



AGENDA PACKET

TO: District Plan Commission
 FROM: Anneli Berube, Ag Innovation Specialist for District Plan Staff
 DATE: May 18, 2018
 SUBJECT: May 24, 2018 District Plan Commission Meeting Agenda Packet

The following documents are included for review for the May 24, 2018 District Plan Commission Meeting:

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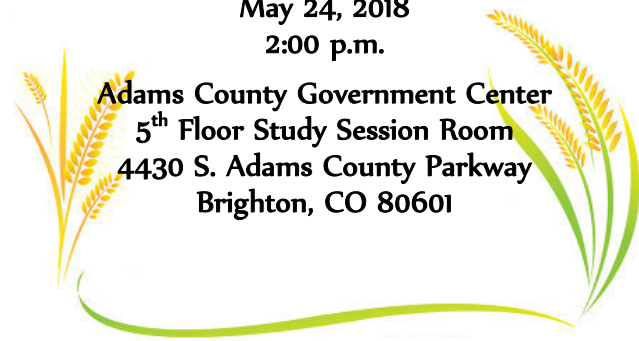
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The following links have been shared by Commission members or staff and are being provided for informational purposes only. These resources do not reflect the positions of Adams County or the City of Brighton.

Shared Resources	District Plan Work Plan Tactic(s)
<i>Colorado farmers give U.S. agriculture secretary Perdue an earful on trade policy, labor shortages, 5/15/18, https://www.denverpost.com/2018/05/15/colorado-sonny-perdue-agriculture-farming/</i>	Affects District Plan overall (local producers)
<i>Farms Under Threat report, American Farmland Trust, 5/9/18, https://www.farmland.org/initiatives/farms-under-threat</i>	1,11,12

DISTRICT PLAN COMMISSION

Agenda
May 24, 2018
2:00 p.m.



Adams County Government Center
5th Floor Study Session Room
4430 S. Adams County Parkway
Brighton, CO 80601

COMMISSION MEMBERS

Alan Hale (Chair)

Christy Dowling (Vice Chair)

Amanda Griffin (Secretary)

Adam Kniss

Wayne Scott

Thom Stanfield

Dave Swanson

Wayne Walvoord

1. Call to Order/Roll Call/Pledge of Allegiance
2. Approve minutes from April 26, 2018 meeting
3. Public Comment
4. Staff updates

Regular Business:

5. Approval of District Plan Work Plan deliverables:

- (A) 2nd Reading: Farmland Preservation Toolkit
- (R) 2nd Reading: Farm to School Toolkit

6. (I) Presentation on oil & gas development and potential impacts within the District Plan Area

7. (I) Public naming process: save the dates for Summerfest (6/2) and City BBQ (7/26)

8. Announcements, Suggestions & Comments
9. Adjournment

Key for Regular Business items

(A) – Action (vote)

(R) – Recommendation (general consensus)

(I) – Information (no vote needed)

Please note: Contact Anneli Berube at aberube@adccogov.org, or (720)523-6979 with questions or if you require special accommodations.





District Plan Commission meeting notes

Type of meeting: Regular

Date: Thursday, April 26, 2018

Location: Adams County Government Center, 5th Floor Study Session Room

Members present: Mr. Alan Hale (Chair), Ms. Christy Dowling (Vice Chair), Ms. Amanda Griffin (Secretary), Mr. Tim Ferrell, Mr. Adam Kniss, Mr. Wayne Scott, Mr. Wayne Walvoord

Members absent: Mr. Thom Stanfield, Mr. Dave Swanson

Staff present: Anneli Berube (Adams County/City of Brighton), Christine Francescani (Adams County), Thad Gourd (Adams County), Shannon McDowell (Adams County), Nathan Mosley (Adams County), Aja Tibbs (City of Brighton), Gary Wardle (City of Brighton), Jennifer Woods (Adams County)

Public present: Nathan Mudd (Bromley Local Foods Campus)

