

Subject: Session 2

Date: May 22, 2019

Chris Cramer opened the meeting with an outline of tonight's meeting. He also opened the floor to discuss or ask questions about last. With nothing further to add, Domenic Martinelli, City Planner and Special Legal Counsel, Matt Sura began the presentation and discussion.

Tonight's topics were Potential LDC Changes from SB 181. The overview was of the best management practices and then the group was asked to discuss what were their concerns were as well as what would top their personal lists as high priority issues. Below is what the group discussed and cited as concerns and additional issues that they wanted to be considered.

- Clarification was asked about our BMP standards and if they were being updated to match the current standards and if so, would SB-181 allow us to require a higher standard?
- Additional studies relating to fault lines in conjunction with wells and pipelines and, as a result, earthquakes.
- Several times throughout the session, the group brought up staffing capacity and knowledge as it related to being able to properly review, monitor, and analyze the BMPs, conditions, work, and enforcement of the companies.
 - Are we going to have the resources (personnel and funds) to enforce the BMPs
 - Should we consider greater fees to Oil and Gas Industries to help with the additional burdens of drilling within Commerce City
 - How are we going to regulate the agreements throughout to include:
 - Pre
 - Active
 - Post
 - Transfer of ownership
- Economic feasibility; Industry vs. Residents
- Again, staffing was brought up but specific this time to inspectors. And has the City considered what an inspector(s) per well ratio would be.
- Air Quality monitoring and issued were brought up by many. One specific question was raised about real time monitoring and what that would mean and how would that be addressed if the air quality was compromised.
- There were a couple suggestions on the permitting process. They asked if a CUP per well would be a better approach as well as having them all go through a public hearing process.

MINUTES CONTINUED

- A suggestion of additional community outreaches as well as notices that encompassed all of Commerce City residents rather than those that live within a specific circumference of the well site
- A concern was raised that the life of the well would outlive that of the BMPs and that the BMPs should take that into considerations. They should also have specific language and direction of reclamation of the well sites.
- Another suggestion was to slow the process down so that the State has an opportunity to define the new rules of 181. It was also recommended that there be no drilling approved while we are working through our new process.
- Some safety concerns, in addition to air quality, were
 - Water quality & the waste process
 - Post closure care and continued monitoring
 - The pipelines durability, maintenance, care & degrading pipes & issues
- Regulation of agreements throughout the process

Some of the other discussions/questions that the group had in addition to the BMPs were:

- Reverse setbacks (the idea of that and how we could incorporate something of the like)
- A question was raised as to the location of the Great Western Pad
 - The subdivisions & boundaries were identified and informed that there are no 2a in that area currently
- The focus group wanted to see and understand the difference between spacing and surface.
- And the concern was also raised of the cumulative impacts of all the wells and drilling

The meeting concluded with the direction that they should review the handouts provided regarding the zoning districts as well the prompted questions that will help structure the conversation as well as prepare the group to answer what concerns they may have as well as what is it that they feel is important to focus on.

The concern was raised that the focus group did not feel that they had adequate time to review the remaining topics with diligence in just one more meeting and the request for additional meetings was suggested and unanimously agreed upon by the group. Staff will look at availability to accommodate.

