



Development Services Department

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Planning Commission Staff Report

January 28, 2013

Agenda #: Regular Agenda – PUBLIC HEARING

Title: Zoning regulations for oil and gas development

Applicant: City of Loveland

Request: Recommend zoning regulations for oil and gas development to the Loveland City Council

Location: The proposed regulations would apply to all oil and gas development within the incorporated limits of the City of Loveland.

City staff:

Greg George, Development Services Director
John Duval, City Attorney

Staff Recommendation: Subject to additional evidence presented at the public hearing, City staff recommends the following motion:

Recommended Action *Review the material presented by City staff and consider testimony received at the public hearing. Provide comments and recommendations to be considered by City Council at their February 12, 2013 study session.*

I. EXECUTIVE SUMMARY

This item is a public hearing to consider amending the Loveland Municipal Code by adding a new Chapter 18.77 to establish zoning regulations for oil and gas development in the City of Loveland. The amendment proposes two different procedures for obtaining a permit for oil and gas development.

- A. Planning Commission Review Process (PCRP):** Applications filed under this process would be required to comply with regulations referred to as Baseline Standards designed specifically to avoid preemption by State law and legal challenges by oil and gas companies. The PCRP would require a neighborhood meeting and approval by the Planning Commission at a fully noticed public hearing. The Planning Commission could grant, grant with conditions or deny the permit. The decision of the Planning Commission could be appealed to City Council by “any party of interest”, defined as the applicant, the Development Services Department Director, two or more City Council members, any person receiving mailed notice of the public hearing or any person who provided written or verbal testimony at the Planning Commission public hearing.
- B. Administrative Review Process (ARP):** Applicants willing to comply with regulations designed to provide a higher level of mitigation for impacts on public health, safety and welfare and the environment, referred to as Enhanced Standards, would receive a permit under the ARP. The ARP would require a neighborhood meeting. The notice for the neighborhood meeting would inform recipients that they have a specified number of days after the meeting to submit written comments to the Director. Any other person may also file comments within a specified number of days for the Director’s consideration. Any comments submitted to the Director must be considered by the Director in his or her decision on the

permit. The Director would be allowed to negotiate with the applicant for additional standards to be added as conditions to the permit to further protect public health, safety and welfare or minimize impacts on surrounding land uses or the environment. The Director's decision must be based solely on compliance with the Enhanced Standards and any additional standards agreed to by the applicant. The applicant's refusal to agree to any additional standards may not be used by the Director as a basis to deny the permit. The Director's final decision may not be appealable to the Planning Commission or City Council. The Director's decision may only be appealed by the applicant or "any party of interest" to the district court for Larimer County under rule 106(a)(4) of the Colorado Rules of Civil Procedure.

Compliance with the Enhanced Standards and, therefore, access to the ARP would be strictly voluntary. The primary objective for the Enhanced Standards process is to create an incentive for an applicant to agree to comply with certain higher standards than currently being applied by the Colorado Oil and Gas Conservation Commission (the "Commission"). Absent agreement by the applicant, these higher standards would likely be preempted by State law. Enhanced Standards would include: (i) setbacks from occupied buildings and other sensitive features, such as natural areas, parks, rivers, streams and wetlands; (ii) bufferyards; (iii) mitigation of air quality impacts; (iv) water well and groundwater monitoring; (v) the location of pipelines; and (vi) noise mitigation.

II. ATTACHMENTS

- A. Oil and Gas Drilling Activities Map
- B. City Council Statement of Direction

III. PROPOSED SCHEDULE

- A. Planning Commission 1st public hearing: January 28, 2013
- B. City Council study session: February 12, 2013
- C. Planning Commission 2nd public hearing: February 25, 2013
- D. City Council public hearing - Ordinance 1st reading: March 5, 2013
- E. City Council - Ordinance 2nd reading: March 19, 2013
- F. Ordinance legally effective: April 2, 2013

IV. ABREVIATIONS

Planning Commission Review Process	PCRP
Administrative Review Process	ARP
Colorado Oil and Gas Conservation Commission	Commission
Greater Wattenberg Area	GWA
Designated Outdoor Activity Area	DOAA
Local Government Designee	LGD
Colorado Department of Public Health and Environment	CDPHE

V. PURPOSE OF AMENDMENT

- A. Zoning conflicts with State law:** Currently, oil and gas development as a land use is only permitted in the Industrial and Developing Resource zoning districts as a special review use. Therefore, under the City's zoning code, oil and gas development would be prohibited in any of the other zoning districts in the City. The absolute prohibition of oil and gas development by a local municipality would be in conflict with existing State law and would be preempted under Commission rules. To resolve this potential conflict with State law, the proposed amendments would allow oil and gas development in all zoning districts, subject to issuance of a permit by the City.
- B. Lack of development standards:** The Loveland Municipal Code contains no development standards specifically for oil and gas development. A municipality may enforce zoning regulations on oil and gas development that do not create an operational conflict with Commission regulations. In general, a regulation adopted by a municipality would be preempted by State law if it were to apply a standard more restrictive than a Commission standard. For example, a municipality could not enforce regulations on setbacks or air quality mitigation greater than those established in Commission regulations. However, a local municipality may adopt and enforce regulations in areas that the Commission does not regulate, provided those regulations do not create an operational conflict. Examples of regulations that would likely not be preempted would be standards for fencing, landscape buffers, lighting, transportation and circulation, and road repair. The proposed amendments would establish two levels of regulations and respective permit processes for oil and gas development designed to protect public health safety and welfare and the environment and not be preempted by State law.

VI. KEY ISSUES

- A. Need for local regulations to supplement the Commission regulations.**
 - 1. City Council action and direction:**
 - a. Emergency ordinance:** On May 15, 2012, City Council adopted an emergency ordinance imposing a nine month moratorium on oil and gas development in the City of Loveland. The primary purpose of the moratorium was to give City staff and City Council a reasonable opportunity to investigate the extent of the City's legal authority to regulate oil and gas development occurring within the City and to consider the adoption and implementation of local oil and gas regulations consistent with that authority in order to protect the public's health, safety and welfare and the environment.
 - b. Study Session:** At a study session on June 12, 2012, City Council received information from six panelists representing different stakeholder groups on issues related to oil and gas development.
 - c. Statement of Direction:** On August 21, 2012, City Council adopted a Statement of Direction for the development of regulations on oil and gas development. City staff was directed to develop an ordinance that would impose minimum regulations not likely to be preempted by State law and enhanced regulations and standards that would be voluntary.
 - d. Public Forum:** On October 23, 2012, a joint City Council/Planning Commission public forum was held to receive comments from citizens on oil and gas development.
 - e. Extension of moratorium:** On December 18, 2012, City Council adopted an ordinance extending the moratorium on oil and gas development until an ordinance is adopted by City Council to enact local oil and gas regulations becomes legally effective or April 15, 2013. The primary reason for extending the moratorium was to allow time for the Commission to complete their rule making which was expected to be completed in early January 2013.

