



# DISTRICT PLAN



# Oil and Gas Development & the District Plan

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

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# 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



# Oil and Gas Location Assessment (Form 2A)

- Public comments can be filed through COGCC's website: [cogcc.state.co.us/permits](http://cogcc.state.co.us/permits)
- Anyone can file comments during this the 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.



## 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



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# 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



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Two-Prong Approach:

Conditional Use Permit or  
Memorandum of Understanding

- 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

- 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



# 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



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- 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

# 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

# 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

# COGCC Order Regarding Brighton

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

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

## 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") within and adjacent to the City of Brighton ("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



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# Adams County Oil and Gas Program

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

# Notifications

- Location Assessment Application (Form 2A)
  - Adams County notifies parcel owners & residents located within one-half mile ( $\frac{1}{2}$ ) 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 ( $\frac{1}{2}$  mile), but includes neighboring jurisdictions
  - Provides information about the project and includes a link to additional information posted to Adams County's website

# 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](http://www.adcogov.org/oil-and-gas-information)



# AUSR Process Requirements

- Neighborhood meeting ( $\frac{1}{2}$  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  $\frac{1}{2}$  mile of the parcel boundary
- Operator is required to respond to the comments received
- Staff Report with recommendation
- Director Decision

# Conditions of Approval (COA's) Conditions Precedent

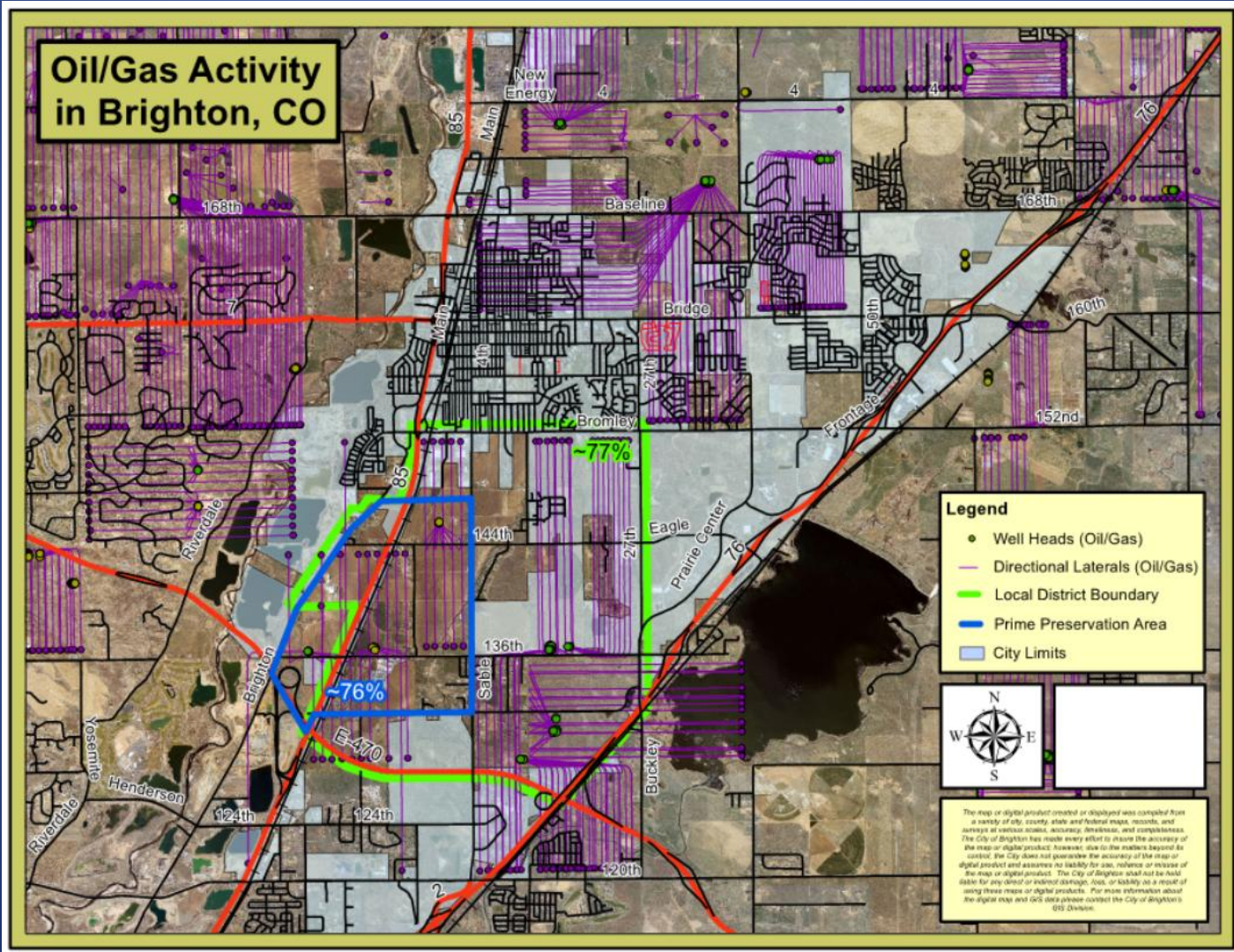
- Site specific
- Example COA's:
  - Designated traffic routes
  - Connecting to pipeline to transfer product
  - Landscaping design and maintenance
  - Requirements to maintain compliance with COGCC regulations
  - Additional public outreach/meetings with local schools

# 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

# 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





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## Questions?

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