



# Reverse Setback Analysis

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City Council Study Session July

# Staff Recommendation

## Sec. 21-6280. Additional Subdivision Standards relating to Oil & Gas Sites

### Oil & Gas Site Setbacks.

- (1) For permitted Well Sites where all permitted wells have not entered Completions, no new residential lots may be platted within 1,000' of such site.
- (2) For permitted Well Sites where all permitted wells have entered Completions, or the permit has otherwise lapsed, been revoked, or forfeited, and is not subject to renewal or reissuance, then no new residential lots may be platted within the minimum setbacks set forth in Table VI-1:

Table VI-1. Setback from new residential lots to Production Sites

<u>Well Count</u>	<u>Setback</u>
<u>1-10</u>	<u>300'</u>
<u>11-24</u>	<u>400'</u>
<u>25 or more</u>	<u>500'</u>

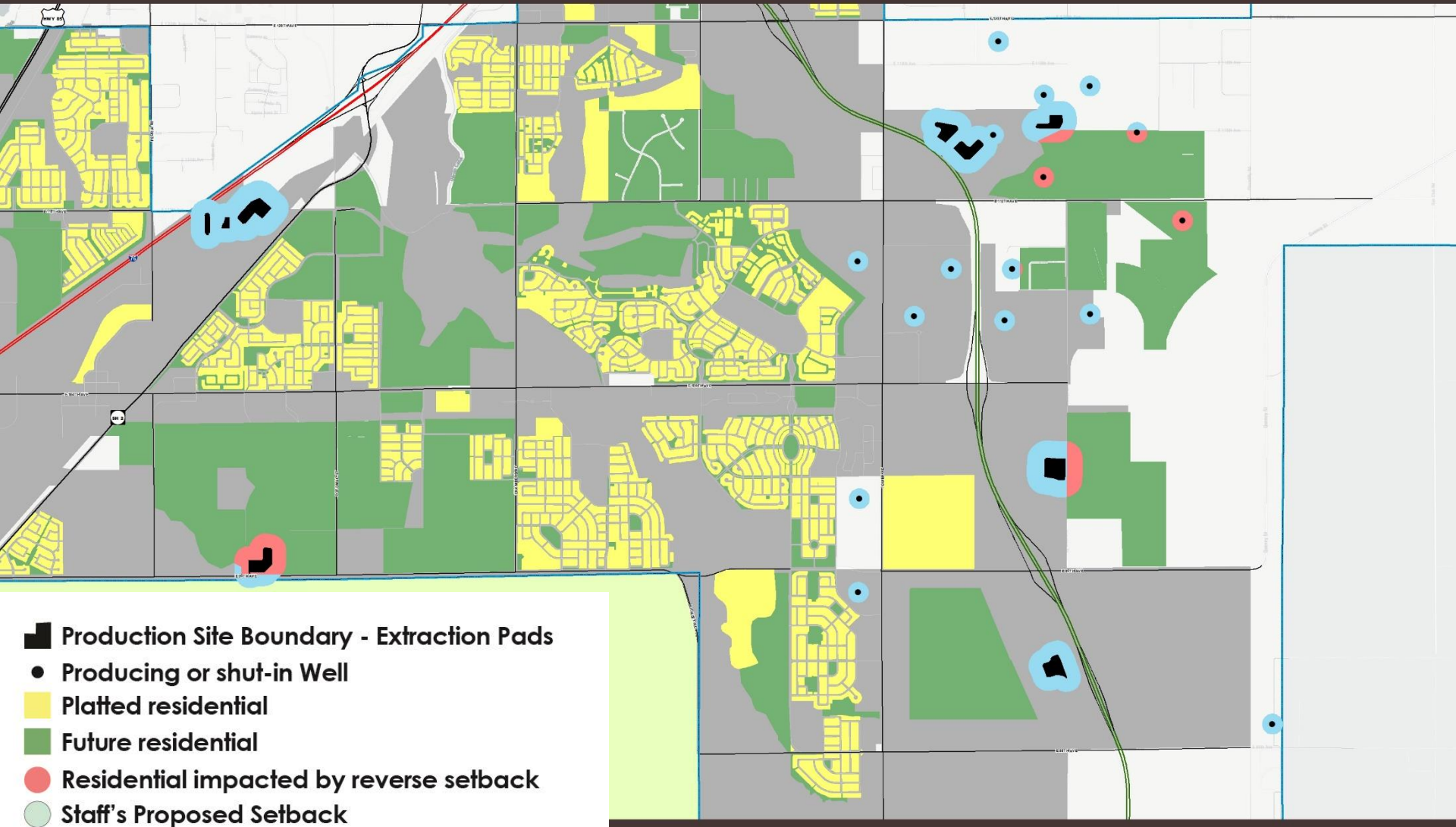
- (3) Measurements shall be taken in the same manner as defined in 21-5266(6)

