

WHEREAS, GEB of Wichita, LLC and Bear Petroleum, LLC ("Applicants"), pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code ("Unified Zoning Code"), request a Conditional Use for Oil and Gas Drilling, on property zoned RR Rural Residential District and SF-20 Single-Family Residential District located on the southwest corner of South Broadway Avenue and East 59th Street South (6025 South Broadway Avenue), and legally described as:

The North Half of the Southeast Quarter of Section 29, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas.

AND

The North Half of that part of the Southwest Quarter of Section 29, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, that is lying East of the Railroad right-of-way.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission ("MAPC") has been given; and

WHEREAS, the MAPC did, at the meeting of February 13, 2025, consider said application; and

WHEREAS, the Board of County Commissioners has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners that:

SECTION I. After having received a recommendation of the MAPC, and after said Planning Commission has given proper notice and held a public hearing as provided by law on February 13, 2025, and under the authority granted by Section V-D of the Unified Zoning Code, the Board of County Commissioners approves this application to allow a Conditional Use for Oil and Gas Drilling, on property zoned RR Rural Residential District and SF-20 Single-Family Residential District located on the southwest corner of South Broadway Avenue and East 59th Street South (6025 South Broadway Avenue), and legally described as:

The North Half of the Southeast Quarter of Section 29, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas.

AND

The North Half of that part of the Southwest Quarter of Section 29, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, that is lying East of the Railroad right-of-way.

Approval of the application is subject to the following conditions:

1. The Conditional Use permits Oil and Gas Drilling that is developed and operated in substantial compliance with the approved site plan and any associated documents, licenses or permits detailing drilling and completion activities used to obtain Conditional Use approval.
2. Prior to furthering Oil and Gas Drilling activities, the applicant shall obtain all applicable permits, licenses and/or inspections from Sedgwick County, the State of Kansas or the federal government, including but not limited to, MABCD, Sedgwick County Environmental Resources,

Sedgwick County Fire Department, Sedgwick County Public Works, the Kansas Department of Health and Environment and the Kansas Corporation Commission. Prior to moving equipment into Sedgwick County, the applicant shall obtain any applicable permits required to move or transport oversized equipment on Sedgwick County public right-of-way.

3. Prior to furthering drilling activities, the applicant shall post an approved surety bond in an amount agreed to by Sedgwick County that can be called upon by Sedgwick County or the township in the event the County or the township is required to repair or replace any roads, bridges, traffic control devices, drainage structures, or other public infrastructure caused by the applicant.
4. Any equipment or appurtenances that will remain on the subject tract for more than thirty days once the well is completed or abandoned shall be set back from the center line of West 59th Street South and South Broadway Avenue at least 85 feet per UZC Section III-E.1.e.(3).
5. Prior to furthering Oil and Gas Drilling activities, the applicant shall meet with Sedgwick County Fire Department officials to establish a system of building and equipment identification.
6. Prior to furthering Oil and Gas Drilling activities, the applicant shall provide a stormwater drainage plan to, and receive approval from, Sedgwick County Environmental Resources. The stormwater drainage plan will describe how stormwater runoff from the application area will be managed.
7. Oil and Gas Drilling shall begin within one year of final approval. Extensions of time may be requested via an administrative adjustment. If Oil and Gas Drilling has not begun within one year of final approval, and no extensions have been requested and approved, the Conditional Use shall be null and void.
8. Any major changes to the scale of the use or major alterations to the approved site plan shall require an amendment to the Conditional Use for consideration by the Metropolitan Area Planning Commission.
9. If the Zoning Administrator finds that there is a violation of any of the provisions or conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

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SECTION III. That this Resolution shall be effective upon publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER
JEFF BLUBAUGH
STEPHANIE WISE
RYAN K. BATY
JAMES M. HOWELL

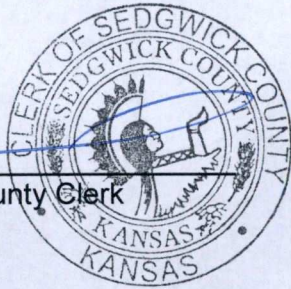
Aye
Aye
Aye
Aye
Aye

Dated this 9th day of April, 2025.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

Kelly B. Arnold
KELLY B. ARNOLD, County Clerk



Ryan K. Baty
RYAN K. BATY, Chairman
Commissioner, Fourth District

Peter F. Meitzner
PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District

Jeff Blubaugh
JEFF BLUBAUGH
Commissioner, Second District

Stephanie Wise
STEPHANIE WISE
Commissioner, Third District

James M. Howell
JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

Samantha Seang 3/5/25
SAMANTHA SEANG
Assistant County Counselor