AGENDA ITEM	DISCUSSION	ACTION
1. Call to Order/Roll Call/Pledge of Allegiance	<ul style="list-style-type: none"> No discussion. 	Meeting called to order by A. Hale at 2:03 p.m.
2. Approve minutes from March 22, 2018 meeting	<ul style="list-style-type: none"> No discussion. 	A. Kniss moved to approve minutes from March 22, 2018 meeting. W. Walvoord seconded. Unanimous approval.
3. Public Comment	<ul style="list-style-type: none"> No comment. 	No action.
4. Staff Updates	<ul style="list-style-type: none"> Showed District Plan update video A. Berube shared the following updates: <ul style="list-style-type: none"> Adams County wrote letter of support for a Barr Lake State Park grant proposal for a smart phone application that guides people around the park, including programming around the Bergman Barn and information about surrounding agricultural amenities District Plan Staff provided update on the District Plan to the Adams County Board of County Commissioners on April 17, 2018 The District Plan website has been updated; Staff will be posting full agenda packets there starting in May Staff is exploring the launch of a public branding campaign for the District Plan area: <ul style="list-style-type: none"> Looking at branding and signage for a future agritourism route City and County can utilize public engagement tools to help with this District Plan Commission can act as ambassadors to help collect votes at events: Summerfest on 6/2 and Brighton BBQ on 7/26 	

4. Staff Updates (cont)	<ul style="list-style-type: none"> ○ Will be reaching out to Chamber, other entities for input 	No action.
5. Discussion of new City of Brighton board appointee policy	<ul style="list-style-type: none"> ● G. Wardle presented City of Brighton’s revised policy on Commission appointments, adopted by the City Council on April 3, 2018. ● This policy requires City of Brighton boards and commissions to interview potential members and make recommendations to City Council. ● The District Plan Commission will have to determine their process and interview questions, which will be done at a future meeting. 	No action.
6. Staff presentation of deliverables for Commission review	<ul style="list-style-type: none"> ● A. Berube presented the following documents for the Commission’s review: ● Farm to School Toolkit <ul style="list-style-type: none"> ○ The purpose of this toolkit it to further two District Plan Work Plan tactics relating to Farm to School activities (#13,14) ○ After a tour of Greeley’s Farm to School program with representatives from 27J and Adams 12 school districts back in January, heard from representatives that it was a bit overwhelming to know where to start; Staff decided to put together a toolkit to help direct folks to resources ○ Staff received and incorporated feedback from school districts, government agencies, and nonprofits involved in farm to school ○ Staff will be working with school districts on a plan to disseminate ○ District Plan Commission members provided edits to the draft toolkit, and an updated draft will be brought to the next meeting ● Farmland Preservation Toolkit <ul style="list-style-type: none"> ○ The purpose of this toolkit is to complete a District Plan Work Plan tactic (#11). The toolkit provides guidelines for the City and County to reference for acquisitions ○ The toolkit summarizes information included in the District Plan, primarily on pg. 44, and takes into account Commission discussions ○ District Plan Commission members provided edits, and an updated draft will be brought to the next meeting 	

<p>6. Staff presentation of deliverables for Commission review (cont.)</p>	<ul style="list-style-type: none"> The District Plan Commission discussed the process for approving deliverables moving forward. Staff will present a deliverable at a meeting, sending it out in the agenda packet beforehand. Commission members will bring their edits to the meeting, and the Commission will review and provide comments. Staff will then incorporate edits and bring an updated version to the following meeting for approval. 	<p>No action.</p>
<p>7. Presentation about Denver Botanic Gardens project</p>	<ul style="list-style-type: none"> N. Mosley discussed the latest plans for the Adams County Regional Park (Riverdale Regional Park), including talks with Denver Botanic Gardens about programming and infrastructure at the expanded park. 	
<p>8. Announcements, Suggestions & Comments</p>	<ul style="list-style-type: none"> A. Tibbs: participated in a farm tour at the national American Planning Association (APA) conference in New Orleans last week T. Ferrell: followed up on an idea that he brought up at the previous month's meeting about honoring the Sakata family C. Dowling: Monarch Monitoring Training at Barr Lake State Park on 5/18 9-3pm A. Griffin: Brew & Que at Lulu's Farm on 4/27 5:30-10, 4/28 12-5 S. McDowell: also attended the national APA conference and participated in a couple of sessions related to food systems planning W. Walvoord: best meeting we've had to date T. Gourd: 234,000 honey bees are being delivered to the Regional Park this weekend N. Mosley: 5/19 is National Public Lands day, they will be planting trees at Willow Bay open space 9-1pm N. Mosley: Adams County Fair 8/1-8/5 A. Hale: invited State Senator Kevin Priola to attend a District Plan Commission meeting, haven't heard back yet since they are still in session 	
<p>9. Adjournment</p>		<p>Meeting adjourned at 3:53 p.m.</p>

Recorded by: A. Berube

Farmland Preservation Toolkit

The District Plan was created by Adams County and the City of Brighton to **preserve** agricultural land and heritage, **encourage** local food production, and **promote** agritourism.

