



# **The Weld County Population & Development Report**

**Demographic Statistics and Trends for Weld County, Colorado**  
Maintained in compliance with Section 22-1-20.C of the Weld County Code

**Updated  
September 26, 2016**

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# County Overview

## Physical Characteristics

Weld County is located in the northeastern portion of Colorado, a key component of the Colorado Northern Front Range. Its unique location places it between the Rocky Mountain Foothills and the Great Plains, approximately 40 miles east of the Continental Divide. The County ranges in elevation from 4,400 feet above sea level, at the egress of the Pawnee Creek grasslands in the far northwest, to approximately 6,200 feet above sea level near the Pawnee Buttes situated in far northeast part of the County. The County has a number of valuable streams and rivers -- the Big Thompson, the Cache la Poudre, St. Vrain and the South Platte, with its tributaries that flow into Weld County from the south and west, and continue to the east. These rivers facilitate a water system that delivers water to farmland throughout the county, through some of the largest and most complex reservoir and irrigation systems in the world.

The County consists of approximately 3,992 square miles and is the third largest in the State, making it also twice the size of the State of Delaware. The County is bounded on the west by Larimer and Boulder Counties, on the east by Morgan and Logan Counties, on the south by Adams and Broomfield Counties, and on the north by Laramie County, Wyoming, and Kimball County, Nebraska.

Located in the interior of the North American continent, Weld County experiences mild temperature changes from season to season, with sometimes rapid weather changes occurring due to storms traveling generally from west to east throughout the region. Weld County's population in 2015 was 284,876 according to the Colorado Department of Local Affairs.

The County seat and principal city in Weld County is the City of Greeley, located within an hour's drive of the majestic Rocky Mountains and six major municipalities, including Denver. The population for the City of Greeley in 2015 was 101,302. In comparison, the population in the State of Colorado was 5,456,584, which resulted in an increase of 26% from 2000 to 2015.

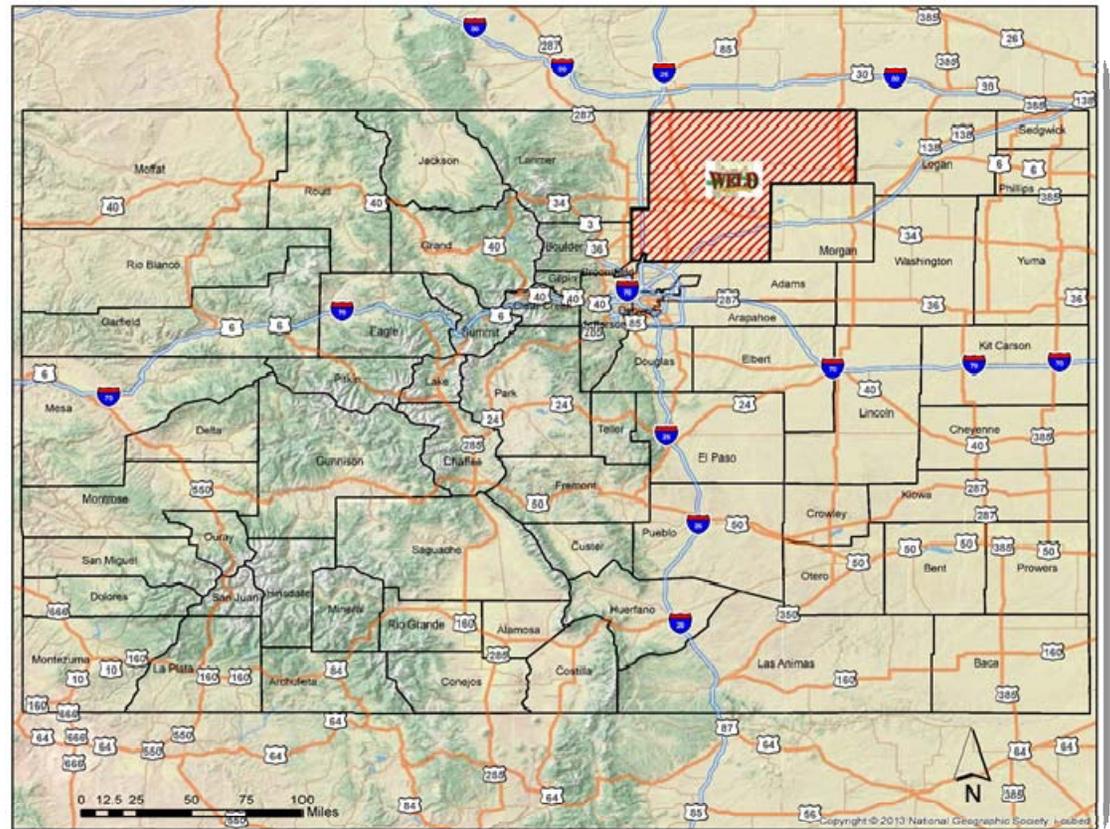
# Physical Characteristics

## Size of Municipalities in Weld County

Town	Acreege (2008)	Acreege (2016)*	Change
Weld County	2,554,880	2,428,920	- 5.0%
Ault	504	706	+ 40%
Berthoud (MCP)	3,514	3,791	+ 8%
Brighton (MCP)	938	1,569	+ 64%
Dacono	5,073	5,203	+ 3%
Eaton	1,502	1,800	+ 20%
Erie (MCP)	7,715	9,060	+ 17%
Evans	6,709	6,740	+ .5%
Firestone	6,348	9,062	+ 43%
Fort Lupton	3,982	6,757	+ 70%
Frederick	8,441	9,170	+ 9%
Garden City	71	73	+ 3%
Gilcrest	518	518	N/C
Greeley	29,692	30,655	+ 4%
Grover	382	382	N/C
Hudson	2,194	3,725	+ 70%
Johnstown	4,806	5,353	+ 11%
Keenesberg	1,215	1,550	+ 28%
Kersey	773	852	+10%
LaSalle	573	616	+8%
Lochbuie	2,078	2,234	+ 8%
Longmont (MCP)	2,270	3,589	+ 58%
Mead	4,558	7,917	+ 74%
Milliken	7,523	8,053	+ 7%
New Raymer	458	502	+ 10%
Northglenn(MCP)	624	624	N/C
Nunn	1,990	2,377	+ 19%
Pierce	531	537	+ 1.0%
Platteville	1,017	1,842	+ 81%
Severance	3,878	4,114	+ 6%
Thornton(MCP)	15	8	- 47%
Windsor(MCP)	11,133	12,398	+ 11%
Timnath (MCP)	N/A	13.40	+ 100%

## Regional Averages

Average Temperatures	Average Rainfall & Snow Fall	Average Frost (First & Last)	Average Growing Season	Average Wind Speed
46°	Rain: 14.4 Inches	Spring: May 11	143 Days	19.89mph
July: 94°	Snow: 36.10 Inches	Fall: September 30		



MCP: Multi-County Places (Acres within Weld County only)  
 (Source: Weld County Planning Department: 2016)  
 \*as of 08.22.16

## **County Population Overview**

Weld County's population growth rate has been approximately 28% per decade since the mid-1900, which is more than triple the national average. Between 2000 and 2010, the population increased 39.7%. The County was the fastest growing county in the nation from 2000 to 2004 according to U.S. Census Bureau.

Over 285,000 people lived in the County in 2016, which represented approximately 5% of the total state population. The median age of the County residents in 2016 was 34, compared with the state median age of 37. The gender distribution ratio was similar for both County and the State for this time frame.

