

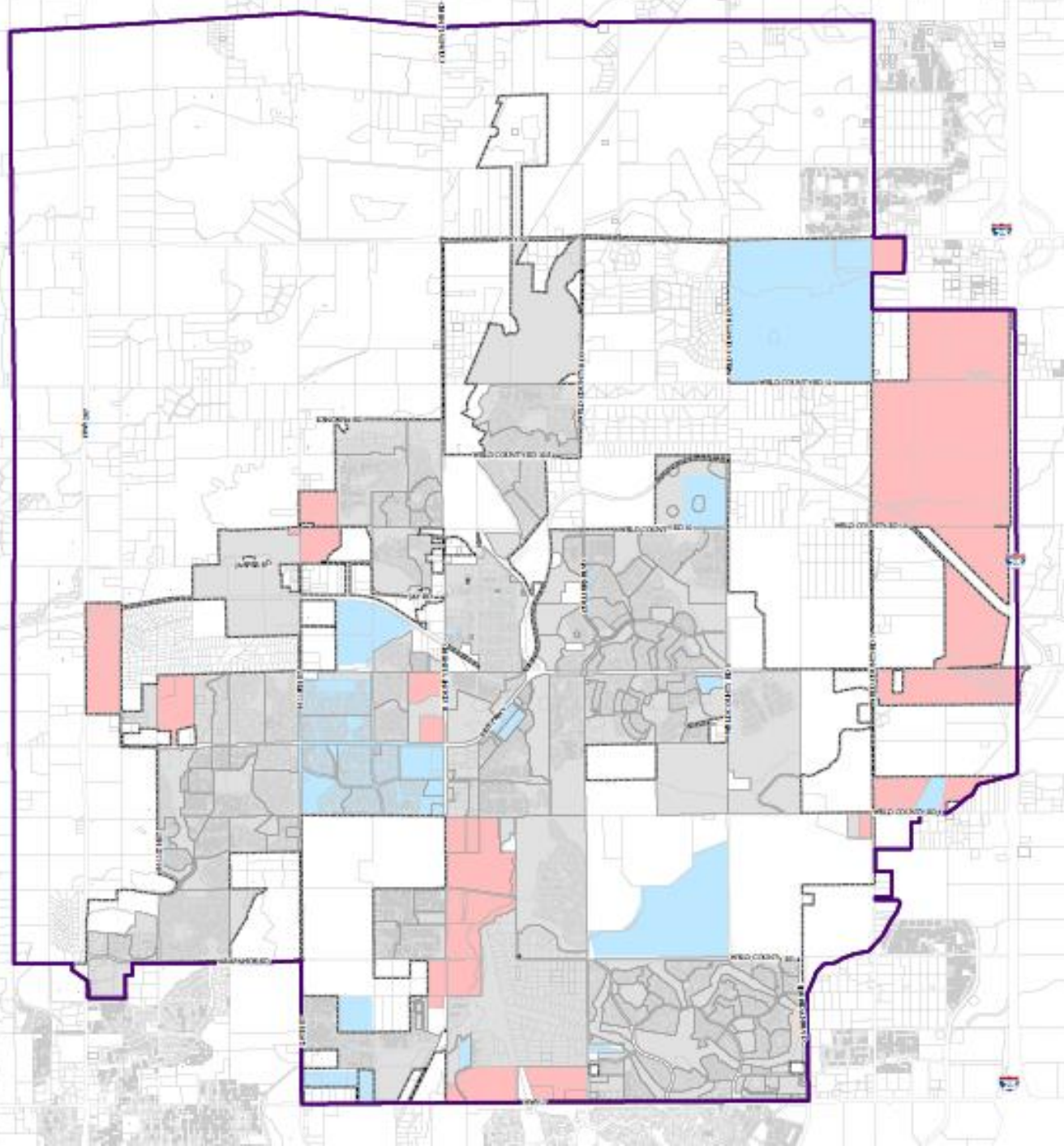


Reverse Setbacks Ordinance



14 September 2021





Legend

- Developments Subject to New Setbacks
- Developments Under Review
- Developments NOT Subject to New Setbacks
- Planning Boundary
- Erie Boundary