The purpose of this toolkit is to provide guidelines that may be taken into account by the City of Brighton and/or Adams County for the preservation of agricultural land within the District Plan area through acquisitions.



Willing Seller

The presence of a landowner willing to sell their property is essential, and ideally there is interest in conserving their land in partnership with local governments and/or land trusts.



Water Rights

The goal is to “tie water to the land”, potentially using methods such as conservation easements, so that it remains available for use in agriculture.



Prime Farmland

The Comprehensive Plans and the Parks & Open Space plans from both Adams County and the City of Brighton have identified prime agricultural lands and the need to retain this valuable asset.



Size & Continuity

Large, contiguous parcels are more conducive to most agricultural operations. Continuity helps to ensure compatibility with neighboring land uses and concentrates similar activities within the District Plan Area.



Viewshed

Where possible, preserving existing views of farmland and open space is important in order to maintain the identity and character of the area. This includes the views along Sable Boulevard and Highway 85 that can be enjoyed by passersby.



Location

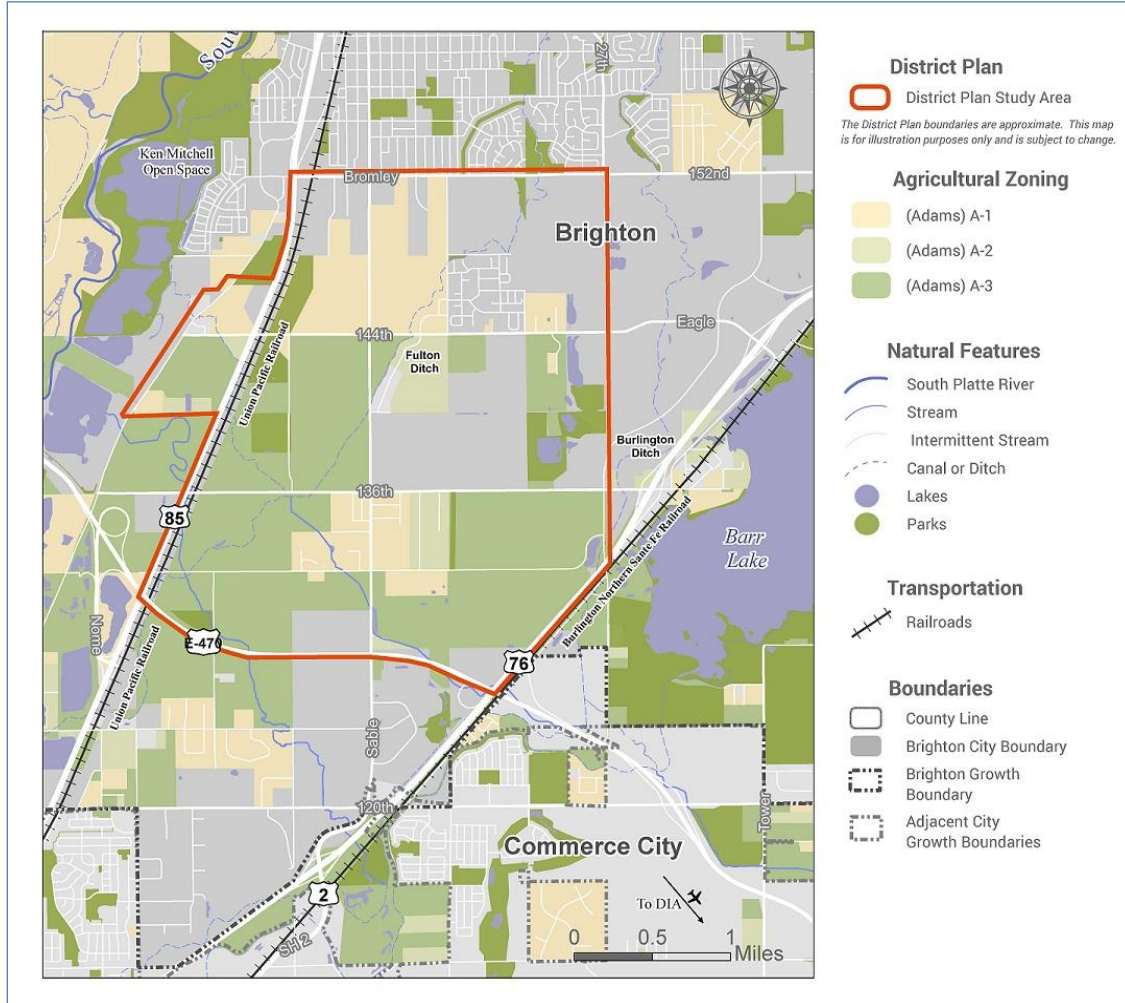
This Toolkit is meant to guide acquisitions and other land preservation activities specifically within the District Plan area south of Brighton. The map on the next page illustrates this target area.



