Weld County’s Land Use Approach to Oil and Gas Operations

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Welcome to Weld County

- Weld County covers an area of 3,999 square miles
- Third largest County in Colorado
- There are 31 incorporated Towns in Weld County
- Population of Weld County 269,785
OIL AND GAS PRODUCTION FACILITIES consist of the oil or gas well, pumps, heater treaters, separators, meters, compressors, tank battery, and other equipment directly associated with a producing well, all of which must be connected and functional.

In the Agricultural and Industrial Zone District, OIL AND GAS PRODUCTION FACILITIES do not need a land use permit. A land use permit is required for OIL AND GAS PRODUCTION FACILITIES in Residential, Commercial, Estate, and Planned Unit Development Zone Districts.
Permits Required for Oil and Gas Production Facilities

- An Access Permit is required for the construction of any new access to a County road or when the use of an existing access is changed. For example, an existing agricultural field access which is modified as an access for an oil and gas production facility.

- Building Permits are required for OIL AND GAS PRODUCTION FACILITIES, except for activities associated with the drilling and completion of the well.

- To ensure public safety, health, and welfare, facilities located in a designated floodplain are required to submit a Flood Hazard Development Permit (FHDP) to the Weld County Department of Planning Services, prior to the start of construction.
Permits that Require USR’s

- **OIL AND GAS STORAGE FACILITIES**- One (1) or more tanks which receive and store oil or gas from sources other than direct from the oil and gas well.

- **OIL AND GAS SUPPORT AND SERVICE**- Location and operation bases for businesses whose primary activity includes the following kinds of USES:
  a. Parking and maintenance of exploration, production or workover equipment.
  b. Equipment and storage yards for road and pipeline construction contractors, and production unit set-up and maintenance contractors.
  c. Parking and maintenance for tank and water service companies.
  d. Storage and rental yards for pipe and production equipment.
  e. Field OFFICES USED by production-related records and maintenance personnel.
  f. Disposal and recycling sites for production waste (except production water disposed through either SECONDARY RECOVERY or deep well disposal methods and the mode of transport to such injection wells is exclusively via pipeline from the source and no on-sit storage occurs), except businesses whose activities are primarily manufacturing and fabricating or whose use is primarily for general company OFFICES used by other than company officials.
  g. Oil and gas processing facilities and related equipment, including, but not limited to, compressors associated with gas processing or which compress gas to enter a pipeline for transport to market.
Local Government Designee (LGD)

- The Director of the Planning Department is the LGD
- Interfaces between the Industry, Public, Weld County and COGCC
- Insure the Industry is obtaining the necessary Local permits
How does Industry participate in local policy creation?

- Activity participated in the proposed code changes for determining in a SPR would be required for oil and gas production facilities.
Weld County’s relationship with the Industry

- Weld County has a great relationship with the Industry
- Interact and communicate on a regular basis
- Work together to find solutions
What is the biggest challenge working with the Industry?

- The fast pace of the Industry
- With new technology comes new ideas
- Changes to the County Code
If you have additional questions and/or comments

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