B. Feasibility of enhanced regulations: Successful implementation of enhanced regulations will depend on the extent to which the regulations are economically practicable and technically feasible for the applicant and the ability of the City to provide an incentive sufficient to achieve voluntary compliance. The challenge is to develop a set of enhanced standards that applicants are willing to comply with in order to have access to the ARP. If the enhanced standards are too arduous, then applicants will decide to comply with the Baseline Line Standards and utilize the PCRP, even though the process would take additional time and is less certain.

C. Cost for additional inspections: It may be necessary for the City to inspect oil and gas sites to ensure compliance with standards adopted by the City, particularly with respect to Enhanced Standards. At the discretion of the Commission, standards agreed to by an applicant and a municipality may be placed as conditions on the Commission permit. Since most of the Baseline Standards are regulations included in current Commission rules, the City could decide to rely on inspections by Commission personnel to ensure compliance. However, to ensure compliance with the Enhanced Standards, the City may have to inspect oil and gas sites. One option would be to contract with a qualified inspector, on an as-needed basis, to perform the necessary inspections.

D. Effective date for new Commission rules: Initial indications were that the new rules for ground water protection received final adoption by the Commission on January 7, 2013. However, on January 21, 2013, I obtained information from Marc Morton, our staff liaison at the Commission, that the Commission has asked their staff to make some further changes to the new rules for groundwater protection and that those rules will not be legally effective until May, 2013. The Commission's new rules for building setbacks were given only preliminary approval on January 9, 2013, with the Commission directing their staff to refine the regulations and bring them back for final adoption. Final adoption is expected by the end of January 2013. The City's current moratorium expires on April 15, 2013. If applications for oil and gas development are submitted to the Commission and the City after April 15, 2013, but before July 1, 2013, then the Commission would be legally bound to process those applications under their old rules, while the City would apply our rules which have been designed to be in harmony with Commission's new rules. This situation would create uncertainty and confusion in the permit process during this 77 day period.

E. Creation of "no-build" areas with city limits: If the City establishes its own setbacks for new development in the vicinity of existing oil and gas facilities, those setbacks, if consistent with the standards set forth herein, could create significant "no-build" areas with our city and/or our Growth Management Area. A 500 foot setback would create an 18 acre "no-building" zone around an oil and gas facility. A 1,000 foot setback would create a 72 acre "no-building" zone around an oil and gas facility.

VII. New Commission Rules

In early 2012 the Commission began a process to develop new rules for oil and gas development. The two areas of focus were: groundwater protection and setbacks from residential and other occupied buildings. However, as mentioned above, the new rules for both groundwater protection and building setbacks are still being revised by Commission staff. Therefore, the information in this report concerning the new Commission rules is based on the information contained in the Commission staff report dated January 7, 2013.

A. Groundwater protection rules: The new rules that apply state-wide, except within the Greater Wattenberg Area (GWA), require operators to sample up to four water wells within one-half mile of a

new oil and gas well both prior to drilling and two more samples of each well between six and twelve months and again between five and six years after drilling. The City of Loveland and surrounding area in Larimer County are located within the GWA. Within the GWA, operators will be required to sample one water well per quarter section, pre- and post-drilling. The official press release from the Commission states that the rules in the GWA were adjusted due to the combination of energy development, agricultural and other industrial and residential uses unique to the area.

B. Setback and mitigation rules: The new rules combine: required mitigation measures; expanded notice and outreach to local communities; and greater setback distances between oil and gas facilities and residential and other occupied buildings. The new rules establish new statewide setbacks, four new setback areas defined as Designated Setback Locations and Urban Mitigation Areas. The size of each of the setback areas is shown in *Figure 1*.

1. Definitions:

- a. **Residential Building Unit:** A building designed for use as a place of residency by a person, a family or families.
- b. **Building Unit:** A Residential Building Unit and every 5,000 sq. ft. of commercial building floor area or every 15,000 sq. ft. of warehouse building square footage.
- c. **High Occupancy Building Unit:** As all are defined in State Statutes, any operating Public School, Nonpublic School, Nursing Facility, Hospital, Life Care Institution and Correctional Facility, provided the facility or institution serves 50 or more persons.

2. **Statewide location requirements:** (*Figure 2, Location A*) A well shall be a minimum of 200 feet from buildings, public roads, major above ground utility lines and railroads and a minimum of 150 feet from a surface property line. This setback was 150 feet under the previous rules.

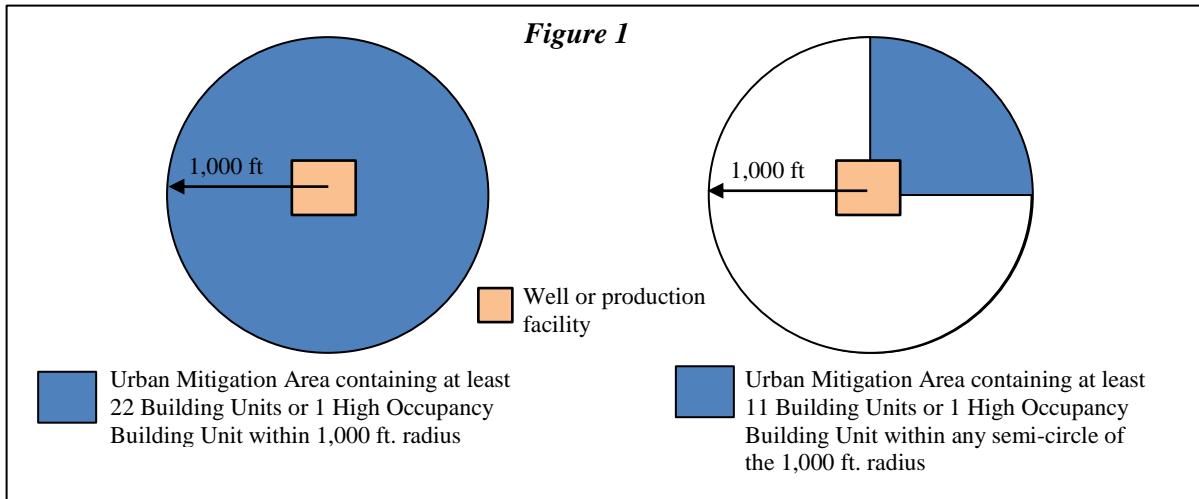
3. **Designated Setback Locations:**

- a. **Exception Zone Setback:** An area described as a circle with a radius of 500 feet measured from the center of the well or production facility.
- b. **Buffer Zone Setback:** An area described as a circle with a radius of 1,000 feet measured from the center of the well or production facility.
- c. **High Occupancy Building Unit:** An area within 1,000 feet of a High Occupancy Building Unit as measured from the nearest wall or corner of the building.
- d. **Designated Outdoor Activity Area:** An area within 350 feet of the boundaries of a Designated Outdoor Activity Area (DOAA). Upon application and a hearing, DOAAs and their boundaries are established by the Commission. DOAAs may include outdoor recreation uses, such as playgrounds, sports fields, amphitheaters, or other similar places of public assembly owned or operated by a local government.