Additional priorities, if applicable

Historic structures • Open space or educational benefits • Timeline • Funding

Farmland Preservation Toolkit



Letterly Property, purchased by City of Brighton in 2011



Bromley-Hishinuma Farm Property, purchased by City of Brighton in 2017

Farm to School Toolkit

The District Plan was created by Adams County and the City of Brighton to **preserve** agricultural land and heritage, **encourage** local food production, and **promote** agritourism.

The purpose of this toolkit is to provide schools with resources to create or enhance their Farm to School programs. In this context "Farm to School" refers initiatives related to education, school gardens, and/or procurement.



From Colorado Farm to School Task Force

Where do we start?

- **Colorado Proud School Meal Day** is Wednesday, September 12, 2018. Visit the [Colorado Proud website](#) for more information.
- **Adopt a Farmer program:** a class "adopts" a local farmer who they correspond with through letters or videos. Visit [Western Dairy's website](#) for information about their program.
- **Harvest of the Month program** highlight [in-season produce](#) and educate students.
- Look at **what products are in close proximity** to your school district, or **start with commodity products**. Ask the Colorado Dept. of Agriculture, or develop a profile at [co.foodmarketmaker.com](#).
- **Garden to cafeteria program** enable school gardens to sell to the school kitchen.

Who can help?

- **Start with your school district's** health and wellness department to learn more about what is already happening and how to get involved.
- School districts interested in procuring locally grown food can contact Sara Rose Foreman at the **Colorado Dept. of Education** (foreman_s@cde.state.co.us)
- Farmers interested in selling to schools can contact Wendy White at the **Colorado Dept. of Agriculture:** (wendy.white@state.co.us)
- **USDA Food and Nutrition Service** Farm to School Program (www.fns.usda.gov/farmtoschool); contact Andrea Northup, Farm to School Regional Lead: (andrea.northup@fns.usda.gov)
- **LiveWell Colorado** has a School Food Initiative (livewellcolorado.org)
- **Slow Food Denver** has a Seed-to-Table School Garden Program (slowfooddenver.org)
- **Denver Urban Gardens** helps start school-based community gardens (dug.org)
- **Edible Schoolyard** has a national edible education curriculum (edibleschoolyard.org)
- **Big Green** is a network of Learning Gardens and food literacy programs (biggreen.org)

Farm to School Toolkit

What funding opportunities are available?

- [USDA Farm To School implementation grant](#)
- Colorado Garden Foundation: bit.ly/2HyqF53
- [AmeriCorps Vista](#)
- Federal reimbursements can be a key part of funding, including: [Fresh Fruit and Vegetable Program \(FFVP\)](#), [Summer Food Service Program](#), [Child and Adult Care Food Program \(CACFP\)](#), and [School Breakfast Program](#)
- LiveWell Colorado Grants List: bit.ly/2vIBDpk
- Slow Food USA Grants List: bit.ly/2H6O8Xk
- Ag in the Classroom: bit.ly/2H8LeFJ
- Colorado Potato Industry Salad Bars into Schools [video contest](#)
- Seed donations from [Botanical Interests](#)

Additional Resources

USDA Food and Nutrition Service:

www.fns.usda.gov/farmtoschool/farm-school-resources

LiveWell Colorado:

- [School Food Initiative](#): training and technical assistance
- [Farm to School Network](#) lead for Colorado

Slow Food Denver:

- [Seed-to-Table program](#): free seeds and seedlings, workshops, Youth Farmers' Market program & general assistance
- [Garden Leader tools](#): resources for garden leaders
- [After School Enrichment](#): after school program guide
- [School Food Curriculum](#): available for download
- [In School cooking classes](#): led by Slow Food staff
- [Garden to Cafeteria](#): training and support
- [Youth Farm Stand](#) (partnership with Denver Urban Gardens): market training and supplies, [toolkit](#)

Denver Urban Gardens:

- [Starting a school-based community garden](#)
- [School Garden Cultivator program](#): for volunteers
- [Helping Kids Get Healthy](#): workshops for youth educators
- [Healthy Bodies, Healthy Gardens](#): school garden curriculum
- [Youth Farm Stand](#) (partnership with Slow Food Denver) market training and supplies, [toolkit](#)