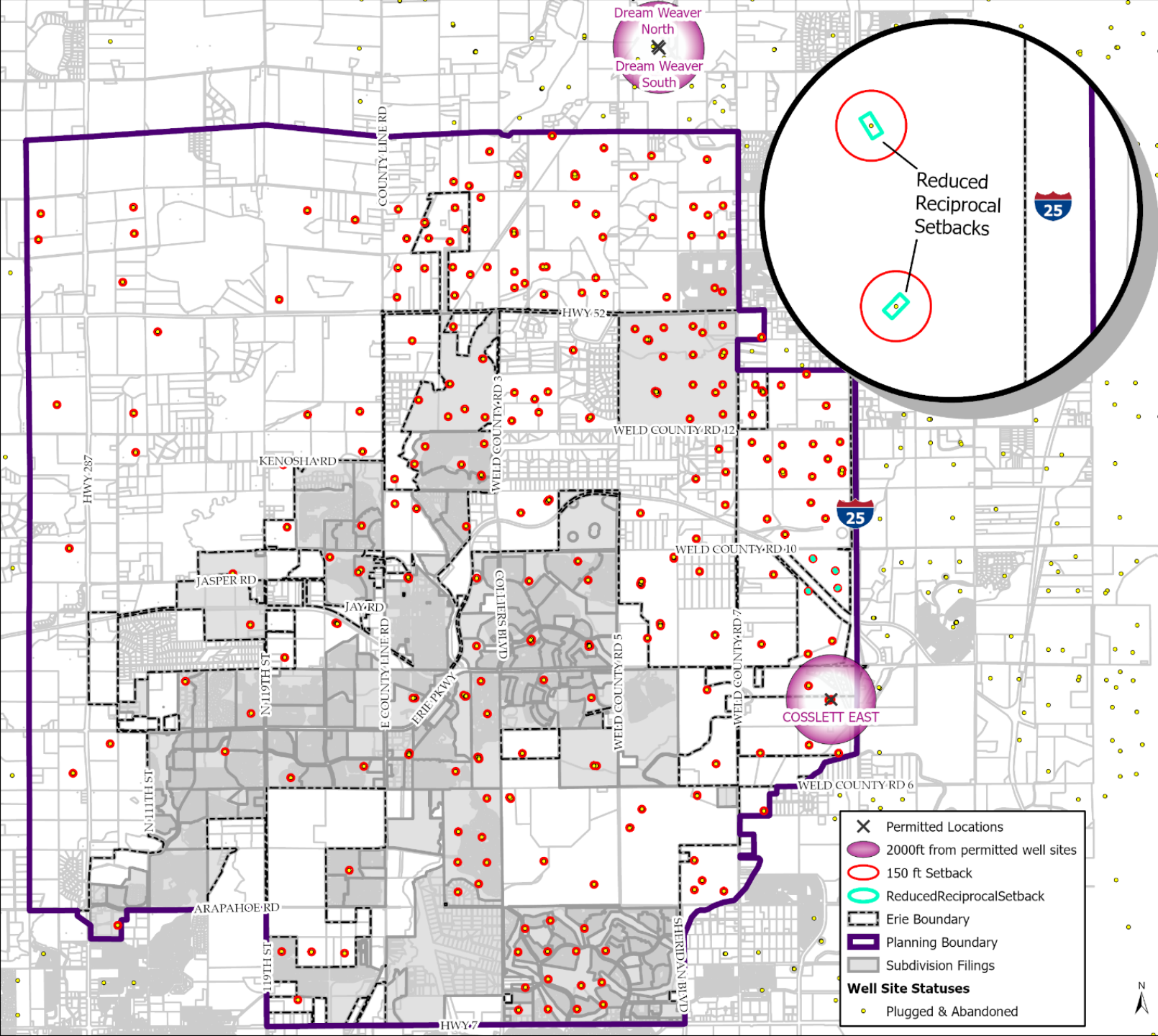
Changes since previous discussion

- Addition of relevant definitions
- Addition of 2,000' setback for wells which have a COGCC approved 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'
- Addition of 50' setback from flowlines and gathering lines and 30' easement
- Reduction of street setbacks from 350' to 150'
- Increase in notice of O&G facilities/infrastructure/P&A wells within 2,000' of a property from 10 days prior to closing to 30 days
- Addition of removal/remediation of flowlines and gathering lines known or discovered during construction



Changes since previous discussion

- Addition of inspection requirements for P&A wells w/in 500' of a property prior to plat acceptance consisting of:
 - Concrete and brass monument on ground surface
 - Written report by Professional Engineer stating COGCC documents have been reviewed and the well was P&A'd according to COGCC standards at the time
 - Site inspection performed Professional Engineer
 - 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
- Addition of reduced setbacks for P&A wells to a rectangular 100'x50' tract if the following conditions can be met:
 - Physical and visual location of the well (via excavation)
 - Third party confirmation that no hydrocarbon contamination or bentonite exist in the subsurface, or remediation to background has occurred
 - Written report by Professional Engineer stating 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



Current (as of 1 Sept 2021)
150 ft setbacks from
Plugged and Abandoned
Wells with inset map
showing potential reduced
setbacks of 100x50 ft



Questions?