Table 1

Setback	Radius	Size of Circle	Area of Each Zone
Statewide	200'	3 acres	3 acres
Exception Zone	500'	18 acres	15 acres
Buffer Zone	1,000'	72 acres	54 acres

4. **Urban Mitigation Areas:** An area where at least twenty-two Building Units or one High Occupancy Building Unit (existing or under construction) are located within a radius of 1,000 feet from the center of the well or production facility or at least eleven Building Units or one High Occupancy Building Unit are within any semi-circle of the 1,000 foot radius (see *Figure 1*).



5. **Setbacks:** The following description of setbacks is based on the setback regulations recommended to the Commission in their staff report dated January 7, 2013.

a. **Exception Zone:** No well or production facility shall be located 500 feet or less from a Building Unit, except:

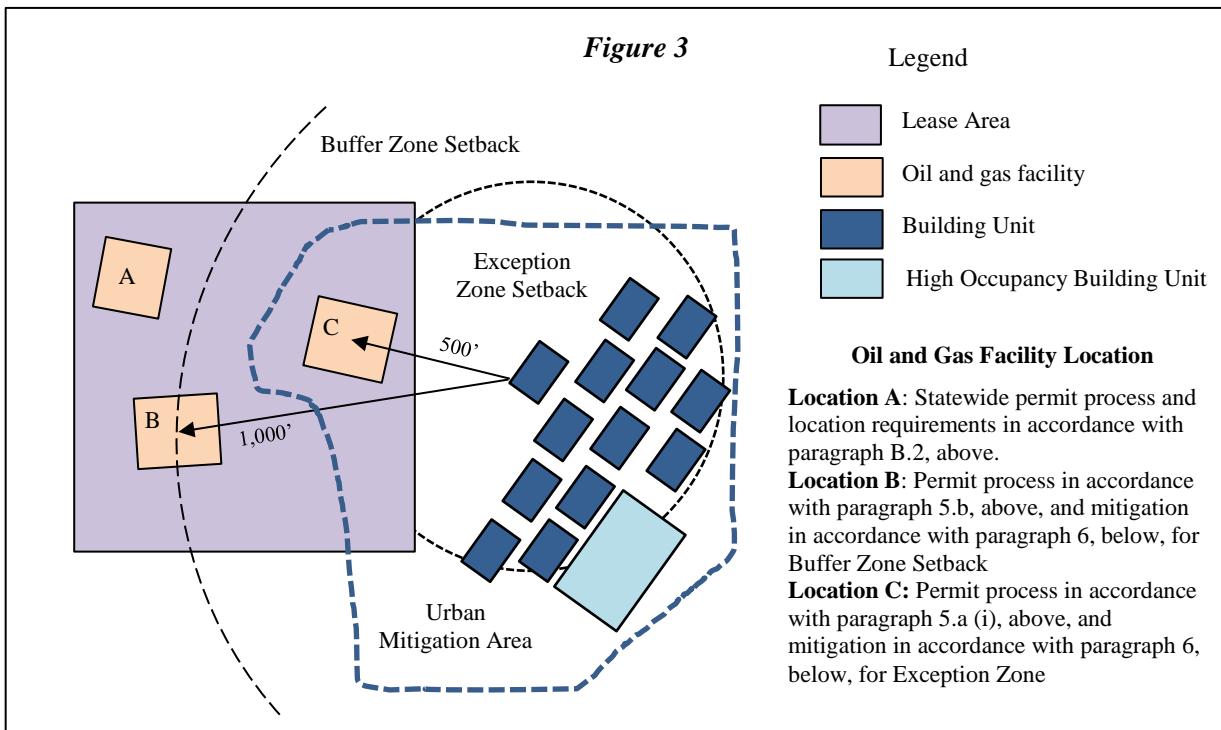
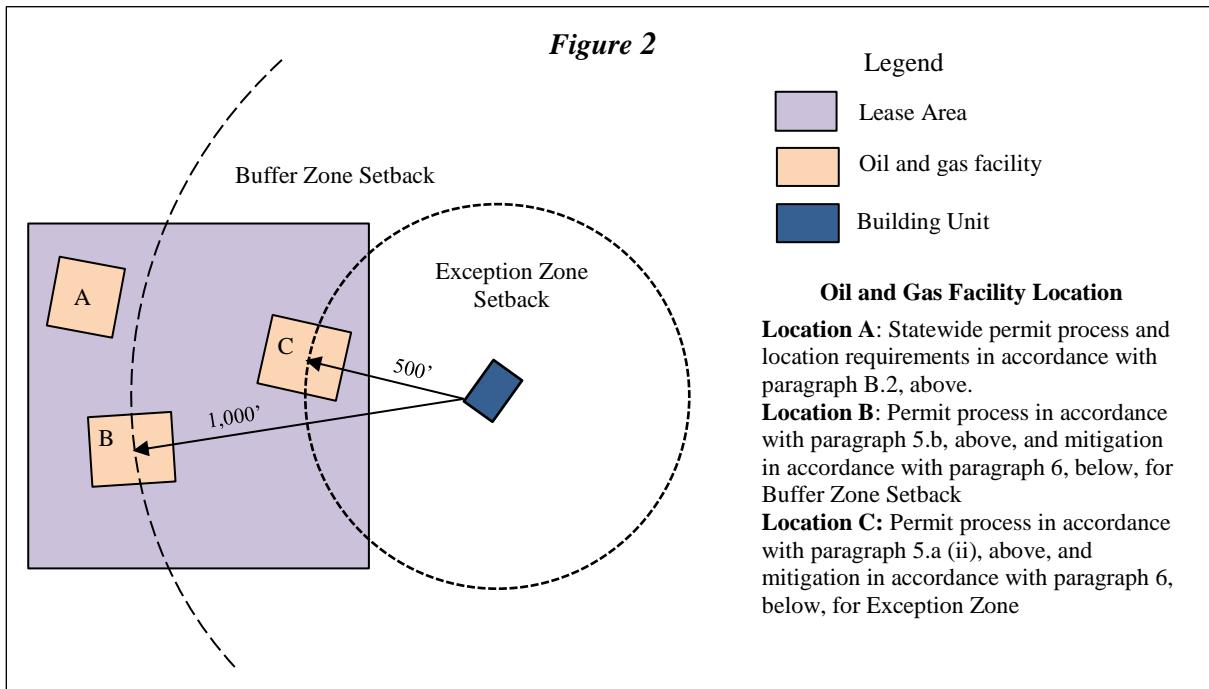
- (i) If the well or production facility is also located within an Exception Zone Area and an Urban Mitigation Area (**Figure 3, Location C**) a Commission permit may be issued only if:
 - (1) the operator submits waivers from each Building Unit owner within 500 feet of the oil and gas facility; and
 - (2) the operator certifies that he was available to meet with Building Unit owners if requested to do so by the Local Government Designee (LGD); and
 - (3) the Commission permit contains conditions of approval related to site specific mitigation measures sufficient to eliminate, minimize, or mitigate potential adverse impacts to public health, safety and welfare, the environment and wildlife to the maximum extent technically feasible and economically practicable, in accordance with the mitigation described in paragraph 6, below; or
 - (4) The oil and gas location is approved as part of a Comprehensive Drilling Plan (CDP). A CDP is intended to identify foreseeable oil and gas activities in a broad geographic area, facilitate discussions on potential impacts and identify mitigation measures to protect public health, safety and welfare, the environment and wildlife. The operator is required to invite the Department of Public Health and the Environment, the Colorado Division of Wildlife, the Local Government Designee and all surface owners to participate in the development of the plan. The plan may include variances to any Commission rule, is subject to approval only by the Commission and, if the plan includes information substantially equivalent to that required for a Commission permit, no further permit is required from the Commission.
- (ii) If the well or production facility is located within an Exception Zone Area, but outside an Urban Mitigation Area (**Figure 2, Location C**) a Commission permit may be issued if the:
 - (1) operator certifies that he was available to meet with Building Unit owners if requested to do so by the Local Government Designee (LGD); and
 - (2) Commission permit contains conditions of approval related to site specific mitigation measures sufficient to eliminate, minimize, or mitigate potential adverse impacts to public health, safety and welfare, the environment and wildlife to the maximum extent