Big Green: [Garden skills and lessons](#)

Edible Schoolyard: [Resource library](#)

Chef Ann Foundation:

- [The Lunch Box](#): tools for school food change
- [Get Schools Cooking](#): scratch cooking support
- [Salad Bars to Schools](#): donation program
- [School Food Institute](#): for school nutrition professionals
- [Parent Advocacy Initiative](#): tools & resources for parents
- [Project Produce](#): fruit and vegetable grants for schools



From Colorado Farm to School Task Force



Early Care-Specific Resources

- **Cooking up Healthy Options with Plants (CHOP)**
www.colorado.gov/pacific/cdphe/cacfp-chop
- **National Farm to School Network**
www.farmtoschool.org/our-work/early-care-and-education
- **Grow it, Try it, Like it!** www.fns.usda.gov/tn/grow-it
- **Food Safety for Vegetable Gardens**
www.colorado.gov/pacific/sites/default/files/DEHS_IEPU_FoodSafetyGardens_Jan2018.pdf
- **Retail Food Regulations**
www.colorado.gov/pacific/sites/default/files/DEHS_RetailFood_IM1408_ProduceSuppliers.pdf

INFORMATION SHARING PROCESS

TO: District Plan Commission
FROM: Anneli Berube, Ag Innovation Specialist for District Plan Staff
DATE: May 17, 2018
SUBJECT: Proposal for District Plan Commission information sharing

Purpose:

The purpose of this proposal is to formalize a system for disseminating *relevant information* to the District Plan Commission members originating from the Ag Innovation Specialist, District Plan Staff, or other District Plan Commission members. This will serve to better inform the District Plan Commission, which is tasked with advising staff, Brighton City Council, and Adams County Board of County Commissioners on issues related to the District Plan. This will also ensure that information is distributed through the appropriate channels, avoiding the possibility of virtual meetings.

Method:

Relevant information refers to articles, reports, or event information related to a tactic currently being worked on (see District Plan Work Plan or current Monitoring Report), or information specific to the District Plan area and relevant to the District Plan overarching goals. This information also must come from a reputable source, which Staff will evaluate before disseminating.

District Plan Staff and Commission Members will send *relevant information* to Anneli via email (aberube@adcogov.org). Anneli will include links or attachments to the information in the agenda packet that is sent out the week before the District Plan Commission meeting. This packet will also be posted on the District Plan website (adcogov.org/districtplan). Information must be received by noon on the Thursday before the District Plan Commission meeting in order to be included. If it is received after that time, it will be included in the following month's agenda packet.

If the information relates to a tactic not currently being worked on, Anneli will put it in a folder for that tactic on the Adams County employee "G Drive" for review when the tactic is brought up.

Reference to support proposal:

District Plan Commission bylaws:

Article VI—Staff responsibilities for the Commission

VI-A "Staff will have the responsibility of informing the Commission of events, activities, policies, programs, etc., occurring within the scope of its functions and make members aware of all City or County requests for information or input."

DELIVERABLE REVIEW PROCESS

TO: District Plan Commission
FROM: Anneli Berube, Ag Innovation Specialist for District Plan Staff
DATE: May 17, 2018
SUBJECT: Procedures to Develop and Approve District Plan Work Plan Deliverables

Definitions & Abbreviations:

<i>Tactic</i>	Specific strategy listed in the table in Chapter 4 Action Plan of the District Plan
<i>Deliverable</i>	The product(s) of implementing the Tactic, which could include a resource list, toolkit, new development and design standards, marketing plans, etc
<i>DPC</i>	District Plan Commission
<i>Staff</i>	District Plan Staff from City and County, Ag Innovation Specialist
<i>Action</i>	Formal decision by DPC that the Deliverable completes a specified Tactic
<i>Recommendation</i>	Informal determination by DPC that the Deliverable furthers the goals of a specified Tactic, while acknowledging that the Tactic is not complete, and is still in progress

Steps to Development of Deliverable:

1. Staff meets to discuss Tactic, decides on Deliverable(s) to develop to meet Tactic.
 2. (Optional) Staff can send a survey to DPC members to gather input on what Deliverable(s) would best meet the Tactic.
 3. Staff notifies DPC about planned Deliverables either in Monitoring Report or Staff Update, notes any feedback.
 4. Staff develops Deliverable.
-

Steps to Review of Deliverable:

1. Staff sends Draft Deliverable in the upcoming meeting agenda packet for DPC to review.
2. DPC reviews Draft Deliverable. Small errors and punctuation will be emailed to Staff and corrected, while substantive questions/comments will be brought to the upcoming meeting.
3. The Deliverable will be reviewed at two DPC meetings. The review process will depend on whether the Deliverable is completing a Tactic (Action), or not (Recommendation). There may be more than two opportunities to discuss a Deliverable, if it is deemed necessary. The preference would be to opt to approve with changes, rather than delaying the approval to a third meeting. See table on following page for the process for each.

