

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION WAS HELD ON JANUARY 28<sup>TH</sup>, 2019, AT WILLISTON CITY HALL, 22 E. BROADWAY, WILLISTON, ND.**

Vice-Chairman Hansen called the meeting to order at 5:30pm. Roll Call was taken. A Quorum was present.

**MEMBERS PRESENT:** Eynon, Gjovig, Bauer, Long, Hansen, Christensen

**MEMBERS ABSENT:** Long, Aafedt

**OTHERS PRESENT:** Kent Jarcik, Planning Director; Rachel Laqua, Principal Planner; Jeremy Miller, Staff Planner; Mark Schneider, Development Services Director; Bob Hanson, and David Wicke, City Engineering; Kelly Soto, Planning & Zoning Administrative Assistant.

**DISPOSITION OF MINUTES:**

A. Approval of minutes of the December 17, 2019, Planning Commission Meeting.

**MOTION BY CHRISTENSEN, SECOND BY GJOVIG** to approve the December 17, 2018 minutes. **ABSENT/NOT VOTING: LONG, AAFEDT. CARRIED ON VOICE CALL**

**COMMUNICATIONS:**

A. Report of 2018 Cases

**PUBLIC HEARING:**

A. None.

**COMMITTEE REPORTS:**

A. Commissioner Christensen stated that the nominating committee made the following nominations:

Chairman, Commissioner Aafedt  
Vice-Chairman, Commissioner Gjovig  
2<sup>nd</sup> Vice-Chairman, Commissioner Hansen

**MOTION BY EYNON, SECOND BY BAUER** to accept the recommendations of the nominating committee. **AYES:** Eynon, Bauer, Long, Gjovig, Aafedt, Hansen. **NAYS:** None **ABSENT/NOT VOTING:** Long and Aafedt **ABSTAINED:** None.

**UNFINISHED BUSINESS:**

A. None.

**NEW BUSINESS:**

A. Application for a Special Permitted Use to add a new Oil Well Pad and Production Site, located in the W2NE 2SENE NWSE, Section 18, T155N, T100W -Equinor Energy LP

Vice Chairman Hansen introduced this item (as above) and asked Miller to present. The applicant, Equinor Energy LP, requests a special permitted use (SPU) to construct a new oil well pad on the W2NE W2SENE NWSE of Section 18, T154N, R100W and a new oil production facility on the NENW L1(35.29) of Section 18, T154N, R100W.

There will be a total of 11 oil wells on the new well pad. The oil production facility will serve the new well pad and the existing well pad to the north.

#### PROPERTY HISTORY

This property was located in the County until the Extra Territorial Jurisdiction (ETJ) was expanded in May of 2015.

At the January 7<sup>th</sup>, 2019 Development Review Committee meeting, there was a discussion regarding landscaping for this site. It was determined, due to the location and surrounding uses, Equinor will need to install a full perimeter fence around the facilities and no additional landscaping would be required.

Chief Catrambone asked if Equinor will need to upgrade the midstream that these facilities will be tied into. Adam Landstrom, a representative of Equinor, stated that they will not need to upsize the existing midstream line because what exists will be adequate for their operation.

Chief Catrambone also asked what the storage capacity would be for the production site. Adam Landstrom stated that there would be 1,000-barrel storage tanks and didn't know the exact number of barrels that would be stored on-site because they changed their batch from what was originally planned. The site plan that Equinor submitted with their application shows there being 24 storage tanks.

Mayor Klug asked if they will be using one flare for all the wells. Josh Skluzacek, a representative of Equinor, explained that the plan is to have a single stack for a high pressure and low-pressure flare for the wells.

Josh Skluzacek also explained that the timeframe for this project is to tentatively start in Q2 of 2019. This is when they will tear down the existing facility to the north and begin starting the construction of the new production facility and well pad. They then plan to begin drilling the new wells in Q3 of 2019. Josh Skluzacek stated that they do not plan to drill all 11 new wells at once but rather in batches.

A discussion was had regarding access for the new facilities. Miller explained, as shown in the site plan, that there will be two access off 58<sup>th</sup> Street NW to the central production facility. From the production facility, to the east, there will be two access roads to enter the new well pad.

Pherrin Township has been notified of this SPU and has not sent any comments to Planning Department Staff.

#### SPECIAL USE PERMIT CONSIDERATIONS

As part of the review for a special use permit, the following items are required to be considered:

1. *Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.* This property will take access from 58<sup>th</sup> Street NW.
2. *Off-street parking and loading areas where required, with particular attention to the items in "1" above and the economic, noise, glare, or odor effects of the special permitted use on adjoining properties and properties generally in the district.* This SPU requires no additional parking.
3. *Refuse and service areas, with particular reference to the items in "1" and "2" above.* This use will not affect the current refuse and service areas.
4. *Utilities, with reference to locations, availability, and compatibility.* This site currently does not utilize any sewer or water services.
5. *Screening and buffering with reference to type, dimensions, and character.* A full perimeter fence will need to be installed.
6. *Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.* No additional signs are proposed.
7. *Required yards and other open spaces.* No yards or open spaces are required by the zoning ordinance.
8. *General compatibility with adjacent properties and other property in the district.* The abutting properties are zoned A: Agriculture and County Industrial. There are existing well pads to the north and west of this location. The drilling and operation of oil and gas wells can't take place within 300 feet of any Residential, Commercial, or Parks and Open Space Districts. In any other District, no well or drilling operation can be within 200 feet of any existing structures. The drilling and operation of these oil wells fall outside these parameters.
9. *Use shall not impose a hazard to health or property.* This SPU will not impose any hazards to health or property.

**MOTION BY GJOVIG, SECOND BY BAUER,** to approve the Special Permitted Use to add a new Oil Well Pad and Production Site, W2NE 2SENE NWSE, Section 18, T155N, T100W **AYES:** Gjovig, Bauer, Eynon, Hansen, Christensen, **NAYS:** None **ABSENT/NOT VOTING:** Long, Aafedt **ABSTAINED:** None.

**DATE OF NEXT REGULAR MEETING:** Monday, February 25<sup>th</sup>, 2019.

**MEETING ADJOURNED.**

  
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 Kent Jarcik, Williston Planning Director