The County population in 2010 showed increasing diversity in the percentage of race categories, with 67% of the County population classified as white, not of Hispanic or Latino origin, and 31% of the county population classified as persons of Hispanic or Latino origin. According to us Census Bureau, total white population dropped from 82% in 2000 to 67% in 2010. The 2000 Census was the first year in which respondents could select multiple race categories.

A review of the historical and future projections of population growth in the County reveals a steady increase in the total population every decade from 2000 to 2010, except 1930 to 1940, when it declined. The population density increased from four people per square mile in 1900, to 63.2 people per square mile in 2010. It is projected by the Colorado Division of Local Government to increase to over 122 people per square mile by 2030.

Approximately half of the population is located in an 800-square-mile area in the southwestern part of the County. The 2010 population density for this area is was approximately 68 people per square mile.

Among the 64 counties in Colorado, Weld County ranks ninth in total population. Between 2000 and 2015, the State grew at a rate of 26%. For this same period of time, the County grew by 40% and the nation by 10%.

Since 2000, Weld's population has outgrown the State's average every year, peaking at 45% in 2004, which placed Weld County into the top ten counties in total population in the State.

Population growth in the County is projected to average a compounded growth rate of 3.75% a year from 2015 through 2035. This growth rate is more than double the annual compounded growth rate of 1.575% projected for the State. This trend would increase Weld County's total population to over half a million by the year 2035.

### County Residential-Population

1970	1980	1990	2000	2006	2015
89,797	123,438	131,821	180,936	236,857	284,876

(Source: U.S. Census Bureau)

### WELD County Projection in Population

2010	2020	2025	2030	2035
254,230	340,265	401,866	486,717	535,889

(Source: State Demography Office: 2016)

### Population by Race and Hispanic Origin Colorado Counties - Total Population

Race	1990	2000	2006	2010	% Change 1990-2010	Weld % of Colorado
White	117,247	147,834	208,883	170,827	+46%	4.9%
Black or African American	567	1,022	958	2,054	+262%	1.0%
American Indian and Alaska Native	785	1,581	2,646	1,419	+81%	4.5%
Asian	1,133	1,508	5,572	3,031	+168%	2.1%
Native Hawaiian & Other Pacific Islander	90	150	N/A	N/A	+67%	N/A
Some Other Race	12,089	24,044	21,585	359	- 97%	4.7%
Two or More Races	N/A	4,797	5,827	3,455	-28%	3.4%
Hispanic	N/A	N/A	N/A	71,680	N/A	7.0%

### Weld County Population by Municipalities

	1980	1990	2000	2006	2015
Weld County	123,438	131,821	180,936	236,857	284,876
Ault	1,056	1,107	1,432	1,450	1,631
Berthoud (MCP)	-	-	16	36	73
Brighton (MCP)	-	17	154	229	380
Dacono	2,321	2,228	3,015	3,759	4,486
Eaton	1,932	1,959	2,690	4,122	4,925
Erie	1,231	1,244	2,009	6,496	11,967
Evans	5,063	5,877	9,514	17,531	19,933
Firestone	1,204	1,358	1,908	7,132	11,961
Fort Lupton	4,251	5,159	6,787	7,206	7,847
Frederick	855	988	2,467	7,370	11,387
Garden City	123	199	357	349	244
Gilcrest	1,025	1,084	1,162	1,163	1,083
Greeley	53,006	60,454	76,930	90,285	101,302
Grover	158	135	153	156	144
Hudson	698	918	1,565	1,606	1,584
Johnstown	1,535	1,579	3,827	8,000	14,064
Keenesburg	541	570	855	1,187	1,197
Kersey	913	908	1,389	1,481	1,558
LaSalle	1,929	1,803	1,849	1,943	2,068
Lochbuie	895	1,168	2,049	3,703	5,459
Longmont (MCP)	-	-	24	31	126
Mead	356	456	2,017	2,881	4,386
Milliken	1,506	1,605	2,888	5,887	6,351
New Raymer	80	98	91	101	101
Northglenn (MCP)	-	-	12	12	13
Nunn	295	324	471	534	442
Pierce	878	823	884	878	878
Platteville	1,662	1,515	2,370	2,651	2,656
Severance	102	106	597	2,618	3,744
Thornton	-	-	-	-	-
Windsor	4,277	5,062	9,612	11,884	16,958
Unincorporated	35,542	33,001	41,832	44,228	45,928

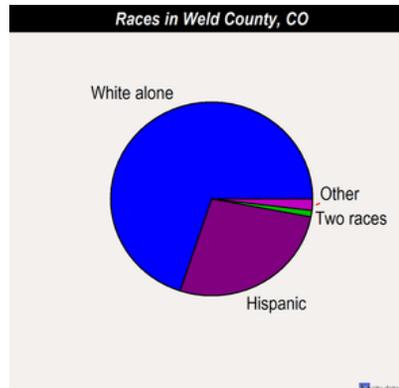
### Weld County Veterans

2014: 17,050

2015: 21,105

### Population Characteristics Weld County and the State of Colorado 2015

	Weld County		Colorado	
	#	% of Total	#	% of Total
Male	142,424	50	2,729,673	50
Female	142,452	50	2,726,911	50
Under 5	20,398	7.2	338,192	6.2
18 and over	108,654	38.1	4,173,959	76.5
65+	32,597	11.4	712,208	13.1
TOTAL	284,876		5,456,584	
Median Age	33.8		36.9	
Total Households	101,095		2,134,380	
Persons per Household	2.77		2.5	



(Source: State Demography Office)

(Source: U.S. Census Bureau)

**MCP: Multi-County Places (Population within Weld County only)**  
Source: Colorado Division of Local Government – Demographic Sections

Source: U.S. Bureau. Date Set: Census 2010 Redistricting Data Community Survey Summary File

## **Economic Overview**

Weld County had a per capita personal income (PCPI) of \$38,664 in 2014, compared to \$50,410 State-wide. The PCPI in Weld was 76% of the national average in 2006. The County's average wage is estimated at \$34,320 in all industries, according to the State Demographer's Office.

According to a 1997 study conducted by Colorado State University, Weld County continues to be an "Agribusiness Important" county, although the degree of agribusiness' importance is declining. "Agribusiness Dependent" counties are those counties which receive more than 20% of total county income from agribusiness industries, whereas "Agribusiness Important" Counties receive between 10% and 20% of total county income from agribusiness industries.

However, Weld is the most agriculturally productive county in the State, according to U.S. Department of Agriculture (USDA). In 2012, Weld County's agricultural lands accounted for 5.8% of the State's 31,886,676 acres of land committed to farming. In 2012, the number of full time farms in Weld County was 3,525, with a market value of products sold at \$1.8 billion a year. In 2012, there was 856,240 irrigated acres, which is down from 906,619 irrigated acres in 2007. This equates to a 5.6% drop.

The overall age dispersion of the County's population resembles the state population, with the exception that the County has a proportionally a younger work force.