technically feasible and economically practicable, in accordance with the mitigation described in paragraph 6, below.

- b. Buffer Zone:** (*Figure 2*, Location B) No well or production facility shall be located within 1,000 feet of a Building Unit until the operator:
 - (i) the operator certifies that he was available to meet with Building Unit owners if requested to do so by the Local Government Designee (LGD); and
 - (ii) the Commission permit contains conditions of approval related to site specific mitigation measures sufficient to eliminate, minimize, or mitigate potential adverse impacts to public health, safety and welfare, the environment and wildlife to the maximum extent technically feasible and economically practicable, in accordance with the mitigation requires described in paragraph 6, below.
- c. High Occupancy Buildings:** No well or production facility shall be located within 1,000 feet of a High Occupancy Buildings without:
 - (i) Commission approval following a public hearing before the Commission; and
 - (ii) Exception Zone mitigation measures shall be included as conditions of approval on the Commission permit, as described in paragraph 6, below, unless determined otherwise by the Commission.
- d. Designated Outdoor Activity Areas:** No well or production facility shall be located within 350 feet of a Designated Outdoor Activity Areas. The Commission may establish a setback greater than 350 feet based on the totality of the circumstances. If the well or production facility is to be located within 1,000 feet of a Designated Outdoor Activity Areas, then Buffer Zone Setback mitigation measures shall be required as conditions of approval on the Commission permit, as described in paragraph 6, below, unless determined otherwise by the Commission.
- e. Maximum Achievable Setback:** If the applicable setback would extend beyond the area on which the operator has a legal right to locate, then the operator may seek a variance from the Commission to reduce setbacks to the maximum achievable.

6. Mitigation Measures:

- a. Within Designated Setback Locations:** Commission mitigation measures in the blue cells in *Table 2*, below, must be incorporated as conditions on any Commission permit for a well or production facility within: (i) a Buffer Zone Setback (1,000'); (ii) an Exception Zone Setback (500 feet); and (iii) 1,000 feet of a High Occupancy Building Unit or a Designated Outdoor Activity Area.
- b. Outside Designated Setback Locations:** Oil and gas development outside Designated Setback Locations are subject to the Commission statewide permit process and mitigation measures. Commission mitigation measures in the white cells in *Table 2* are required outside Designated Setback Locations.
- c. Regulation comparison:** *Table 2* also provides a comparison of Commission regulations on mitigation measures to regulations in the Loveland Municipal Code that apply to heavy industrial uses in the Industrial zoning district.



7. **Consultation with Colorado Department of Public Health the Environment (CDPHE):** At the request of the Local Government Designee (LGD), the Commission shall consult with the CDPHE in the Commission's consideration of an oil and gas permit application based on concerns regarding public health, safety, welfare, or impacts to the environment.
8. **Notices:**
 - a. **Pre-application notices:**
 - (i) Within Urban Mitigation Area or Buffer Zone Setback notice to the LGD;
 - (ii) Within Buffer Zone Setback notice to surface owner and Building Unit owners.
 - b. **Comment period notices:**
 - (i) Surface owners;
 - (ii) Building Unit owners within the Exception Zone Setback and Buffer Zone;
 - c. **In advance of commencement of operations:** Notice to surface owner and LGD is required not less than 30 days in advance of the commencement of operations.
9. **Consultation with Colorado Department of Public Health the Environment (CDPHE):** At the request of the Local Government Designee (LGD), the Commission shall consult with the CDPHE in the Commission's consideration of an oil and gas permit application based on concerns regarding public health, safety, welfare, or impacts to the environment.

VIII. PROPOSED REGULATIONS

10. The regulations proposed by City staff are in the accompanying ordinance, which establishes a new Section 18.77 in the Loveland Zoning Code. The regulations are in three categories: (i) Baseline Standards (Section 18.77.055) that apply to the PCRP; (ii) Baseline Standards (Section 18.77.060) that apply to both the PCRP and the ARP; and (iii) Enhanced Standards (Section 18.77.065) that apply to the ARP. The recommended standards are only preliminary at this point, due to the new Commission rules for groundwater protection and building setbacks not having received final approval by the Commission.

Table 2
Regulations Comparison

Commission Rule	Current City Code Regulations
Noise	
1. During well site development involving pipeline or gas facility installation or maintenance or use of a drilling rig noise levels shall not exceed 70 dB(A) day, 65 dB(A) night, measured at nearest building unit.	1. Measured at property line of adjacent land use: <ul style="list-style-type: none"> - Residential: 55 dB(A) day, 50 dB(A) night - Commercial: 60 dB(A) day, 55 dB(A) night - Industrial: 75 dB(A) day, 70 dB(A) night
2. Measured 350 feet from sound source: <ul style="list-style-type: none"> - Adjacent land use: <ul style="list-style-type: none"> ✓ Residential: 55 dB(A) day, 50 dB(A) night ✓ Commercial: 60 dB(A) day, 55 dB(A) night ✓ Light Industrial: 70 dB(A) day, 65 dB(A) night ✓ Industrial: 80 dB(A) day, 75 dB(A) night 	
3. All facilities within 400 feet of a Building Unit with engines or motor which are not electrically operated shall be equipped with quiet design mufflers.	

