



Reverse Setbacks Ordinance Review

➤ 14 December 2021





Overview of Ordinance

New or active Oil and Gas Facilities

- ▶ Applies to any residential lots, structures that require a certificate of occupancy, parks, sports fields, and playgrounds in any new plat submitted after the adoption of the ordinance
- ▶ Setback of 500' from the perimeter of an Oil and Gas Working Pad Surface to the external boundary of a residential lot, structure that requires a certificate of occupancy, park, sports field, or playground
- ▶ Setback of 2,000' from wells which have a COGCC submitted Form 2 or 2A but which are not yet constructed. The setback is held at this distance until the well is in the Production Phase, at which point the setback would drop to 500'
- ▶ Setback of 50' from flowlines and gathering lines and 30' easement
- ▶ Setbacks of 150' from O&G Locations for streets/sidewalks/trails
- ▶ Notice must be given to prospective buyers of a lot of O&G facilities/infrastructure/P&A wells within 2,000' of a property no less than 30 days prior to closing
- ▶ Requires removal/remediation of flowlines and gathering lines known or discovered during construction



Overview of Ordinance

Plugged and Abandoned Wells

- ▶ Setback of 150' from Plugged and Abandoned well to the external boundary of a lot or park tract
- ▶ Inspections required for P&A wells w/in 500' of a property prior to plat acceptance:
 - ▶ Concrete and brass monument on ground surface
 - ▶ Written report by stating COGCC documents have been reviewed and the well was P&A'd according to COGCC standards at the time
 - ▶ Site inspection
 - ▶ If the well cannot be shown to have been adequately P&A'd (missing doc's, standards not met at the time, etc.), applicant schedules a meeting w/ Town, Operator, & COGCC to remedy



Overview of Ordinance

Plugged and Abandoned Wells (Continued)

- ▶ Reduced setbacks from P&A wells to an area no less than a rectangular 100'x50' tract dependent upon the extent to which the following conditions can be met:
 - ▶ Confirmed location of the well
 - ▶ Third party confirmation that no hydrocarbon contamination exists in the subsurface, or remediation to background has occurred
 - ▶ Written report confirming that COGCC documents have been reviewed and the well was P&A'd according to current COGCC standards
 - ▶ OR, if that conclusion cannot be shown, re-plugging of the well