## **Economic Development**

Weld County has four internal driving sources that have been identified for future economic growth:

### **I. Natural & Reusable Energy Resources**

- A. Wind Powered Energy
- B. Solar Power
- C. Greenhouse Emission Innovations
- D. Mining
- E. Biogas
- F. Water Recycling (oil and gas)

### **II. Open Entrepreneurship Market Place**

- A. Hispanic Businesses/Latino Dollar
- B. Telecommunications/Fiber Optics
- C. Professional and Business Services
- D. The Self-Employed (10% of total U.S.)
- E. Unmet Market Opportunities
- F. Incubators (Firms, Universities, and Linking Networks)
- G. Home Based Businesses

### **III. Growth Rate**

- A. Half a million people by 2035, 3% growth rate
- B. Greeley 2<sup>nd</sup> fastest growing metro area in State (2006)
- C. Attractiveness for retirees
- D. Healthy, growing young labor force

### **IV. Location**

- A. 1 of 12 Counties along the "Front Range "Megapolitan," the confluence of two or more major metro areas.
- B. Proximity to Denver International Airport, Rocky Mountain, and Denver Metropolitan
- C. 2 Major Interstates (I-25 and I-76); major highways (US 85, US 34) and the new WC Parkway along CR 49 to facilitate growth and transportation
- D. Northern Front Range cities, major universities and community colleges

## County Median Household Size, Family and Household Income

Year	Median Household Size		Median Family Income	
	County	State	County	State
1970	3.0	3.0	N/A	N/A
1980	2.8	2.8	N/A	N/A
1990	2.7	2.7	\$30,800.00	\$35,930.00
2000	2.8	2.5	\$35,351.00	\$40,853.00
2006	2.8	2.6	\$62,284.00	\$64,614.00
2015	2.8	2.5	\$78,222.00	\$78,384.00

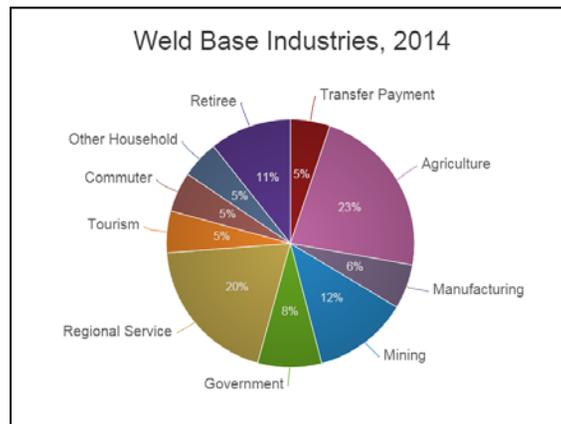
(Source: State Demography Office: 2016)

## Industry Employment & Wages

Weld	2006	2015	Change
All Industries	80,555	\$33,748	101,496 \$46,614 +26%
Private	67,642	\$34,216	
Agriculture	3,741	\$26,988	3,868 \$39,176 +4%
Mining	2,187	\$52,832	7,616 \$79,692 +248%
Utilities	237	\$63,700	326 \$85,978 +38%
Construction	8,002	\$38,012	9,553 \$54,856 +19%
Manufacturing	10,018	\$44,720	12,656 \$49,059 +26%
Retail Trade	8,138	\$49,608	9,718 \$29,612 +19%
Wholesale Trade	3,597	\$24,388	4,123 \$70,199 +15%
Transportation and Warehousing	1,681	\$37,076	4,084 \$56,169 +143%
Information	1,131	\$40,768	658 \$50,028 -42%
Finance and Insurance	3,809	\$40,040	3,071 \$58,887 -19%
Real Estate, Rental and Leasing	1,043	\$29,952	1,268 \$46,029 +22%
Professional and Technical	2,118	\$45,916	2,555 \$60,982 +21%
Management	992	\$72,384	1,470 \$119,775 +48%
Administrative and Waste Services	4,486	\$22,464	5,951 \$29,806 +33%
Educational	2710	\$21,112	7,043 \$34,806 +160%
Health Care and Social Assistance	7,218	\$35,828	8,734 \$46,173 +221%
Arts, Entertainment and Recreation	839	\$12,948	986 \$19,173 +18%
Accommodation and Food Services	6,162	\$11,024	7,520 \$15,060 +22%
Other Services	1,787	\$23,504	2,288 \$33,069 +28%
Government	13,489	\$31,460	

### Weld County Employment and Unemployment Statistics

2013				
Area	Civilian Labor Force	Number Employed	Number Unemployed	Unemployment Rate
Weld County	127,731	118,609	9,122	7.1%
Colorado	2,754,870	2,568,150	186,720	6.8%
2016				
Area	Civilian Labor Force	Number Employed	Number Unemployed	Unemployment Rate
Weld County	152,770	145,865	6,404	4.2%
Colorado	2,898,000	2,792,000	106,100	3.7%



## Transportation Overview

Transportation in the County is provided by Interstate I-25 and Highway 85 for north and south transit up and down the Front Range corridor. Highways 14, 52, and 34 facilitate east and western transit, and Interstate 76 provides for broader easterly and western travel. The highway and road system in the County is managed, by the Colorado Department of Transportation, the County, and the 32 municipalities, with the County maintaining 2,954 miles of publicly maintained county roads. The County's road system presently consists of 737 miles of paved roads and 2,217 miles of gravel roads. In addition, there are currently 471 miles of state highway system roads which are described below.

64.6 Interstate Miles

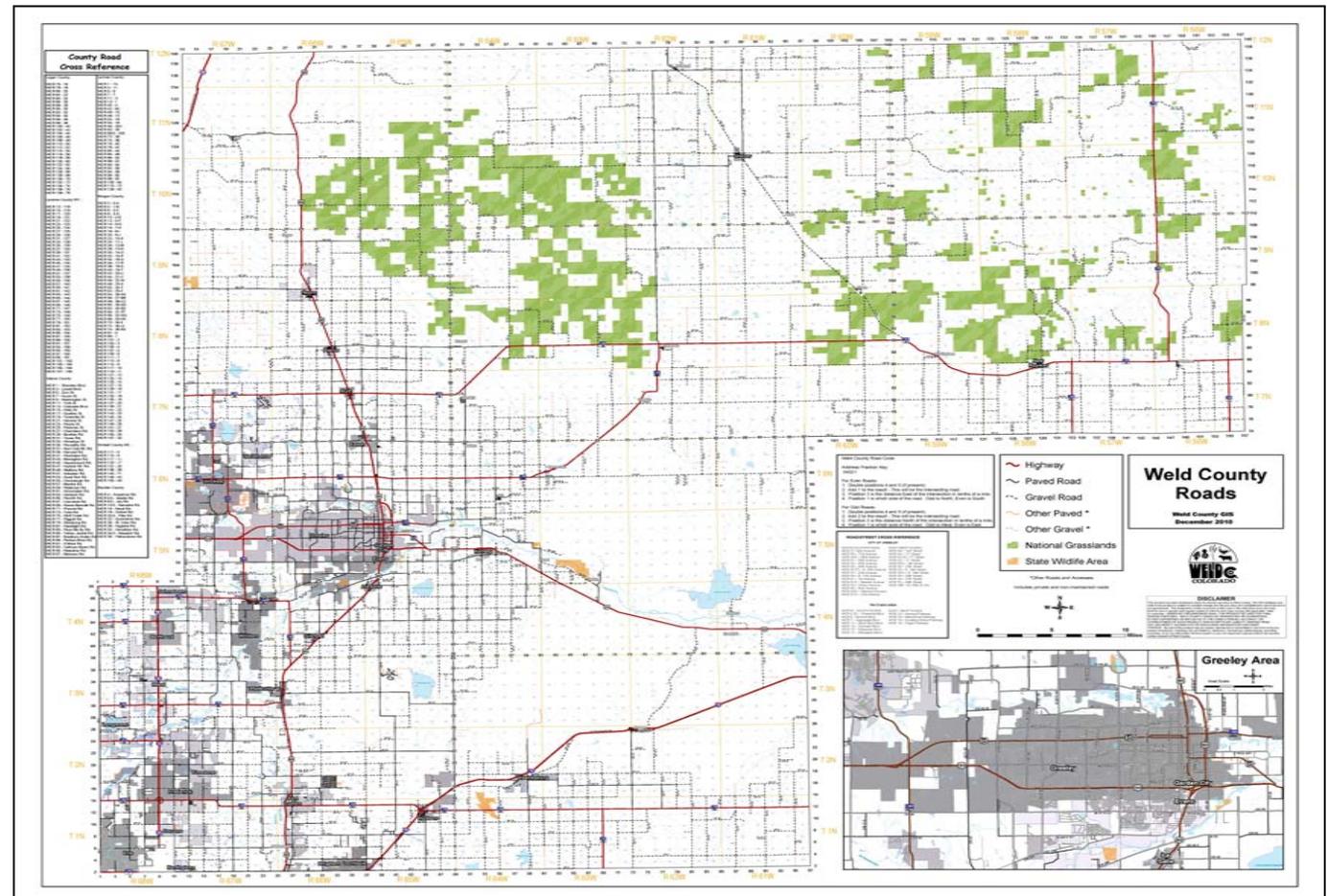
57.1 Arterial Freeway and Expressway Miles