Commission Rule	Current City Code Regulations
Water Quality	
4. Closed loop drilling system and pit restrictions shall be required. 5. Containment berms meeting the following standards shall be required: ✓ Constructed around crude oil, condensate, and production water storage tanks ✓ Within the Exception Zone, berms shall be constructed of steel rings ✓ Secondary containment areas shall be constructed with synthetic or engineering liners ✓ Within 500 feet of a surface water body, an earthen berm shall be required around the entire production facility ✓ Within an Urban Mitigation Area, no more than 2 crude oil or condensate storage tanks shall be located within a single berm.	None
Air Quality	
6. Closed loop drilling system and pit restrictions shall be required.	None
Traffic	
7. If required by local government, a traffic plan shall be coordinated with the local government prior to commencement of move in and rig up.	2. Compliance with Larimer County Urban Area Street Standards.
Multi-Well Pads	
8. Where technologically feasible and economically practicable, wells shall be consolidated to create multi-well pads located as far from building units as possible.	None
Leak Protection	
9. The oil and gas facility operator shall develop a plan to monitor production facilities on a regular schedule to identify fluid leaks.	None
Blowout Preventer Equipment	
10. Blowout prevention equipment shall be required.	None
Pit Level Indicators	
11. Pit level indicators shall be used.	None
Drill Stem Tests	
12. Closed chamber drill stem tests shall be allowed	None
Well Services Operations	
13. Adequate blowout prevention equipment and backup stabbing valves shall be used on well servicing operations.	None
Security	
14. Well sites shall be adequately fenced to restrict access by unauthorized persons.	None
Surface Trash	
15. All surface trash, debris, scrap or discarded material shall be removed from the site and disposed of in a legal manner.	Title 7: Accumulation of Waste Material

Commission Rule	Current City Code Regulations
Tank Specifications	
16. All crude oil and condensate storage tanks shall be designed, constructed and maintained in accordance with National Fire Protection Association (NFPA) Code 30 (2008 version).	None
Emergency Access	
17. All leasehold roads shall be constructed and maintained to accommodate local emergency vehicle access.	International Fire Code
Well Site Clean Up	
18. Within 90 days after a well is plugged and abandon, the well site shall be cleared of all non-essential equipment, trash and debris.	None
Identification of Plugged and Abandon Wells	
19. Operator shall identify the location of the well bore with a permanent monument with the well number and date of plugging imbedded on the monument.	None
Development of Existing Well Pads	
20. Where possible, operators shall provide for the development of multi reservoirs by drilling on existing pads or by multiple completions or commingling in existing wellbores.	None
Visual	
21. Production facilities, regardless of construction date, that can be seen from any public highway shall be painted a uniform, non-contrasting color tone that matches but is slightly darker than the surrounding landscape.	<p>3. Bufferyards – Type EX. Plant density and width unspecified, allowing City to require bufferyard in excess of Type E as necessary to buffer high intensity uses, such as an industrial batch plant or gravel mine from residential or commercial uses.</p> <p>4. Screening of unsightly areas – Such areas shall be screened from view from public sidewalks, streets, and other public areas. Whenever plants are used for screening, the plants should be coniferous and provide an opaque screen within three years.</p>
Lighting	
22. To the extent practicable, site lighting shall be directed downward and inward and shielded so as to avoid glare on public roads and building units within 1,000 feet.	<p>5. Elimination:</p> <ul style="list-style-type: none"> (i) Minimum horizontal luminance – 0.2 foot candles (ii) Maximum uniform ratio – 10:1 (iii) Maximum average luminance – 1 foot candle (iv) Minimum vertical luminance – 0.1 foot candle (v) Maximum on-site lighting levels: 10 foot candles – 20 foot candles for vehicle display lots (vi) Light shall be glare-shielded or directed away from residential zones (vii) Light spill-over levels shall not exceed 0.1 foot candles measure 20 feet from property line as a result of on-site lighting.

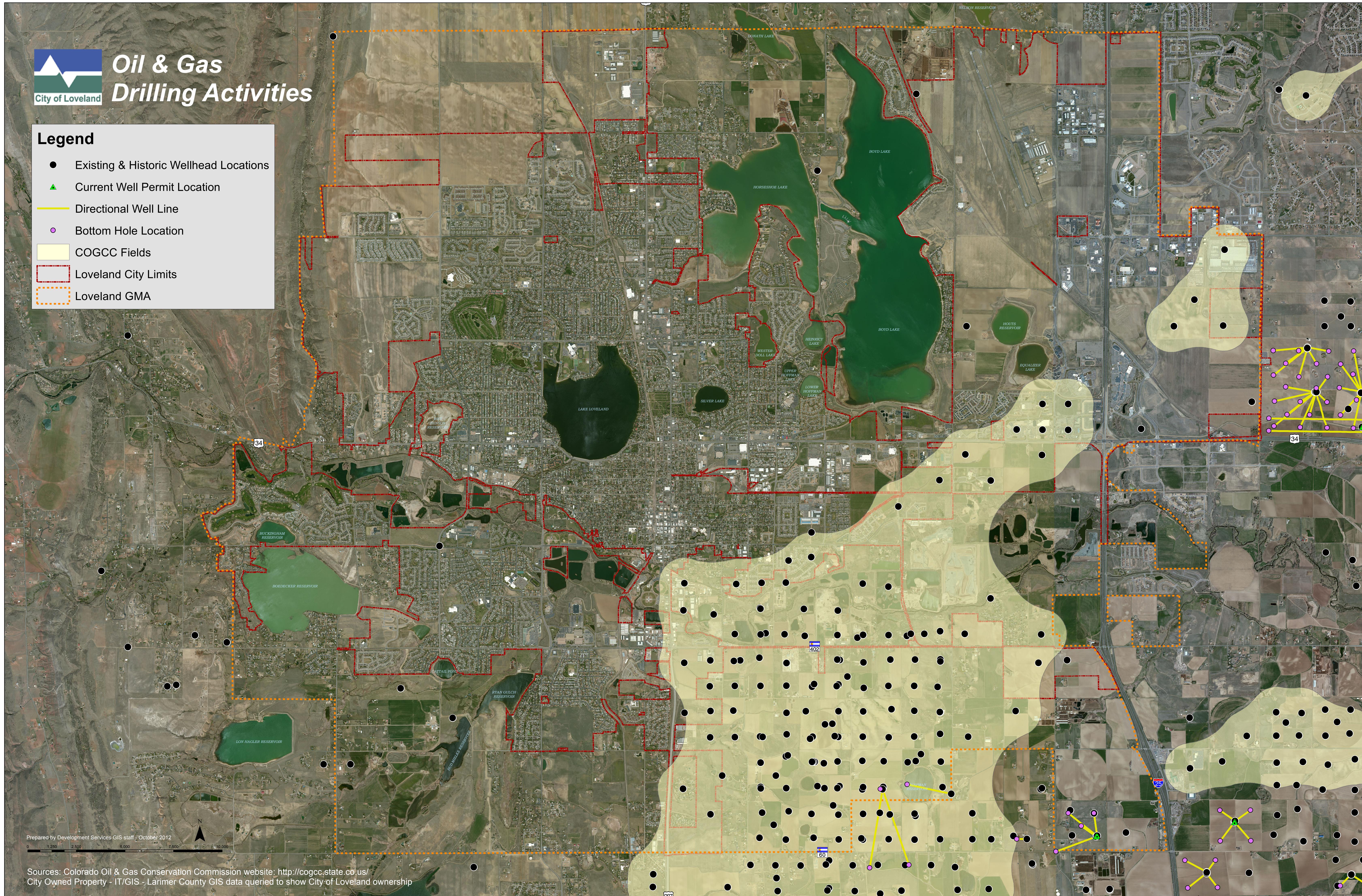
Commission Rule	Current City Code Regulations
Structure Height	
None – drilling rigs are typically 150 feet in height, or less.	<p>6. In the Industrial zone – East of County Road 9 – 50 feet. Other locations in the Industrial zone - 40 feet</p> <p>7. It is unlawful to construct any tower or other structure which may constitute a hazard to the safe navigation of aircraft at the Fort Collins/Loveland Airport</p>
Vibration	
None	8. Vibration at the level of human perception shall not be permitted beyond the lot lines.
Floodplain	
None	<p>9. Flood Fringe – Non-residential structures shall be placed on fill so that the lowest portion of the structure is at or above the regulatory flood protection elevation or comply with the floodproofing requirements set forth in the International Building Code.</p> <p>10. Floodway – No use shall limit or restrict the floodway capacity, include fill or storage of material or equipment, increase flood heights during base flood, any well shall be protected from inundation from flood discharge and no new mobile home shall be permitted.</p>
Stormwater quality	
	11. Compliance with City of Loveland Storm Criteria Manual
Odors and Dust	
<p>23. Odor:</p> <ul style="list-style-type: none"> (i) Compliance with Department of Public Health and Environment Air quality Control and odor Emissions regulations, plus specific regulations on crude oil, condensate, and produced water tanks, glycol dehydrators, pits, and pneumatic devices. (ii) Green completions practices required on wells that are likely to produce naturally flowing hydrocarbon gas in flammable concentrations. <p>24. Fugitive dust: Operator shall employ practices such as speed controls, regular road maintenance, restrictions on construction activity during high-wind conditions, silica dust controls when handling sand, road surfacing, wind breaks and automation of well site to reduce truck traffic.</p>	12. Odor: Title 7: Nuisance Abatement
Weed Control	
25. All well and surface production facilities shall be kept free of weeds, rubbish, and other waste material.	13. Compliance with Title 7: Weed Control Ordinance