	Action (for Deliverables completing Tactics)	Recommendation (for Deliverables furthering, but not completing, Tactics)
Meeting #1: Staff presents Draft Deliverable to DPC	<ul style="list-style-type: none"> • Agenda item will be labeled as Discussion (D), First Reading: “D-1st Reading”. • Draft Deliverable will be discussed, feedback will be provided to Staff. • Discussion Criteria: <ul style="list-style-type: none"> ○ Are there any additional stakeholders needed? ○ Are there any resources missing? ○ Are there too many resources or not the right ones? ○ Are there other considerations for the timeline, such as the start time or duration? ○ How does this relate to the District Plan? 	
Meeting #2: Staff presents updated Deliverable to DPC, incorporating feedback from previous meeting	<ul style="list-style-type: none"> • Agenda item will be labeled as Action (A), Second Reading: “A-2nd Reading”. • DPC will make a formal decision on the Deliverable. • Decision Criteria: <ul style="list-style-type: none"> ○ Does this Deliverable fulfill the goal of the specified Tactic? 	<ul style="list-style-type: none"> • Agenda item will be labeled as Recommendation (R), Second Reading: “R-2nd Reading”. • DPC will make an informal recommendation on the Deliverable. • Recommendation Criteria: <ul style="list-style-type: none"> ○ Does this further the goal of the specified Tactic? ○ What are the next steps?

Decision-Making Process

(From District Plan Commission bylaws, adopted June 16, 2017)

III. Guidelines

C. A quorum will consist of five voting members and decisions will be made by simple majority of members present; a tie vote will defeat a motion.

VII. General Rules of Order

A. A motion before the Commission may be made only by members of the Commission. No motions may be made from the floor by any member of the general public. Any motion made must be seconded by another member of the Commission prior to the vote. After the motion and second, the Chairperson shall restate the motion and ask for discussion from members of the Commission and staff. After all interested Commission and staff members have had an opportunity to speak, the Chairperson shall ask for a voice vote of all Commissioners in favor of the motion. Commissioners in favor shall indicate their vote by saying “aye” or “yes.” The Chairperson shall then ask for a voice vote of Commissioners opposed to the motion. Commissioners opposed shall indicate their vote by saying “nay” or “no.” If any member questions the outcome of the vote, he or she may request a roll call vote.

B. Each Commission member is entitled to only one vote. There shall be no proxy voting.

E. Any question or issue as to the proper procedure for conducting business at any District Plan Commission meeting that is not resolved by the above rules of order shall be resolved by the Chairperson.

PUBLIC NAMING CONTEST MATERIALS

Visit www.brightonco.gov/FormCenter/Parks-Open-Space-12/District-Plan-Naming-Contest-76 to view the draft materials for the public naming contest for the District Plan area. More information about this contest will be provided at the District Plan Commission meeting on May 24, 2018.

ADAMS COUNTY COLORADO DISTRICT PLAN Brighton

Oil and Gas Development & the District Plan

An overview of oil and gas development at the state and local level

Adams County – Christine Dougherty
City of Brighton – Matt Sura, Esq.

May 24, 2018

ADAMS COUNTY COLORADO DISTRICT PLAN Brighton

COGCC Steps to Permitting an Oil and Gas Well Pad

(COGCC=Colorado Oil and Gas Conservation Commission)

- Spacing Unit Application
 - Defines the drilling unit and maximum number of wells
- Involuntary Pooling un-leased minerals
 - Mineral owners who elect not to lease or sell their minerals
- Oil and Gas Location Assessment (Form 2A)
 - Identifies the surface location
- Permit-to-drill, Deepen, Re-enter or Complete and Operate (Form 2)
 - Engineering details of the proposed wells

ADAMS COUNTY COLORADO DISTRICT PLAN Brighton

Oil and Gas Location Assessment (Form 2A)

- Public comments can be filed through COGCC’s website: cogcc.state.co.us/permits
- Anyone can file comments during this step in the permitting process
- All comments are public record and remain with the application on file with COGCC
- COGCC requires notification to Building Unit owners located within 1000’ of a proposed facility.