224.3 Principal Arterial Miles

57.3 Minor Arterial Miles

64.7 Major Collector Miles

2.7 Minor Collector Miles



(Source: Weld County Department of Public Works)

## Real Estate & Housing

### Weld County Home Sales

2014-2016

#### East/North: Nunn, Grover, New Raymer

	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	#Sold/Annual Median	%Increase in Price	
2014	4/\$207,000	1/\$130,000	6/\$88,500	6/\$167,000	17/\$140,000	n/a	
2015	3/\$184,150	9/\$180,000	11/\$200,000	3/\$350,000	26/\$191,250	0.366071429	
2016	10/\$300,000	8/\$257,219	2/\$246,670		20/\$260,187	0.360454902	<b>through 8/22/2016</b>

#### Central/West: Pierce, Ault, Eaton, Severance, Windsor, Kersey, Evans, LaSalle, Gilcrest, Greeley, Milliken, Johnstown

	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	#Sold/Annual Median	%Increase in Price	
2014	672/\$216,600	1050/\$225,000	1153/\$230,000	936/\$236,837	3811/\$227,000	n/a	
2015	716/\$238,750	1143/\$250,000	1121/\$254,850	956/\$260,000	3936/\$252,000	0.110132159	
2016	795/\$268,370	1168/\$280,262	613/\$290,000		2576/\$279,957	0.110940476	<b>through 8/22/2016</b>

#### South: Platteville, Firestone, Frederick, Dacono, Erie, Fort Lupton, Hudson, Keenesburg

	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	#Sold/Annual Median	%Increase in Price	
2014	220/\$297,000	320/\$317,500	304/\$315,500	247/\$310,000	1091/\$311,000	n/a	
2015	254/\$338,500	428/\$329,472	370/\$350,000	281/\$359,956	1333/\$342,000	0.099678457	
2016	290/#336,747	579/\$359,000	300/\$377,350		1169/\$359,000	0.049707602	<b>through 8/22/2016</b>

## Home Sales by Region

Region	2006		2007		2015	
	# Sold	Median Sales Price	#Sold	Median Sales Price	#Sold	Median Sales Price
Greeley/Central Northwest	2,444	\$170,000	1,734	\$151,050	3,936	\$252,000
East/Rural	1,081	\$212,000	924	\$234,000		
South Central	35	\$193,000	32	\$194,900	26	\$191,250
Southwest	192	\$168,000	187	\$199,812		
	728	\$247,000	848	\$247,000	1,333	\$342,000

## Housing & Households

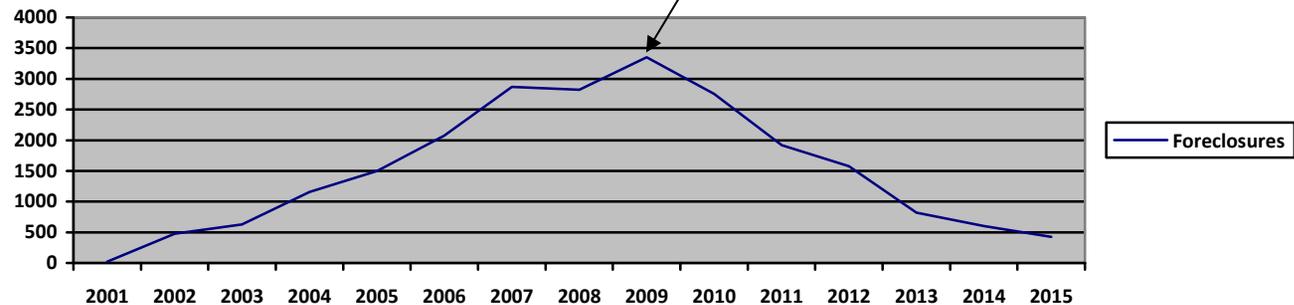
Weld County Housing Units	2000	2010	2010 %
Total Occupied Housing Units	66,194	96,281	
Occupied Housing Units	63,247	89,349	92.8%
Owner – Occupied Units	43,413	62,130	69.5%
Renter – Occupied Units	19,834	27,219	30.5%
Vacant Housing Units	2,947	6,932	7.2%
Seasonal	191	471	6.8%
All Other Vacant	2,756	6,461	93.2%

- The overall vacancy rate was 7.2% in 2010
- Vacancy rates were slightly lower than the state average
- Most of the units are owner occupied (69.5%), but there is an active rental market

## Foreclosures in Weld County

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Foreclosures	476	628	822	1,155	1,500	2,073	2,869	2,824	3,354	2,757	1,919	1,579	820	602	427

(Source: Weld County Public Trustee)



## Development Trends

Following the great recession (2006-2009) development activity in Weld County increased substantially. In 2009, EOG drilled a well outside the Town of Grover known as the “Jake”. It produced over two thousand (2,000) barrels of oil per day during initial phases and gradually subsided. The “Jake” made headlines across the State because it was one of the first wells to be fracked using horizontal drilling technology. Shortly after EOG made headlines a flurry of oil and gas activity hit Weld County. In particular, the new activity was focused on the Niobrara play, whereby historically, the oil and gas activity in Weld County was primarily located in the DJ / Wattenberg basin. Needless to say, once oil and gas operators began to harness the horizontal fracking technology Weld County was at the forefront of an epic energy boom.

The energy boom ramped up in 2010 and continued strong through early 2015, with the peak hitting in 2014. Oil prices in 2014 averaged \$80 / barrel. During this peak there were over 85 operators and 65 rigs working 24/7 throughout the County. Beginning in early 2015 the energy sector was hit hard with oil falling to an average of \$35 / barrel. Exploration and production was halved and many companies left the County or began to consolidate and sell off acreage positions.