Oil & Gas Drilling Activities

Legend

- Existing & Historic Wellhead Locations
- ▲ Current Well Permit Location
- Directional Well Line
- Bottom Hole Location
- COGCC Fields
- Loveland City Limits
- Loveland GMA



Prepared by Development Services GIS staff - October 2012

0 1,250 2,500 5,000 7,500 10,000

Sources: Colorado Oil & Gas Conservation Commission website: <http://cogcc.state.co.us/>
City Owned Property - IT/GIS - Larimer County GIS data queried to show City-of Loveland ownership

ATTACHMENT A

**Statement of Direction for the
Development of Regulations on Oil and Gas Development in the City of Loveland**

Generally

City staff will promptly develop an approach to oil and gas regulation which includes regulation by ordinance, and also incorporates operating agreements to be negotiated with oil and gas companies. Care will be taken in the drafting of the ordinance to ensure critical health and safety concerns and minimize impacts of oil and gas on neighbors, while at the same time providing for access to mineral rights and harmonizing with state law and regulation. The draft ordinance will draw upon the successful experience of other jurisdictions, and avoid conflicts with state law or regulation that would draw legal challenge from the State of Colorado.

Regulations by Ordinance

Method: Oil and gas development shall be listed in all City zoning districts as a special review use. This process requires notification of affected property owners and a neighborhood meeting. The current provisions for obtaining a special review permit, which provide for ultimate denial of the permit, will be amended to avoid legal preemption based on an operational conflict.

Standards: The City staff will explore and develop standards in the draft ordinance to address the following areas:

1. Closed loop/pitless wastewater disposal systems
2. Hazardous materials disclosure
3. Road damage/repair
4. Odor
5. Visual Screening
6. Setbacks (not in excess of those allowable by State law and regulation)
7. Construction traffic and routing
8. Safety and spill prevention
9. Emergency preparedness plan
10. Fire inspections

Fees: The draft ordinance shall include the development of a fee structure for permitting to recover City costs of service, to the extent not in conflict with State law and regulation. These will include System Impact Fees as well.

Use of Operator Agreements

The City will incorporate into its practice the use of individually negotiated agreements with individual oil and gas companies, as recommended by the Colorado Oil and Gas Association. These agreements can result in the application of more stringent standards than might otherwise be preempted by state law, in addition to the minimum standards mentioned above. The Colorado Oil and Gas Commission will typically include the requirements of any such agreement as conditions on permits it issues.

ATTACHMENT B

FIRST READING: _____

SECOND READING: _____

ORDINANCE #

**AN ORDINANCE ADDING A NEW CHAPTER 18.77 TO THE
LOVELAND MUNICIPAL CODE FOR THE REGULATION OF OIL AND
GAS OPERATIONS WITHIN THE CITY OF LOVELAND**

WHEREAS, ; and

WHEREAS, .

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF LOVELAND, COLORADO:**

Section 1. That a new Chapter 18.77 is hereby added to the Loveland Municipal Code to read in full as follows:

Sections:

18.77.010	Authority.
18.77.015	Purpose.
18.77.020	Applicability.
18.77.025	Rules of Construction and Definitions.
18.77.030	Zoning.
18.77.035	Alternative Permit Processes.
18.77.040	Conceptual Review.

- 18.77.045 Planning Commission Review Process.**
- 18.77.050 Administrative Review Process.**
- 18.77.055 Baseline Standards for Planning Commission Review Process.**
- 18.77.060 Baseline Standards for Planning Commission and Administrative Review Processes.**
- 18.77.065 Enhanced Standards for Administrative Review Process.**
- 18.77.070 Application Requirements.**
- 18.77.075 Prohibited Oil and Gas Facilities.**
- 18.77.080 Variances.**
- 18.77.085 Transfer of Permits.**
- 18.77.090 Other Applicable Code Provisions.**
- 18.77.095 Emergency Response Costs.**
- 18.77.100 Application and Inspection Fees.**
- 18.77.105 Capital Expansion Fees.**
- 18.77.110 Reimbursement for Consultant Costs.**
- 18.77.115 Adequate Transportation Facilities**
- 18.77.120 Insurance and Performance Security.**
- 18.77.125 Inspections and Right to Enter.**
- 18.77.130 Violations, Suspension and Revocation of Permits, Civil Actions and Penalties.**
- 18.77.135 Conflicting Provisions.**

18.77.010 Authority.

This Chapter 18.77 is enacted pursuant to the city's police powers and land-use authority under Article XX of the Colorado Constitution, Title 31 of the Colorado Revised Statutes, the OGC Act, the COG regulations and under all other applicable laws, rules and regulations. However, it is not the intent of this chapter that these powers and authority be exercised in a manner that would create an operational conflict with the provisions of the OGC Act or the COG regulations, which conflict would arise if any application of this chapter has the effect of materially impeding or destroying a state interest as expressed in the OGC Act or the COG regulations. It is therefore the intent of this chapter that its provisions be interpreted and applied in a manner that is consistent and in harmony with any conflicting provisions of the OGC Act or the COG regulations, so as to avoid any operational conflict.

