

Topic	COGCC Regulation	ADCO Regulations	Commerce City ROA / BMP's	Commerce City Current Code
Setbacks	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 Schools Platted or ex residential Licensed daycares Waterbodies	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: A-2 A-3 Commercial Industrial	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	Max 80dB(a) adjacent to residential uses	Noise control mitigation standards, electric rigs, noise mgmt. plan No maximum decibel limit	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, Fines & Insurance	No Inspection Fees Fee schedule in place \$100,000 financial assurance per operator for <i>all</i> wells currently	Inspection fees – duplicating current COGCC fine schedule Monetary fines Financial assurances	\$500/well/yr for inspections Fine schedule defaults to current NS fine schedule – less than ADCO proposed More specific financial assurances & policy amounts	No inspection fees Current NS fine schedule Less specific financial insurance, lower policy amounts
Air Quality	Regulated by air quality control commission	Significant BMP's related to emission reductions Requirement for baseline air quality sampling and ongoing continuous monitoring Operator bears all cost	Similar emission reduction BMP's and requirements Operator contributing \$150,000/wellsite/yr for air quality monitoring + \$36,000/wellsite for baseline monitoring	Not required
Tanks	Not required	Implementation of tankless production facilities as county determines feasible	Tankless facility design (pipeline utilization)	Not required

Topic	Aurora	Brighton	Erie	Longmont
Setbacks	If 1,000' or more from platted or existing residences, high occupancy building unit, city owned park or reservoir, <u>use by right</u> . If less than 1,000', facility is a conditional use.	No setback from new wells to existing residences Additional consultation required if within 1/2 mile of Brighton Public Water System reverse setback of 200' from new homes to existing sites.	Minimum setback of 350' - conditional use 1,000' from occupied structures, 750' from parks & platted residential, & 500' from surface water features - By- right reverse setback of 150' from new homes to existing sites. 350' for an assembly building	setback of 750' from new wells to existing homes or platted lots, parks, sports fields, or designated outdoor acitivity areas Reverse setback of 150'
Zoning	Not regulated through zone districts	Not regulated through zone districts	Not regulated through zone districts	All zone districts except residential
Variances	Waiver provision allowed	Variance processed allowed	Waiver provision allowed	Operational conflict special exemption allowed (including relief from zoning requirements)
Alternative Site Analysis	Not required	Not required	Not required	Not required
Noise	No such requirements. Additional protections in Operator Agreements	No such requirements. Additional protections exist in MOU	No such requirements.	Some noise requirements
Inspections, Fines & Insurance	No Inspection Fees	No inspection fees	No inspection fees	No inspection fees
	Insurance not addressed in base code. Additional insurance required in Axis & Conoco Philips Agreements Unspecified bond amount for Traffic Impacts	Fines enforced through municipal code.	Fines enforced through municipal code.	Fines enforced through municipal code. Financial insurances and policy amounts stated
Air Quality	Little requirements in base code. More stringent regulations in Axis & Conoco Philips Operator Agreements	Not addressed in base code - additional protections in MOU	Not addressed in base code - additional protections in MOU	Some air quality requirements
Tanks	No requirement for elimination of tanks. 20' height limit.	No requirement for elimination of tanks.	No requirement for elimination of tanks.	No requirement for elimination of tanks.