During the energy boom, the Planning Services Department hit record numbers in terms of work output. The Building Services Division, for example, saw a 9% increase in total permits from 2010 through 2015. Plan review and inspections also increased by 40% and 54% respectively during the same period. The Planning and Zoning Division was in a similar situation. For example, the total land use cases increased 137% between 2010 and 2015. The oil and gas boom created a domino effect that propelled other sectors of economy forward. For example, the unemployment rate dropped from 7.1% in 2006 to 3.7% as of June 2016. In addition, the overall labor market improved with employers across all sectors hiring to keep up with demand. Wages increased while the cost of living remained relatively flat. The County’s overall fiscal health and stability led the County Commissioners to decrease the property tax on two occasions over the last ten years and County citizens continue to enjoy some of the lowest taxes in the State of Colorado.

## Recorded Exemptions

<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
<u>Lots created</u>					
112	123	185	207	228	288

## Subdivisions

<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
<u>Lots created</u>					
3	0	9	6	28	30

**Single Family Residential**  
**(New Construction)**

<b><u>2010</u></b>	<b><u>2011</u></b>	<b><u>2012</u></b>	<b><u>2013</u></b>	<b><u>2014</u></b>	<b><u>2015</u></b>
<b><u>New Homes</u></b>					
50	50	68	98	159	136

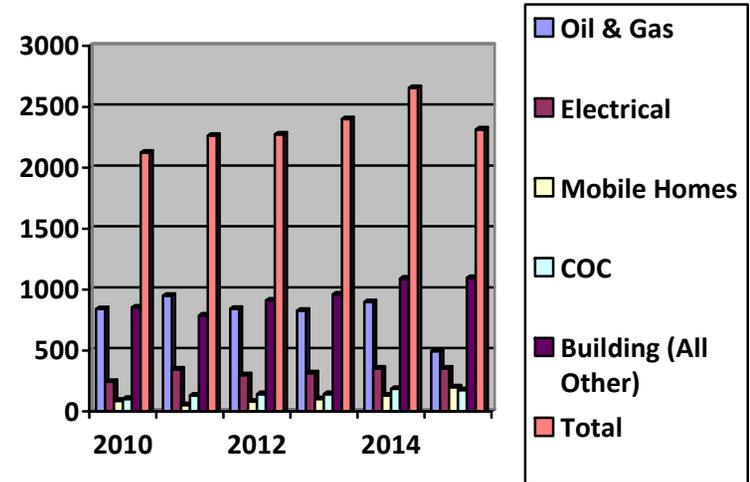
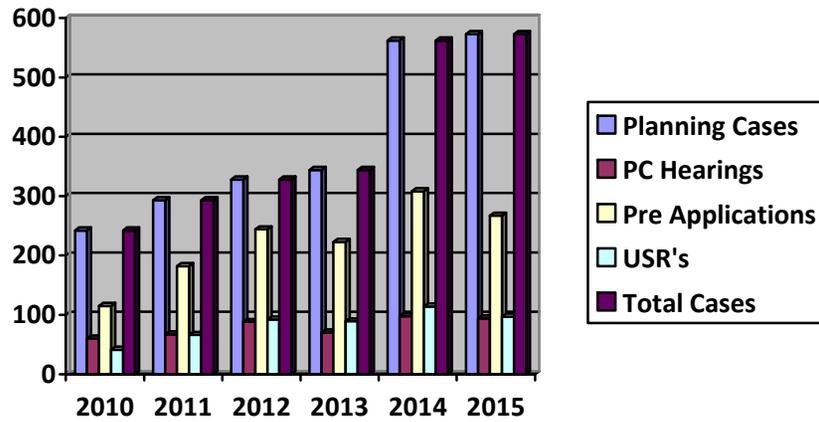
**Building Permits**

	<b><u>2010</u></b>	<b><u>2011</u></b>	<b><u>2012</u></b>	<b><u>2013</u></b>	<b><u>2014</u></b>	<b><u>2015</u></b>
<b><u>Oil &amp; Gas</u></b>	840	950	843	828	898	494
<b><u>Electrical</u></b>	243	345	298	313	351	352
<b><u>Mobile Homes</u></b>	87	52	81	102	130	198
<b><u>COC (Ag Exempt)</u></b>	103	130	142	142	186	174
<b><u>Building (All Other)</u></b>	853	787	911	961	1,090	1,097
<b><u>Total</u></b>	2,126	2,264	2,275	2,400	2,655	2,315
<b><u>Total Valuation</u></b>	\$382M	\$117M	\$304M	\$363M	\$781M	\$461M

**Planning & Zoning Permits**

	<b><u>2010</u></b>	<b><u>2011</u></b>	<b><u>2012</u></b>	<b><u>2013</u></b>	<b><u>2014</u></b>	<b><u>2015</u></b>
<b><u>Planning Cases</u></b>	242	293	328	344	562	573
<b><u>Planning Commission Hearings</u></b>	60	67	88	70	98	94

<b>Pre Applications</b>	<b>115</b>	<b>182</b>	<b>244</b>	<b>223</b>	<b>308</b>	<b>267</b>
<b>USR's</b>	<b>41</b>	<b>66</b>	<b>92</b>	<b>89</b>	<b>114</b>	<b>97</b>
<b>Total Cases</b>	<b>242</b>	<b>293</b>	<b>328</b>	<b>344</b>	<b>562</b>	<b>573</b>



# Oil and Gas

## Weld County Oil and Gas Employees

Source: (Department of Local Government Community Employee Residency Report)

Municipality	2009	2010	2011	2012	2013	2014	2015	2016	Change (2015 – 2016)	Change (2009 – 2016)
Ault	10	5	15	21	26	32	47	27	-43%	+170%
Dacono	13	10	21	42	42	49	59	52	-12%	+300%
Eaton	34	22	35	59	87	100	141	118	-16%	+247%
Evans	266	174	286	446	577	686	890	614	-31%	+131%
Firestone	15	9	17	32	57	92	118	88	-25%	+487%
Fort Lupton	158	101	123	256	261	303	315	229	-27%	+45%
Frederick	32	11	23	39	62	89	109	88	-19%	+175%
Garden City	5	2	5	5	4	2	2	5	+150%	0%
Gilcrest	16	16	22	34	46	56	63	43	-32%	+169%
Greeley	662	435	733	1,258	1,569	2,013	2,797	2,105	-25%	+218%
Grover	0	1	1	2	13	9	2	3	+50%	+50%
Hudson	22	13	15	24	29	33	48	33	-31%	+50%
Keenesburg	20	15	14	17	23	29	33	27	-18%	+35%
Kersey	26	15	32	53	65	82	85	77	-9%	+196%
LaSalle	39	20	38	74	92	108	125	109	-13%	+179%
Lochbuie	20	18	25	68	75	111	97	83	-14%	+315%
Mead	8	5	9	14	27	28	45	41	-9%	+413%
Milliken	40	27	43	93	101	112	154	131	-15%	+228%
Nunn	0	1	5	5	6	12	12	12	N/C	+1100%
Pierce	5	3	7	16	17	18	20	24	+20%	+380%
Platteville	49	33	46	92	89	102	137	85	-38%	+73%
Raymer	0	0	0	0	0	0	0	0	N/C	0%
Severance	7	4	10	17	36	44	54	56	+4%	+700%
<b>Weld County - Unincorporated</b>	<b>423</b>	<b>299</b>	<b>401</b>	<b>679</b>	<b>740</b>	<b>893</b>	<b>1,106</b>	<b>820</b>	<b>-26%</b>	<b>+94%</b>
Brighton (Adams)	2 (195)	0 (127)	0 (140)	0 (299)	0 (355)	0 (526)	0 (662)	1 (487)	-26%	+150%
Erie (Boulder)	5	6	10	11 (1)	16	30	40	32	-20%	+540%