18.77.015 Purpose.

The purpose of this chapter is to generally protect the public's health, safety and welfare and the environment and more specifically to regulate oil and gas operations within the city so as to minimize the potential land use conflicts and other adverse impacts that will negatively affect existing and future land uses when oil and gas operations occur within the city near those uses. This purpose is intended to be achieved in a manner that recognizes the state's interests in oil and gas operations as expressed in C.R.S. § 34-60-102, which include: fostering the responsible and balanced development of the state's oil and gas resources in a manner consistent with the protection of the public's health, safety and welfare, including protection of the environment and wildlife resources; protecting public and private interests against waste in both the production and use of oil and gas; and allowing Colorado's oil and gas pools to produce up to their

maximum efficient rate subject to the prevention of waste, protection of the public's health, safety and welfare, protection of the environment and wildlife resources, and the protection and enforcement of the rights of owners and producers to a common source of oil and gas so that each owner and producer obtains a just and equitable share of production from that source.

18.77.020 Applicability.

Except as otherwise provided in this section, the provisions of this chapter shall apply to all oil and gas operations occurring within the city's boundaries. Prior to any person commencing any such operations within the city, that person shall apply for and receive an oil and gas permit from the city in accordance with the provisions of this chapter. This chapter, however, shall not apply to those oil and gas operations for which a drilling permit was issued under the COG regulations prior to April 15, 2013, the effective date of this chapter, and under which permit the oil and gas operations were commenced before April 15, 2013. It shall also not apply to any oil and gas operations occurring on real property annexed into the city on or after April 15, 2013, provided those operations are occurring as of the effective date of the annexation pursuant to a drilling permit issued under the COG regulations. This chapter shall apply to all other oil and gas operations occurring within the city's boundaries after April 15, 2013.

18.77.025 Rules of Construction and Definitions.

- A. The words, terms and phrases expressly defined in this section shall have the meaning hereafter given them, unless the context requires otherwise. The words, terms and phrases used in this chapter not defined in this section shall have the meaning given to them in the OGC Act, the COG regulations and in chapter 18.04 of this code. Words, terms and phrases not defined in this section, the Act, the COG regulations or chapter 18.04, shall be given their commonly accepted meaning unless they are technical in nature, in which case they should be given their technical meaning generally accepted by the industry in which they are used. Therefore, for those words, terms and phrases peculiar to the oil and gas industry, they shall be given that meaning which is generally accepted in the oil and gas industry. Words, terms and phrases of a legal nature shall be given their generally accepted legal meaning.
- B. When determining the end date of a time period under this chapter, the day on which the time period begins shall not be counted and the last day shall be included in the count. If the last day is a Saturday, Sunday or legal holiday, that day shall be excluded in the count.
- C. "Act" or "OGC Act" shall mean Title 34, Article 60 of the Colorado Revised Statutes, as amended.
- D. "Adverse effect" or "adverse impact" shall mean the impact of an action, after mitigation, that is considerable or substantial and unfavorable or harmful. The term includes social, economic, physical, health, aesthetic, historical impact, and/or biological impacts, including but not limited to, effects on natural resources or the structure or function of affected ecosystems.

- E. “Administrative review process” shall mean the expedited review process set out in section 18.77.050.
- F. “APD” shall mean an application for a permit to drill, deepen, re-enter or recomplete and operate under Rule 303 of the COG regulations.
- G. “Applicant” shall mean any person possessing the legal right to develop oil or gas underlying land located within the city’s boundaries and who has applied for an oil and gas permit under this chapter.
- H. “Application” shall mean an application filed with the city by any person requesting an oil and gas permit under this chapter.
- I. “Baseline standards” shall mean those review standards and operation requirements set out in section 18.77.055.
- J. “Berm” shall mean an earthen barrier of compacted soils or made of man-made materials preventing the passage of liquid materials or providing screening from adjacent uses.
- K. “Best management practices” or “BMPs” shall mean practices that are designed to prevent or reduce impacts caused by oil and gas operations to air, water, soil or biological resources, and to minimize adverse impacts to public health, safety and welfare, including the environment and wildlife resources.
- L. “City manager” shall mean the city’s duly appointed city manager or his or her designee.
- M. “Closed loop drilling process or system” shall mean a closed loop mud drilling system typically consisting of steel tanks for mud mixing and storage and the use of solids removal equipment, which normally includes some combination of shale shakers, mud cleaners and centrifuges sitting on top of the mud tanks. This equipment separates drill cutting solids from the mud stream coming out of the wellbore while retaining the water or fluid portion to be reused in the continued drilling of the well bore. The solids are placed in containment provided on location. The system differs from conventional drilling where a reserve pit is used to allow gravitational settling of the solids from the mud which can then be reused. A “closed loop drilling system” does not include use of a conventional reserve drilling pit.
- N. “Code” shall mean the duly adopted ordinances of the city including, without limitation, the Loveland Municipal Code, as amended.
- O. “Commission” shall mean the Oil and Gas Conservation Commission of the State of Colorado.
- P. “Completion” shall mean, for the completion of an oil well, that the first new oil is produced through wellhead equipment into leased tanks from the ultimate producing interval after the production string has been run. A gas well shall be considered completed when the well is capable of producing gas through wellhead equipment from

the ultimate producing zone after the production string has been run. A dry hole shall be considered completed when all provisions of plugging and abandonment are complied with as set out in the COG regulations. Any well not previously defined as an oil or gas well, shall be considered completed ninety (90) days after reaching total depth. If approved by the director of the commission, a well that requires extensive testing shall be considered completed when the drilling rig is released or six months after reaching total depth, whichever is later.

- Q. "Completion combustion device" shall mean any ignition device, installed horizontally or vertically used in exploration and production operations to combust otherwise vented emissions from completions.
- R. "Current planning" shall mean the city's current planning division.
- S. "Delineation well" shall mean a well drilled in order to determine the boundary of a field or producing reservoir.
- T. "Designated agent" shall mean the designated representative of any operator.
- U. "Development review team" or "DRT" shall mean the city's development review team.
- V. "Director" shall mean the director of the city's development services department or his or her designee.
- W. "Enhanced standards" shall mean those review standards and operation requirements set out in section 18.77.065.
- X. "Flow line" shall mean a pipeline connecting individual well sites to gathering lines.
- Y. "Fracking" shall mean the technique of using explosive charges and water, sand and certain chemicals injected under pressure into an oil and gas well to create fractures that extend from the well bore into rock, shale or coal formations thereby allowing oil and gas to travel more easily from those formations, where the oil or gas is trapped, to the production well.
- Z. "Gas" shall mean all natural gases and all hydrocarbons not defined in this section as oil.
- AA. "Gathering line" shall mean a pipeline transporting produced gas, oil or water from multiple well sites to a centralized facility.
- BB. "Green completion practices" shall mean those practices intended to reduce emissions from oil and gas production or completion operations, and from condensate vapors during cleanout and flowback operations prior to the well being placed on production and thereafter on any recompletions or reentries.
- CC. "Inspector" shall mean any person designated by the city manager who shall have the authority to inspect a well site to determine compliance with this chapter and any other applicable city ordinances.

