

Topic	COGCC Regulation	ADCO Regulations	Commerce City ROA / BMP's	Commerce City Current Code
Setbacks	<ul style="list-style-type: none"> •500' from existing residential •1,000' from High Occupancy Building Units •Additional protections for sites with 22 residences within 1,000' radius (Large UMA) 	1,000' Setback from <ul style="list-style-type: none"> •Schools •Platted or ex residential •Licensed daycares •Waterbodies 	<ul style="list-style-type: none"> •No specific setback requirement •1 site (Harlo) within 1,000' of ADCO criteria •Additional BMP's apply for sites within 1,320' 	•No specific setback requirement – negotiated through Operator Agreement
Zoning	N/A	Allowed in zoning districts: <ul style="list-style-type: none"> •A-2 •A-3 •Commercial •Industrial 	<ul style="list-style-type: none"> •All proposed sites within PUD Zone Districts •Only reunion currently allows (with a CUP) •All other sites will require re-zoning PUD to allow Oil and Gas facilities 	All districts except public, with an oil and gas permit
Variances	Variance process available through COGCC	Variance process allowed through public hearing for sites not meeting criteria	No such waiver	N/A
Alternative Site Analysis	Not currently required – rulemaking pending	Alternative Site Analysis Required	Required through code	Required, but specifics not identified
Noise	<ul style="list-style-type: none"> •Max 80dB(a) adjacent to residential uses 	<ul style="list-style-type: none"> •Noise control mitigation standards, electric rigs, noise mgmt. plan •No maximum decibel limit 	<ul style="list-style-type: none"> •Similar requirements for use of electric drilling rigs •Noise max: 55db or 4db over baseline •Additional requirement of quiet fleet technology 	No such requirements
Inspections	<ul style="list-style-type: none"> •No Inspection Fees •Fee schedule in place •\$100,000 financial assurance per operator for <i>all</i> wells currently 	<ul style="list-style-type: none"> •Inspection fees – duplicating current COGCC fine schedule •Monetary fines •Financial assurances 	<ul style="list-style-type: none"> •\$500/well/yr for inspections •Fine schedule defaults to current NS fine schedule – less than ADCO proposed •More specific financial assurances & policy amounts 	<ul style="list-style-type: none"> •No inspection fees •Current NS fine schedule •Less specific financial insurance, lower policy amounts
Air Quality	•Regulated by air quality control commission	<ul style="list-style-type: none"> •Significant BMP's related to emission reductions •Requirement for baseline air quality sampling and ongoing continuous monitoring •Operator bears all cost 	<ul style="list-style-type: none"> •Similar emission reduction BMP's and requirements •Operator contributing \$250/well/yr for air quality monitoring 	•Not required
Tanks	Not required	•Implementation of tankless production facilities as county determines feasible	•Tankless facility design (pipeline utilization)	•Not required