Northglenn (Adams)	0 (23)	0 (10)	0 (17)	0 (45)	0 (62)	0 (82)	0 (138)	1(87)	-37%	+278%
Longmont (Boulder)	2 (73)	0 (38)	0 (75)	0 (138)	0 (191)	0 (297)	0 (414)	1(265)	-36%	+263%
Windsor (Larimer)	34	24	49	80	131 (1)	170	207 (1)	185	-11%	+444%
Berthoud (Larimer)	0 (16)	0 (11)	0 (15)	0 (29)	0 (22)	0 (37)	0 (45)	0 (34)	-24%	+113%
Thornton (Adams)	0 (92)	0 (51)	0 (59)	0 (208)	0 (275)	0 (396)	0 (533)	1 (379)	-29%	+312%
Johnstown (Larimer)	49	31	57	109 (2)	159	192 (24)	269 (0)	247	-8%	+404%
<b>County Totals</b>	<b>1,962</b>	<b>1,300</b>	<b>2,042</b>	<b>3,546</b>	<b>4,350</b>	<b>5,395</b>	<b>6,975</b>	<b>5,338</b>	<b>-23%</b>	<b>+172%</b>

Source: Colorado Department of Local Affairs

# Weld County Small Business Incentive Plan (SBIP)

## Weld County Appreciates Your Business

The economy in Weld County is strong, probably one of the reasons you chose to move your business here.

The Weld County Board of Commissioners appreciates that decision, and we want to help your business grow and thrive in our county.



To help do that, Weld County has established a Small Business Incentive Program (SBIP) which will provide eligible businesses financial assistance to offset land use, building permit, and several impact fees.

The program is designed to reduce upfront capital outlay for small businesses located in Weld County.

Please review the information in this brochure, and learn how this program can help you.

We are glad you chose to do business in Weld County.

### Who can apply?

Any business owner or tenant located in unincorporated Weld County that meets the eligibility requirements.

### What are the eligibility requirements?

- The subject real property must be located within the County (the "Property").
- The business shall hire at least fifty (50) percent of their new workforce that reside in Weld County. For the purpose of this application a full-time employee works a minimum of 32 hours per week. The business may have a combination of part-time employees that is the equivalent of at least one (1) full-time employee.
- The applicant must be the second owner(s) of the Property or a tenant.
- The business must have been undertaken after the date of the adoption of this policy.
- This program shall only apply to businesses with 25 or fewer employees at the time of submitting an application.

### What can be done with these funds?

The intent of these funds is to offer financial assistance to small businesses that want to operate in Weld County. The financial assistance helps reduce the business's land use application fees, building permit fees, and impact fees.

Fees incurred by the business that are not eligible for funds include consultant and attorney fees, on-site and off-site bonding, collateral requirements, etc.



### What is the application process?

Complete a Small Business Incentive Program Application form available at the Weld County Department of Planning Services (1555 N. 17th Ave., Greeley) or online in the Planning and Zoning section of the county web site: [www.weldgov.com](http://www.weldgov.com).

Mail the completed application to the attention of the Director of Planning Services: 1555 N. 17th Avenue, Greeley, CO 80633. There is no application or processing fee.

The Planning Services Director will review all requests and make a recommendation to the Weld County Board of Commissioners who will provide approval/denial.

### Approval shall be based on the following:

- Submittal of a business plan.
- Documentation that the business owner has consulted with the Small Business Development Center (SBDC).



## Weld County

Director of Planning Services  
1555 N. 17th Ave.  
Greeley, CO 80633

Phone: 970-353-6100 ext. 3572  
Fax: 970-353-6488  
E-mail: [lp@weldgov.com](mailto:lp@weldgov.com)

[www.weldgov.com](http://www.weldgov.com)

## FUNDING OVERVIEW

### 0-9 employees:

Fees between \$5,000 - \$25,000.  
County max: \$20,000  
Applicant portion: \$5,000 + any amount above \$25,000

### 10-15 employees:

Fees between \$5,000 - \$35,000  
County max: \$30,000  
Applicant portion: \$5,000 + any amount above \$35,000

### 16-25 employees:

Fees between \$5,000 - \$45,000  
County max: \$40,000  
Applicant portion: \$5,000 + any amount above \$45,000

Example 1: \$10,000 total fees assessed and 5 employees. Applicant would pay \$5,000 and County would grant \$5,000.

Example 2: \$40,000 total fees assessed and 14 employees. Applicant would pay \$5,000+\$35,000=\$40,000 and County would grant \$30,000.

Example 3: \$80,000 total fees assessed and 25 employees. Applicant would pay \$5,000+\$35,000 and County would grant \$40,000.



*Funds shall be distributed on a first-come, first-served basis.*

*All applications are confidential and at the full discretion of the Weld County Board of County Commissioners.*

*Applicants must be a property owner or be a tenant (with written permission from the building owner) operating a retail, commercial or industrial business as defined and permitted under the Weld County Code.*

*Applicant must be current on all County taxes prior to receiving funds.*

*The Weld County Board of County Commissioners or its designee has sole authority to determine the eligibility of proposed business.*

*If you have questions or would like further information, please contact the Planning Services Director at 970-353-6100, ext. 3572.*

*All inquiries are kept strictly confidential.*



## Weld County Small Business Incentive Program



WELD COUNTY  
PLANNING DEPARTMENT



Weld County has established a Small Business Incentive Program (BIP) which will provide eligible businesses financial assistance to offset land use, building permit, and several impact fees. The program is designed to reduce upfront capital outlay for small businesses located in unincorporated Weld County.

## WHO CAN APPLY?

Any business owner or tenant located in unincorporated Weld County that meets the eligibility requirements.

## WHAT ARE THE ELIGIBILITY REQUIREMENTS?

- The subject real property must be located within the County (the "Property").
- The business shall hire at least fifty (50) percent of their new workforce from Weld County. For the purpose of this application a full-time employee works a minimum of 32 hours per week. The business may have a combination of part-time employees that is the equivalent of at least one (1) full-time employee.
- The applicant must be the record owner(s) of the Property or a tenant.
- The business must have been undertaken after the date of the adoption of this policy.
- This program shall only apply to businesses with 25 or fewer employees at the time of submitting an application.

## WHAT CAN BE DONE WITH THESE FUNDS?

The intent of these funds is to offer financial assistance to small businesses that want to operate in Weld County. The financial assistance helps reduce the business's land use application fees, building permit fees, and impact fees. Fees incurred by the business that are not eligible for funds include consultant and attorney fees, on-site and off-site bonding, collateral requirements, etc.

