

**Subject:** Session 4

**Date:** June 19, 2019

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Steve Timms provided a brief introduction. He welcomed the group and provided information about the final two meetings for June 19<sup>th</sup> and June 26<sup>th</sup>. This will provide time for expanding discussions on the agenda topics. June 19<sup>th</sup> the group would finish the discussion of zoning, and discuss process and enforcement. The final meeting would consist of discussion surrounding the COGCC process.

**Zoning (continued):**

Domenic Martinelli facilitated the discussion surrounding zoning

The previous comments from the last session on zoning were reviewed. A future land use map and an existing zoning map with the proposed well pad locations were shown and discussed.

**The following additional items were brought up, as it relates to zoning and setbacks:**

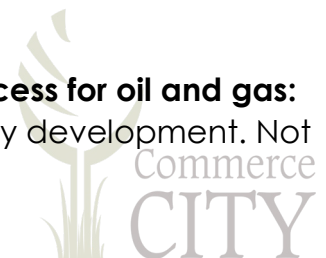
- Ensure that schools and educational facilities are defined (to include public, private, religious, etc.)
- Setbacks should be reciprocal, i.e.- new well sites to existing residential, but also new residential to existing well sites.
- Define and distinguish setbacks from a building/structure vs property line.
- Have a development disclosure for buyers of property notifying them of mineral rights/oil and gas lines, and drilling
- Potentially have city disclosure of potential wells, drilling, lines, etc. for new property owners.
- Include or be able to show boundaries for subsurface flowlines.
- For parks, especially city parks, have greater setback (1000')
- Also have greater setback for livestock, rec centers, schools, places that emphasize health.
- For industrial, no additional setbacks needed outside of state requirements.

**Process:**

Steve Timms facilitated the discussion surrounding process

**The following items were brought up, as it relates to process for oil and gas:**

- Process should be specific to the area and nearby development. Not all sites are created equal.



## MINUTES CONTINUED

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- Potential for additional electronic notices be generated from city.
- City staff should participate (be present) at neighborhood meetings.
- Extra communication- not just to those within notice boundary.
- Population density should factor in to notice.
- Neighborhood meetings should be similar to transportation impact fee neighborhood meeting.
  - Open house types
  - Specific topics
  - Smaller groups following board to board
  - Intimate conversations
- The different process options were discussed (including administrative and public hearing.)
  - Administrative Approval Good
  - With larger notice radius
  - Provide translators at meetings
  - Would like oil and gas permits to go through public hearings
- As it relates to fees, would like all fees built into application fee rather than stringing them out throughout process
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### **Enforcement:**

Matt Sura facilitated the discussion surrounding enforcement.

### **The following items were brought up, as it relates to enforcement:**

- Industry to pay for additional costs that pads require
- Inspection cost split between city and company
- Appropriate number of inspectors per well site needs to be determined.
- Inspection frequency needs to be determined. Mirror inspection fee study like the transportation study.
- Inspection types vary- initial enforcement vs scheduled inspection vs annual inspection vs complaint inspection. Different levels of inspection.
- For inspections- allow inspections that are done by 3<sup>rd</sup> party be allowable to submit to City- rather than multi (same) reports describing same things.
- Have industry (or 3<sup>rd</sup> party to be determined) do inspections but one time have inspection monitored by City appointed inspector.
- Make sure inspections are timed during critical stages of life cycle of well.
- Work with safety operators during construction

## MINUTES CONTINUED

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- Inspections better after completion.
- For violations, what should be the options? A violation fee and corrective action.
- Include progressive correction action to include:
  - Notice
  - Notice and fee
  - Notice and fee and stop
  - Fee and revoke permanently
- Public health vs work site health and enforcement
- Notice to community of violations or health concerns- including “new” or what could be perceived as “scary” activities
- Ongoing education to citizens and community key- citizens need to get to know the industry, and industry needs to get to know the community.

Steve Timms ended the meeting with update for next week, which would be COGCC rulemaking and wrap up.