# Staff Recommendation



## Reverse Setback Analysis

Based on Proposed 21-6280 Language



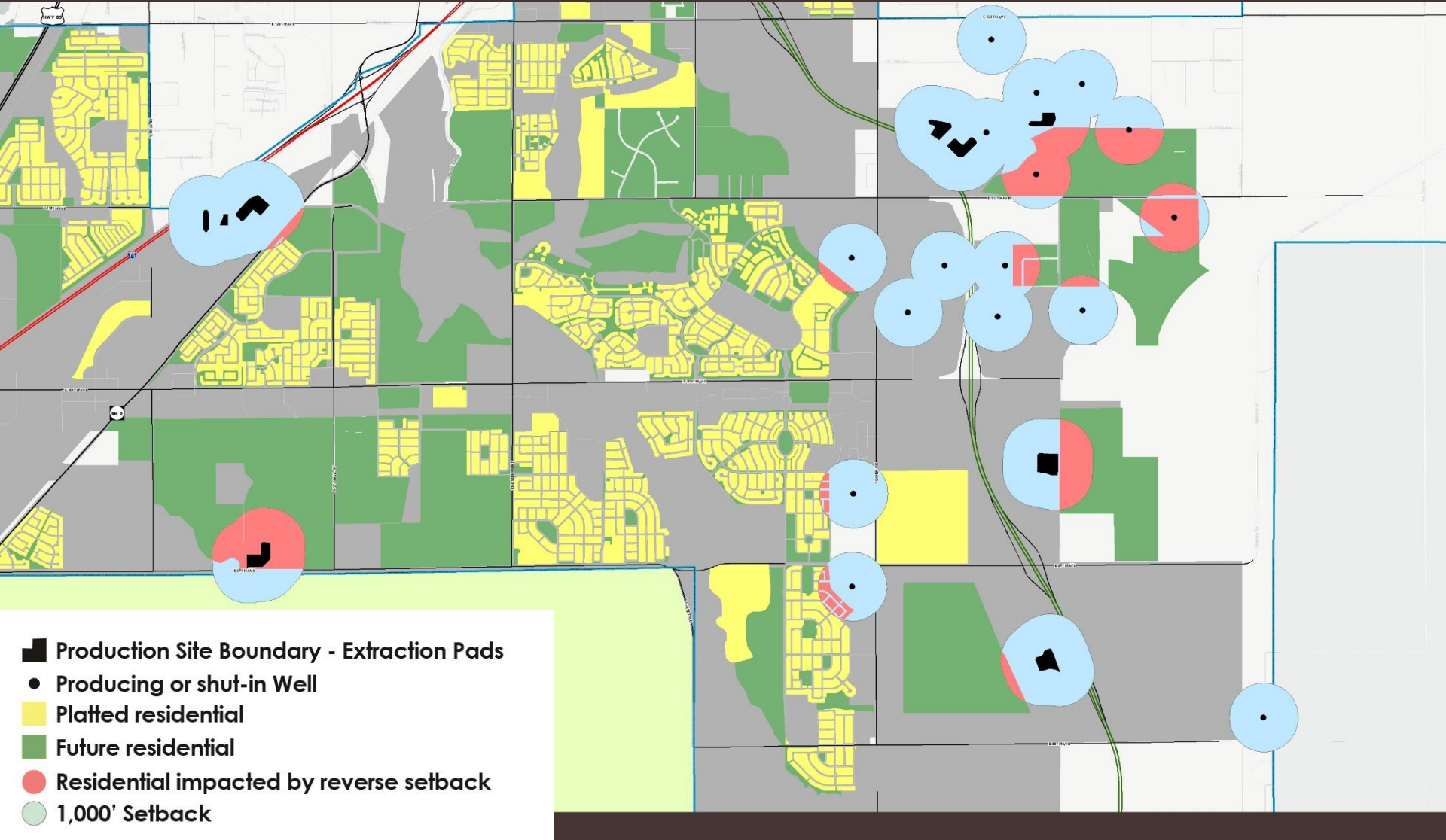
- Production Site Boundary - Extraction Pads
- Producing or shut-in Well
- Platted residential
- Future residential
- Residential impacted by reverse setback
- Staff's Proposed Setback

# Council Feedback – 1,000'



## Reverse Setback Analysis

1,000' Reverse Setback



# Comparison Table

	Staff Recommendation (21-6280)	1000' Reverse Setback
*Existing Platted Lots Affected	0	164
Acres of Future Residential Land Affected	69.24	363.64
Total Acreage of Setback Buffer	417.94	1873.45

\*For illustrative purposes only. Existing platted lots would not be affected under proposed 21-6280 language

\*\*Sketch plat lots not included within analysis, due to potential redesign and lack of submission to the city

# Potential Public Hearing Schedule

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- Tuesday, August 11: Planning Commission Hearing
- Monday, September 21: City Council 1<sup>st</sup> reading
- Monday, October 5: City Council 2<sup>nd</sup> reading (Fast track)



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