**Resources:**

**U.S. Census Bureau  
Bureau of Labor Statistics  
Colorado Demography Office  
FEDSTATS.com  
Upstate Colorado Economic Development  
Department of Local Affairs  
Weld County Planning Department  
Weld County GIS  
Weld County Public Works  
Weld County Veterans Services  
Colorado Department of Labor and Employment  
U.S. Department of Agriculture**

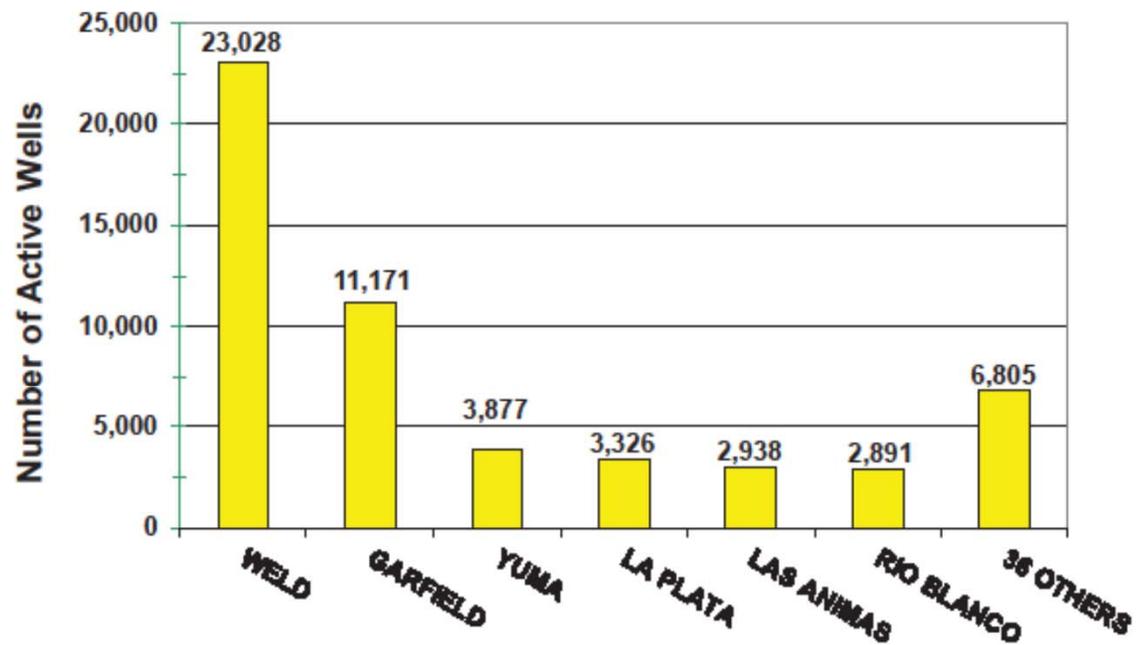


# Weld County Oil & Gas Update January 2017

Active Wells, Drilling Permits,  
Production, Rig Count, Predictions

# NUMBER OF ACTIVE COLORADO OIL & GAS WELLS BY COUNTY

87.4% of Colorado's 54,036 active wells are located in these 6 counties  
1-1-2017



# CRUDE OIL PRODUCTION

**Weld County #1 Oil Producing County  
with 89% of Colorado's Production!**

Through 3<sup>rd</sup> Quarter 2016 Colorado Oil Production = ~87.2 Million Barrels (BBLs) with **~89% produced in Weld County (~77.9 Million BBLs)**

Weld County 2016 Crude Oil Production will exceed 100 Million BBLs. Final Production totals for 2016 should be available in April 2017.

2015 Oil Production = 127.4 Million BBLs with  
**~ 90% produced in Weld County (114 Million BBLs).**

2014 Oil Production = 95 Million Barrels  
with **~86% produced in Weld County (81 Million BBLs).**

# NATURAL GAS PRODUCTION

**Weld County #1 Natural Gas Producing County in Colorado!**  
**Operators produced 1/3 of the Natural Gas produced in Colorado in 2015 (over ½ Trillion Cubic Feet).**

Through 3rd Quarter 2016 Colorado Gas Production = 1.26 Trillion Cubic Feet  
**38% Weld County (46% of Conventional Natural Gas)**

Note: Final Production totals for 2016 should be available in April 2017.

2015 Colorado Gas Production = 1.7 Trillion Cubic Feet  
**34% Weld County (42% of Conventional Natural Gas)**

2014 Colorado Gas Production = 1.6 Trillion Cubic Feet  
**24% Weld County (31% of Conventional Natural Gas)**

Total Colorado Gas Production includes both Coal Bed Methane (not produced in Weld) and Conventional Natural Gas (COGCC Production Data). Production totals for 2016 should be available in April 2017.

# TOP PRODUCERS

BASED ON 2016 WELD PRODUCTION (~IN ORDER OF PRODUCTION)

Operator
ANADARKO/KERR MCGEE ONSHORE LLC
NOBLE ENERGY INC
PDC ENERGY INC
EXTRACTION OIL & GAS LLC
BONANZA CREEK ENERGY OPERATING CO LLC
ENCANA OIL & GAS (USA) INC
BILL BARRETT CORPORATION
WHITING OIL & GAS CORPORATION
GREAT WESTERN OPERATING COMPANY LLC
BAYSWATER EXPLORATION AND PRODUCTION
SYNERGY RESOURCES CORPORATION
CRESTONE PEAK RESOURCES OPERATING LLC
CARRIZO NIOBRARA LLC

# **WELD DRILLING ACTIVITY = 22 Rigs**

-vs- ~19 Rigs Jan 2016 (Ave), ~50 Rigs Jan 2015 (Ave)

## WELD COUNTY DRILLING ACTIVITY:

**2016 = 731 (76% of 968 well starts in CO)**

2014 = 1560 (70% of 2239 well starts in CO)

2015 = 1084 (75% of 1437 well starts in CO)

## Current Drilling Rigs Leased by Company Operating in Weld County:

Anadarko/Kerr McGee = 5

Extraction = 4 (will lay down 1 rig end of Jan)

PDC = 3

Noble = 2

Synergy = 2

Crestone Peak = 2

Bill Barrett = 1

Bayswater = 1 (will laydown mid Jan)

