






Planning, Development & Transportation Services

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MEMORANDUM

To: Mayor Weitkunat & City Council

Thru: Darin A. Atteberry, City Manager 
Karen Cumbo, Directory of Planning and Development Services 

From: Laurie Kadrich, Community Development and Neighborhood Services Director 

Re: July 16, 2013 Item # 30, Items Related to Oil & Gas Operations

This read before memo is in response to a couple of questions related to Item #2 on Page 3 of the Agenda Item Summary:

- a) One related to an approved, but not yet built, residential development. How this scenario/situation would be addressed if the regulations are approved: A residential development is approved but not yet constructed. Before construction begins, an oil and gas operator begins an operation in an area near the approved residential development. At what point in the development cycle, would the operator be required to comply with the setback and buffer regulations?

There is currently one subdivision that was approved however is now expired. The applicant has requested an extension of the subdivision vesting. Staff will support the extension if the applicant will agree to a condition that subdivision will comply with the new ordinance either by compliance or modification. Staff is still working with the applicant regarding the impact of new regulations as the set-back requirements significantly reduce the number of lots that could be developed. A meeting has been scheduled with Prospect Energy and the residential developer for early August to discuss options.

If a development was already approved and a permit to drill was applied for staff would review the site and look for any potential conflicts with approved development. If there were any the operator would be required to insure appropriate set-backs. This situation is complicated regarding the Fort Collins Field because the operator is limited to existing well pads for drilling and is unable to locate new drilling at new sites so some modifications may be required in a limited number of areas.

- b) If a residential setback regulation applies only to existing oil and gas operations, how are we going to handle a situation where an oil and gas operation is permitted but does not exist?

The intention of the ordinance is that either the developer or the operator would be insuring appropriate set-backs are adhered to, so whichever is built second would be responsible to create the appropriate set-backs during the drilling permit review or the subdivision permit review.