



Ballard Planning Commission

Tuesday, August 4, 2026 @ 6:00 pm
Minutes

Chairman
Joe Allred
Public Works Director
Ben Mower
Secretary
Tasha Crum
Secretary
Anissa McDonald

Board Members
Mark Redmond
Steve Collins
Leah Bastian
Kay Burgess

Planning Commission Minutes

Item

A. CALL ZONING MEETING TO ORDER

- **Prayer and Pledge of Allegiance led by:** Steve Collins
- **Welcome and Roll Call:** Chairman Joe Allred welcomes all in attendance and called roll. Those in attendance were Board Members Joe Allred, Mark Redmond, Kay Burgess, Steve Collins and Leah Bastian. Secretary Tasha Crum.
- **Public Attendees:** Jason Hill, Brent Bastian, Shaun Murray, Kelsey Carter, Joe Pippy and Eric Campbell
- **Conflicts of Interests:** *All Planning and Zoning Members who have a conflict with any item on the agenda please state concern.*

-No Conflicts of Interest-

B. APPROVAL OF AGENDA:

Motion made by Board Member Mark Redmond to approve agenda, 2nd by Board Member Kay Burgess. All in favor.

YEA

NAY

Board Members

Joe Allred
Mark Redmond
Leah Bastian
Kay Burgess
Steve Collins

C. APPROVAL OF PAST MINUTES:

- July 7, 2026

Motion made by Board Member Kay Burgess to approve the minutes of July 7, 2026, 2nd by Board Member Leah Bastian. All in favor.

YEA

NAY

Board Members

Joe Allred
Mark Redmond
Leah Bastian
Kay Burgess
Steve Collins

D. NEW AGENDA ITEMS:

- **PUBLIC HEARING-** Proposed approval CUP -SM Energy-Jason Hill
The scheduled public hearing was not held in order to follow established review procedure. The public hearing for the Big Daddy Pad Conditional Use Permit (CUP) was rescheduled for September 1, Planning and Zoning Commission meeting.
 - Jason Hill, representing SM Energy, presented an overview of the Conditional Use Permit (CUP) request for the Big Daddy Pad, located in the northeast quarter of

Section 26, Township 2 South, Range 1 West. The proposal includes drilling, completing, and producing 11 wells from a single pad. Well pad construction is anticipated to begin in early November, with additional construction activity expected in February. The current estimated rig release date is August 2027.

- Jason Hill also explained that a remote frac pad is proposed approximately 4,500 feet south of the well pad. The remote frac pad would serve as a staging area for hydraulic fracking operations, with temporary service lines connecting it to the well pad. Much of the water used would be recycled produced water. Because the remote frac pad is a separate location, SM Energy will submit a separate CUP application. The public hearing for the frac pad Conditional Use Permit (CUP) is also scheduled for September 1.
- During the CUP discussion, the Board requested that sound walls and signage be placed on the next meeting agenda to discuss the CUP process or if it requires an ordinance amendment.

- E. **DISCUSSION:** Property owner on 10 S 2500 E requests to remodel trailers on his property.
- Scheduled attendee did not appear

F **CUP APPLICATION REVIEW:**

- Chairman Joe Allred explained that the first line of the conditional use permit application requires two sets of mailing labels for all property owners within a 500-foot radius of the boundary of the subject property.
- Secretary Tasha Crum asked whether this conflicted with the CUP provision stating that a well cannot be located within 1,000 feet of a residence without the residents express permission. The clarification was that the two requirements serve different purposes: the 1,000-foot requirement applies to the distance from the wellhead to a residence, while the 500-foot mailing label requirement is for notifying property owners surrounding the entire subject property about the proposed well.

G. **RETURNED PAST AGENDA ITEMS:**

- Nothing to follow up on.

H. **STANDARD PUBLIC COMMENTS:**

- No Comments.

I. **FOLLOW-UP ON TABLED ITEMS:**

- Nothing to follow up on.

J. **FOLLOW-UP ON PAST BOARD ASSIGNMENTS:**

- No past board assignments.

K. **ZONING BOARD ADJOURNMENT:**

Motion made by Board Member Mark Redmond to adjourn meeting at 6:33 p.m., 2nd by Board Member Kay Burgess. All in favor.

YEA

NAY

Board Members

Joe Allred

Mark Redmond

Leah Bastian

Kay Burgess

Steve Collins

Chairman Joe Allred

Date

Secretary Tasha Crum

Date

Approved Signed Copy filed in the Ballard City Offices