

COMMENTS FROM PUBLIC
10/4/19 Draft Revisions to UDC Title 10 Chapter 12, Oil and Gas Regulations
(Compiled from 12 individual and 6 organization submissions)

TOPIC AREA	INPUT FROM PUBLIC	CONSIDERATION	COMMENT	
Fees and Fines	Have industry pay for costs associated with work by Town. Have industry pay fines. Pay for violations Have operator pay for road improvements, adjacent to property		Being a statutory Town has limitations on amount of fines for violations of certain regulations. Legal review required.	10.12.2.D p9 10.12.2.E.9.j.vi p14 10.12.2.G.1.c p17 10.12.2.G.2 p17 10.12.2.G.3 p18 10.12.2.G.4 p20 10.12.3.CC.2 p32 10.12.3.CC.4 p33 10.12.5 p37
Financial Assurance	Bonding and insurance coverage			10.12..2.E.9.j.iv p14 10.12.3.A p22 10.12.3.CC.4.b, c p33 10.12.3.KK p34 10.12.5.C p37
Cumulative Impacts	Alternative site analysis			10.12.2.E.9.a p11 10.12.2.E.9.b p11 10.12.3.C.3, 4 p23

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TOPIC AREA	INPUT FROM PUBLIC	CONSIDERATION	COMMENT	
Air Quality	<p>Continuous air monitoring</p> <p>Cannot guarantee type of fleet Dual fuel – faster, better?</p> <p>Remove reference to AQCC at this time</p> <p>Technically infeasible to attempt to achieve 95% emissions reduction and unseat</p> <p>Does tank less mean closed loop?</p>	<p>Air Quality Control Commission is beginning a rulemaking process</p> <p>Town is participatory in rulemaking with larger group.</p> <p>CC4CA is part of rulemaking.</p> <p>Ability to improve air quality from various strategies</p> <p>What do we do with data</p>		See Air Quality Insert
Leak Detection	<p>Consider language as “no later than”, instead of practicable, maybe 5 working days or 72 hours</p>			See Air Quality Insert
Public Notice of hearings/meetings on an application for Oil and Gas Permit	<p>Larger notice area</p>			<p>10.12.2.G.2 p17</p> <p>10.12.2.G.3 p18</p> <p>10,12.2.G.4 p20</p>

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Neighborhood meetings	<p>Consider who else to notify, people visiting areas</p> <p>What should be covered/open house style</p> <p>Provide livestream or conference call option for those that cannot attend.</p> <p>Record meeting</p>			10.12.2.G.2 p17
Geologic and Natural Hazards	<p>Seismic testing should be regulated, including notice of such testing.</p> <p>Subsidence/undermining need to be addressed.</p>			<p>10.12.3.X.4-7 p30-31</p> <p>10.12.2.E.9.c p11</p> <p>10.12.2.G.1.b p17</p> <p>10.12.3.E p23</p>
Inspections	Monthly inspections	<p>Monthly reports</p> <p>What's to be inspected and by whom?</p>		<p>10.12.3.Z.8 p32</p> <p>10.12.3.DD p33</p> <p>10.12.4.A.2.h.iv p35</p> <p>10.12.4.B.5 p36</p> <p>10.12.5.D p37</p>
Noise	<p>Electric units only</p> <p>Clanging noise too, unloading, limit times.</p> <p>Recommend 4 above ambient</p> <p>Clarify monitoring – minimum</p>			<p>10.12.2.E.9.n p14</p> <p>10.12.3.W p30</p>

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	350 feet and maximum 500? Don't prescribe hay bales, consider "other control measures"			
Vibrations	Seismic activity from undermining What is threshold	Monitoring Install system similar to that for waste water injection wells		10.12.3.X p30 10.12.3.Z.4 p32
Odor	No oil based drilling fluid Use of odor masking			10.12.3.G p24 10.12.3.I.3.k p26
Lighting	During nighttime operation, use lighting with an effective Kelvin rating not greater than 3000k			10.12.2.E.9.o p14 10.12.3.Z.7 p32
Reclamation	Reclaim to Town's standard Flexibility in agreed upon final plan (sometimes fence better, sometimes berm, sometimes trees)	Unique for each area		10.12.2.E.9.q, r p15 10.12.3.Z.3 p32 10.12.3.DD p33
Reporting	Monthly reports on noncompliance Notification for emergency venting Alternative site analysis – how	What is already being reported to COGCC, understanding of reports	What reports? Identify	10.12.2.E.9.j p13 10.12.2.E.9.l p14 10.12.2.E.9.u p15 10.12.3.I.2 p25 10.12.3.I.3.j, k, l p26 10.12.3.M p28 10.12.3.S p29

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	<p>many to review...submit</p> <p>Can require (from Adams County) existing or platted residences, schools, future school facilities, state licensed daycares, known areas of environmental contamination such as superfund sites, hospitals, water supply facilities including wells</p> <p>Spill release – consider a line item indicating that if a local public water system has completed a source of water protection plan for their community or water supply, the operator s obligated to discuss potential impacts to the water provider and implement appropriate BMP’s to reduce potential contamination agreed upon between the operator and water provider</p>			<p>10.12.3.X.4-7 p30-31</p> <p>10.12.4.B.5 p36</p>
Setbacks	<p>Don’t increase reverse setbacks</p> <p>Increase setbacks based on other recommendations</p>	Understand what setback increases mean Town wide		<p>10.12.3.C p23</p>
Water Quality	<p>Monitor</p> <p>Verbiage – “not cause” to mitigate, “significant” is open to interpretations, “may include” to</p>	What does the Town do with data?		<p>10.12.2.E.9.g p12</p> <p>10.12.3.I p24</p> <p>10.12.3.J p27</p>

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	includes Operators inventory identifiable and registered water bodies			
Water Supply	Not to allow Erie to sell to operators Not regulate outside water sales/use			10.12.2.E.9.i p13 10.12.3.L p27 10.12.3.M.6-7 p28
Water Wells	Monitor Prohibit of waste water injection wells is not legal			10.12.2.E.9.g p12 10.12.3.C.6 p23 10.12.3.I.2 p25
Heavy Industrial Zoning	Add this zoning Follow all current re-zoning code standards	Where are areas that fit zoning currently in Town?		
Potentially add definitions	Completion Production string LACT Spill Db(A) Db(c) Waste LGD Mitigation COGCC CDPHE Occupied Building Well Pad/Pad			10.12.H p3 Definitions for Completion, LACT, Spill, db(a), db(b), LGD, Mitigation, COGCC, CDPHE
Regulation across	Work with operators			

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municipalities	Work with COGCC/CDPHE Work with professional membership groups Work with other local municipalities			
Permits in general	Expiration date Limit night/school/weekend/holiday work hours	Impacts of time to complete		10.12.1.D.2 p2
Other items to clarify:	Terminology “gathering line” – midstream not intended to be regulated How to guarantee rezone will be approved Who is “Town”, should position be designated Benefits to Town and operator of operator agreement Attached “new” categories Term “outside activity area” – as designated by COGCC? Delete term “expansion”, use the word modified as needed Disclose chemical list within 60			10.12.1.E p2 10.12.3.U p29

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	<p>days of completion (is this before or after?)</p> <p>Don't regulate downhole items, make modifications to 10.12.4, reading like trying to monitor downhole</p> <p>Does "operations" mean midstream</p> <p>Gathering lines – clarify what type it means</p> <p>Consider adding timelines for town to review/approve</p> <p>What type of electronic monitoring program to aide in discovery of spills and releases is available</p> <p>Typo – "date" to "data" on LGD note</p>			<p>10.12.4</p> <p>p34</p>