandoned
  - Generally clustered – multiple wells at each site
    - 6 – 10 urbanized areas (i.e., not “everywhere”)

Context

- Land use process
  - Planners trained for all types of land use scenarios
  - Regulations start with the general, go to specific
  - Zoning, subdivision, site planning all apply
- Transparency & public education process
  - Oil and gas mineral extraction process
  - Regulatory information & state-tracked research
    - Resource page on website
Industry change & impacts to land use

The Land Use Process

- In Greeley, a site-specific plan called a Use by Special Review
  - Same as other USR’s, with additional requirements
- Sometimes, subdivision regulations
  - Includes lot splits & typical exactions
- Re-zoning never needed – currently allowed in all zone districts

Example of a subdivision plat designed around oil/gas well locations
(example is not in Greeley)
Theoretical land use impacts

- 500’ radius (1000’ diameter) = 18 acres

<table>
<thead>
<tr>
<th>Buffer Zone</th>
<th>Area (acres)</th>
<th>% of City (47.26 sq. mi)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing COGCC (2013)</td>
<td>0.07</td>
<td>0.15%</td>
</tr>
<tr>
<td>Proposed COGCC (2013)</td>
<td>1.98</td>
<td>4.17%</td>
</tr>
</tbody>
</table>

- 2000’ radius (4000’ diameter) = 288 acres

Greeley’s regulatory future

- No immediate changes planned
- Maintain current land use requirements & process
- Continue to partner with COGCC to have all conditions captured in State permits as “sundries”
- State permit or local permit first does not substantively affect local processing
- Acknowledge operators who are substantively in the process
- Monitor and participate in the state rule-making process, as appropriate
Questions?

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