ADAMS COUNTY COLORADO DISTRICT PLAN Brighton

Local Government Authority Adams County and City of Brighton

- Local jurisdictions with Land Use Authority
 - permitted to implement requirements for the surface activities, as long as those requirements are not preemptive of COGCC’s rules
- Land Use Compatibility
- Landscaping
- Traffic routing/site access
- Emergency response planning
- Neighborhood meetings/public outreach
- Emergency response plans

ADAMS COUNTY GOVERNMENT DISTRICT PLAN Brighton

City of Brighton Oil and Gas Regulations and Processes

An overview of the permitting process for oil and gas development in the City of Brighton

ADAMS COUNTY GOVERNMENT DISTRICT PLAN Brighton

Two-Prong Approach:

Conditional Use Permit or Memorandum of Understanding


ADAMS COUNTY GOVERNMENT DISTRICT PLAN Brighton

- Conditional Use Permit
 - Reviewed Administratively and Staff Recommendations Given to the City Council
 - Final Review and Approval Made by City Council
 - Public Hearing Required Before the City Council
 - State Standards Apply and the City May Place Conditions Upon Approval
 - Estimated Approval Time: 90-120 Days

ADAMS COUNTY GOVERNMENT DISTRICT PLAN Brighton

- Memorandum of Understanding
 - Review and Approval is Administrative
 - Final Review and Approval Made by the City Manager
 - Neighborhood Meeting Required with Staff Attendance
 - Standards Above and Beyond State Regulations are Required
 - Estimated Approval Time: 40 Days


DISTRICT PLAN



Brighton's Regulations


- Required Pre-Application Meeting
 - Ensures Location Meets Federal, State, and Brighton Regulations
 - Enables Staff and Applicants to Discuss any Process and Regulation Questions
 - Applicant Informs the City which Process They'll be Using
- Submittal Requirements (CUP and MOU)
 - Responsible Parties Contact Information
 - All Permits Obtained or to be Pursued
 - Vicinity Map (At Least ¼ Mile)
 - Detailed Site Plan

DISTRICT PLAN



- Operating Plan (Accesses and Timeline)
- Stormwater Management Plan
- Interim and Final Reclamation Plans
- Noise/Light Mitigation Plan
- Traffic Management Plan
- Visual Mitigation Plan
- Emergency Response Plan
- Weed Control Plan
- Alternative Location Analysis
 - If within 1,000 feet of Building Unit or Water Well
- Proposed Form and Issuer of Bond to Cover Potential Damage

DISTRICT PLAN



Regulations Also Address



- Seismic Operations
 - Separate Permitting
- Signs
 - Separate Permitting
- Recordation of Pipelines
 - All Associated Pipelines, Including Transmission and Gathering, Must be Recorded with County Clerk and Recorder
- Fencing
- Reclamation

DISTRICT PLAN



Regulations Also Address

- Flood Plain/Floodway Restrictions
 - Must be Reasonably Anchored
- Transportation and Access
 - May have to Improve Access Roads
 - Director Approval
- Water Well Protection
 - COGCC Order 1-189
- Notice Requirements
 - 1,000 Feet Mailing Notification


DISTRICT PLAN


COGCC Order Regarding Brighton

BEFORE THE OIL AND GAS CONSERVATION COMMISSION
OF THE STATE OF COLORADO



IN THE MATTER OF THE PROMULGATION AND ESTABLISHMENT OF FIELD RULES TO GOVERN OPERATIONS IN CERTAIN LANDS WITHIN AND ADJACENT TO THE CITY OF BRIGHTON, ADAMS COUNTY, COLORADO	CAUSE NO. 1 DOCKET NO. 1407-GA-02 ORDER NO. 1-189
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REPORT OF THE COMMISSION

The Colorado Oil and Gas Conservation Commission ("Commission") heard this matter on July 28, 2014, at a public hearing at the Weld County Administration Building Events Center 1150 "O" Street, Greeley, Colorado, 80631 upon application for an Order to establish a system of requirements and best management practices ("BMPs") to protect the Public Water System ("PWS") wells and adjacent to the City of Brighton ("Brighton PWS") located in Adams County, Colorado.