Fifth Creek = 1

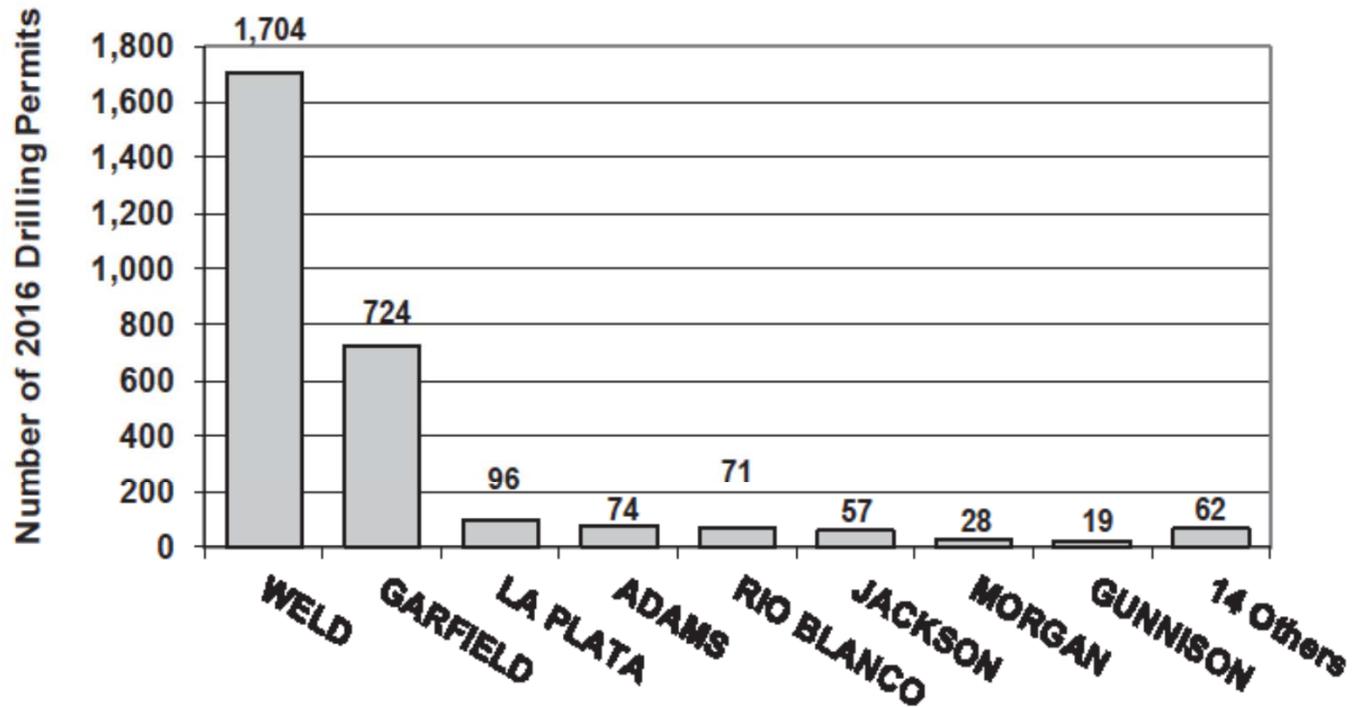
Great Western = 1

Whiting = 1

Reflects near term changes (Data gathered from Form 42's and O&G producers). Surface and Work Over Rigs excluded.

# NUMBER OF 2016 DRILLING PERMITS, ALL COLORADO COUNTIES

2,835 drilling permits have been approved in 22 of Colorado's 64 Counties  
1-1-2017



# DRILLING PERMITS

2016 Drilling Permits Issued in Weld  
= 1704 (**60%** of 2835 in CO)

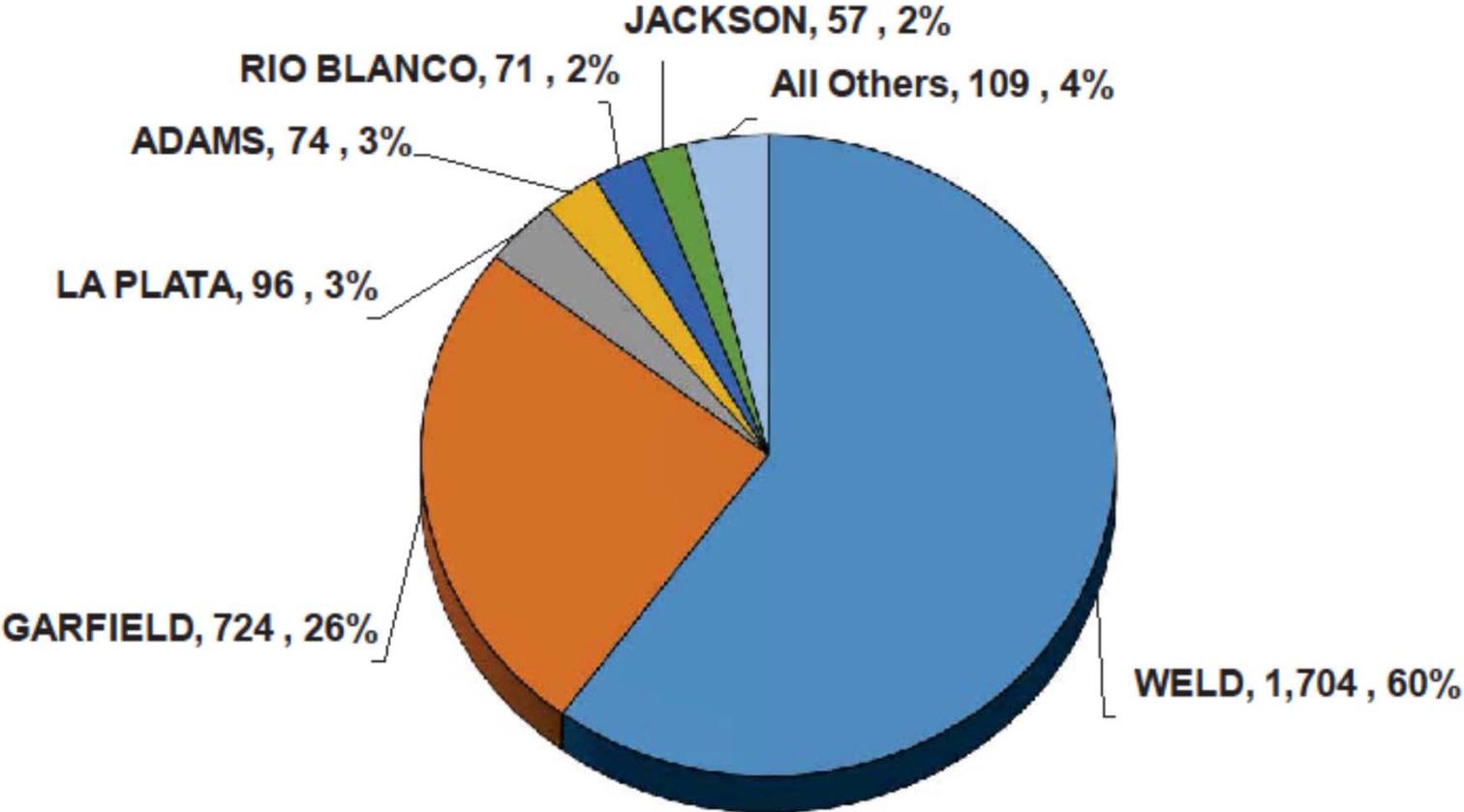
2015 Drilling Permits Issued in Weld  
= 1841 (62% of 2568 in CO)

2014 Drilling Permits Issued in Weld  
= 2303 (55% of 4190 in CO)

**Permitting Trends:** Horizontal drilling in Weld with longer laterals - permitting of 2 & 2.5 mile laterals becoming more common. Fresh water for completions transported via temporary surface pipelines from source to point of use. Increased instances of moving crude oil from production facilities via pipeline instead of truck. Though the grouping of horizontal wells on multi-well pads and production facilities results in less overall surface impact, albeit with larger individual tank battery locations, operators are also building and permitting these locations with fewer on-site storage tanks, which decreases the foot print and over-all size (appearance).

# COLORADO OIL AND GAS 2016 DRILLING PERMITS BY COUNTY

as of 1-1-2017



# Predictions

Activity dependent on price of crude (WTI) and producers response

<https://www.eia.gov/forecasts/steo/report/prices.cfm>

2014 Ave Crude Oil Price ~\$93/BBL

2015 Ave Crude Oil Price ~\$49/BBL

2016 Ave Crude Oil Price ~\$43/BBL

2017 Ave Crude Oil Price ~\$52.50/BBL (EIA Forecast)

Operators have been drilling wells but delaying completions (frac). There are many wells awaiting completion and having their production brought on line. This delay in completion reduced the immediate need for frac crews and production facilities which has impacted oil and gas employment. These drilled wells awaiting completion and production can allow operators to bring new production on line quickly when they deem it necessary. As the rig count declined the number of drilling, completions, and field construction/support jobs declined. Have seen fewer rigs, faster drilling times, longer laterals and lower production costs. The rig count decline stabilized the Summer of 2016 and has been slowly increasing.

U.S. Energy Information Administration's Colorado Energy Profile:

<https://www.eia.gov/state/analysis.cfm?sid=CO>

# Questions?

Troy E. Swain, B.S.

Weld County Oil & Gas Liaison and LGD

1555 N. 17th Avenue

Greeley, CO 80631

(970) 400-3579