



Oil & Gas Focus Group Meeting #7

January 2020

Scope of Meeting / Background

- Motion passed by council to re-authorize focus group with 7 out of the 9 previous members for a minimum of two sessions.
- Purpose of re-authorization is for focus group members to provide non-binding input to the city regarding updates to the Land Development Code
- Focus of this meeting will not be to discuss overall concepts of the draft LDC updates, but more specifically on remaining items that were flagged during the city council hearing process, and stakeholder comment letters
- Remaining discussion will focus on other items the focus group would like staff to explore or consider.

Ground Rules

- Listen to all perspectives respectfully
- Seek understanding before responding
- Explain the reasons behind your statements
- Ask questions when you don't understand a topic
- Give new voices a chance and ensure no one dominates the discussion
- Listen and do not interrupt while one person speaks at a time
- Do not blame, accuse, or make generalizations
- Treat people as individuals, not as representatives of an entire group or organization
- Focus on the subject
- Treat members as equals despite position or rank.
- Silent cell phones or other personal electronic devices



Overview of Proposed Regulations



Overview of Draft LDC Changes

- Modification of the approval criteria and review process
- Limit on timeline to drill
- Requirement for a mandatory “initial assessment process”
- Reduction in the allowed zone districts
- 1,000’ setback
- Reverse setback between 300’ and 500’, based on size of facility



Overview of Draft LDC Changes

- Additional application requirements
- Additional visual mitigation, fencing, landscaping, lighting, noise standards, and sign standards
- Inspections - Operator covers all costs
- Real time, continuous air quality monitoring requirements.
- Updated definitions
- Adoption of COGCC fine schedule
- ROA BMP's modified, then included as separate document from LDC. Authorized through municipal code



Remaining Items to Resolve

Issues Raised – November 4 Hearing

- Lapse and forfeiture
 - 3 year limit on Oil and Gas Permit term, and 3 year right to drill window
 - Three year window to drill all wells approved within a permit. If all wells aren't drilled within three years, applicant must re-apply for oil and gas permit
- Permit transferability
 - Oil and Gas permits do not “run with the land” and any changes in tenancy, ownership, or management require the issuance of a new permit.
- Continuous air monitoring
 - Stopgap measure until AQCC conducts rulemakings later this year
 - Statement of intent and goal for air quality monitoring program. What emissions are we trying to monitor?
 - Define threshold levels
 - Continuous monitoring for the lifetime of the well may be too onerous



Issues Raised – November 4 Hearing

- Setback measurements / reverse setback
 - Ensure consistency of setback measurement method throughout the code
 - Setback = new well site versus existing residential units
 - Reverse setback = new residential construction versus existing well sites
 - Concerns from the homebuilder industry of a reverse setback of up to 500' from production sites
 - Limits homebuilder's ability to develop homes. Less of a setback desired from this group
 - Proposed reverse setback was equivalent to the regular setback during drilling and completions phase – 80% of the air quality and noise impacts are felt during this time.
- Gathering line regulations
 - Concerns over statutory authority to regulate gathering lines
- Chemical disclosure
 - Concerns from the industry about public disclosure of proprietary information – “trade secrets”
 - Listing chemicals used in the process, but not specific details about the percentage of each chemical used



Discussion

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