- Brighton Obtains over 70% of Water from Shallow Ground Wells
 - City Requested Special Protections from the COGCC
 - Met with COGCC and the Industry to Develop Water Protection Standards
- COGCC Passed Order No. 1-189

 - 500 ft Setback from Water Wells
 - 300 ft Setback from Water Infrastructure
 - Rivers, Streams, Ditches, etc
 - Increased Standards within ½ Mile of Water Wells and Water Infrastructure
 - Increased Water Sampling Near Water Wells and Water Infrastructure


DISTRICT PLAN



Adams County Oil and Gas Program

An overview of the permitting process for oil and gas development in unincorporated Adams County


DISTRICT PLAN




Notifications

- Location Assessment Application (Form 2A)
 - Adams County notifies parcel owners & residents located within one-half mile (½) of the parcel boundary where the well pad will be located
- Administrative Use by Special Review (AUSR) or Special Use Permit
 - Same notice area as Form 2A (½ mile), but includes neighboring jurisdictions
 - Provides information about the project and includes a link to additional information posted to Adams County's website


DISTRICT PLAN




Two Permitting Paths

- Special Use Permit
 - Requires two public hearings, one before each of the following:
 - Planning Commission
 - Board of County Commissioners
 - Typically 3-4 month permitting process
- Administrative Use by Special Review (AUSR)
 - Requires a Memorandum of Understanding (MOU) agreement between the operator and the County
 - MOU is available on the County's oil and gas information page: www.adcogov.org/oil-and-gas-information


DISTRICT PLAN




AUSR Process Requirements

- Neighborhood meeting (½ mile notification area)
- 21 day referral period
 - Colorado Department of Parks and Wildlife
 - Colorado Department of Public Health and Environment
 - Tri-County Health Department
 - Sheriff's Department & Office of Emergency Management
 - Residents located within ½ mile of the parcel boundary
- Operator is required to respond to the comments received
- Staff Report with recommendation
- Director Decision


DISTRICT PLAN




Conditions of Approval (COA's) Conditions Precedent

- Site specific
- Example COA's:
 - Designated traffic routes
 - Connecting to pipeline to transfer product
 - Landscaping design and maintenance
 - Requirements to maintain compliance with COGCC regulations
 - Additional public outreach/meetings with local schools


DISTRICT PLAN


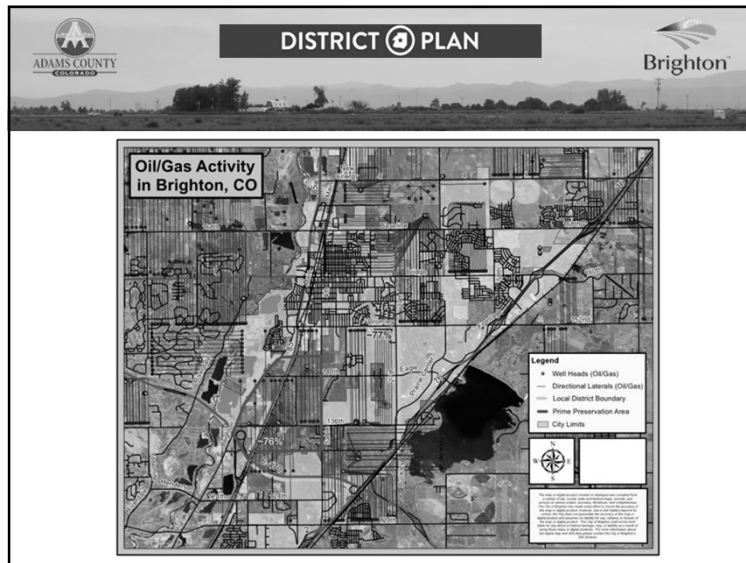
Compliance Verification and Enforcement

- Adams County has one full time Oil and Gas Inspector
 - IGA with COGCC
 - Trained by COGCC
 - Inspects new well pads during development, and producing wells
 - Only in unincorporated Adams County
 - Reports are filed with the COGCC and posted to COGCC's website
 - Can be used for enforcement processes by COGCC
 - COGCC retains enforcement authority
 - Lead agency for enforcement actions


DISTRICT PLAN


Current Facilities Located in the District Plan area

- Great Western
 - Anderson well pad – 12 wells
 - Schaefer well pad – 30 wells
 - Brighton Lakes well pad – 43 wells*
 - Edmundson well pad – 24 wells
- PetroShare
 - Brighton Lakes well pad – 8 wells
- Extraction
 - Prairie Center well pad – 16 wells



DISTRICT PLAN

Questions?

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The slide features the Adams County logo and Brighton logo at the top. The main content is centered and includes contact information for two individuals. The slide header includes the Adams County logo and the Brighton logo.