DD. “Local government designee” or “LGD” shall mean the person designated by the city to receive, on behalf of the city, copies of all documents required to be filed with the local government designee pursuant to the COG regulations.

EE. “Minimize adverse impacts” shall mean, whenever reasonably practicable, to avoid adverse impacts to wildlife resources or significant adverse impacts to the environment from oil and gas operations, minimize the extent and severity of those impacts that cannot be avoided, mitigate the effects of unavoidable remaining impacts, and take into consideration cost-effectiveness and technical feasibility with regard to actions and decisions taken to minimize adverse impacts.

FF. “Most effective performance techniques and practices” shall mean the application of proven emerging techniques and technologies or other best management practices used in conducting oil and gas operations which avoid, neutralize, exclude, eliminate, mitigate or minimize adverse on- and off-site impacts to the public health, the environment, landowners, and natural resources, and which may reduce conflicts between operators and potentially affected landowners.

GG. “Oil” shall mean crude petroleum oil and any other hydrocarbons, regardless of gravities, which are produced at the well in liquid form by ordinary production methods, and which are not the result of condensation of gas before or after it leaves the reservoir.

HH. “Oil and gas facility” shall mean equipment or improvements used or installed at an oil and gas location for the exploration, production, withdrawal, gathering, treatment or processing of oil or gas.

II. “Oil and gas operations” or “operations” shall mean exploration for oil and gas, including the conduct of seismic operations and the drilling of test bores; the siting, drilling, deepening, recompletion, reworking or abandonment of an oil and gas well, underground injection well or gas storage well; production operations related to any such well including the installation of flow lines and gathering systems; the generation, transportation, storage, treatment or disposal of exploration and production wastes; and any construction, site preparation or reclamation activities associated with such operations.

JJ. “Operating plan” shall mean a written general description of a well site or a production site identifying purpose, use, typical staffing, seasonal or periodic considerations, routine hours of operating, source of services/infrastructure and any other information related to the regular function of that facility.

KK. “Operator” shall mean a person who has the legal right to drill into and produce from a pool and to appropriate the oil or gas produced either for the operator or for the operator and an owner.

LL. "Owner" shall mean any person having an ownership interest in the oil and gas resources underlying land either as the owner of a corporeal estate in realty or as an owner of a leasehold interest therein.

MM. "Permit" or "oil and gas permit" shall mean a permit issued by the city to an applicant under this chapter.

NN. "Person" shall mean any natural person, corporation, association, partnership, limited liability company, receiver, trustee, executor, administrator, guardian, fiduciary or any other kind of entity or representative, and includes any department, agency or instrumentality of the state or any political subdivision thereof and any county, city and country, home rule municipality, statutory municipality, authority or special district.

OO. "Pit" shall mean any natural or man-made depression in the ground used for oil or gas exploration or production purposes; a pit does not include steel, fiberglass, concrete or other similar vessels which do not release their contents to surrounding soils.

PP. "Planning commission" shall mean the city's planning commission as established in section 2.60.210.

QQ. "Planning commission review process" shall mean the review process set out in section 18.77.045.

RR. "COG regulations" or "Colorado Oil and Gas Regulations" shall mean all rules and regulations duly adopted by the commission, as amended, including 2 Colo. Code Regs. T. 400.

SS. "Seismic operations" shall mean all activities associated with the acquisition of seismic data including, but not limited to, surveying, shothole drilling, recording, shothole plugging and reclamation.

TT. "Setback" shall mean the distance between the following: a wellhead, intermediate line, gathering line or oil and gas facility structure boundary and the closest projection of a residential or non-residential building or structure, property line of a platted lot or unplatted tract of land or a permitted oil and gas operation.

UU. "Significant degradation" shall mean any degradation to the environment that will require significant efforts and expense to reverse or otherwise mitigate that degradation.

VV. "State" shall mean the State of Colorado.

WW. "Surface owner" shall mean any person having title or right of ownership in the surface estate of real property or any leasehold interest therein.

XX. "VOC" shall mean volatile organic compounds.

YY. "Well" shall mean an oil or gas well, a hole drilled for the purpose of producing oil or gas, or a well into which fluids are injected.

ZZ. "Well blowdown" shall mean the maintenance activity designed to remove unwanted fluids from mature wells during which time gas is often vented to the atmosphere.

AAA. "Well completion" shall mean the process that perforates well casing, stimulates the reservoir using various techniques including but not limited to acid treatment and fracking, allows for the flowback of petroleum or natural gas from wells to expel drilling and reservoir fluids, and tests the reservoir flow characteristic, which may vent produced hydrocarbons to the atmosphere via an open pit or tank.

BBB. "Wellhead" shall mean the equipment attached to the casing of an oil, gas or injection well above the surface of the ground.

18.77.030 Zoning.

Notwithstanding any provision in this code to the contrary, oil and gas operations shall be permitted in all of the city's zoning districts, planned unit developments, unit developments and within any other city-approved land uses, but only if a permit has been issued to the extent required by this chapter and an APD has been issued by the commission for those oil and gas operations.

18.77.035 Alternative Permit Processes.

Any person applying for a permit under this chapter must proceed under the planning commission review process as provided in section 18.77.045, unless the applicant voluntarily chooses to proceed under and qualifies for the expedited administrative review process as provided in section 18.77.050. The permit application under the planning commission review process shall be reviewed and granted or denied on the basis of the applicable baseline standards set out in sections 18.77.055 and 18.77.060 and any other applicable standards and requirements in this chapter and code. A permit application under the administrative review process shall be reviewed and granted or denied under the applicable baseline and enhanced standards set out in sections 18.77.060 and 18.77.065 and any other applicable standards and requirements in this chapter and code.

18.77.040 Conceptual Review.

Prior to any person submitting an application under this chapter, that person shall first schedule with current planning and attend a conceptual review meeting with the city's development review team. Current planning shall schedule such meeting within fourteen (14) days after a written request for the meeting has been received. At least fourteen (14) days before the scheduled conceptual review meeting, the person requesting the meeting shall submit to current planning in electronic form or one (1) hard-copy sets of all applications, plans, studies and other documents that such person has filed or will be required to file with the commission under the COG regulations to obtain an APD for the oil and gas operations proposed to be conducted within the city. The purpose of the conceptual review meeting is to give the

prospective applicant and the city's development review team the opportunity to discuss the proposed oil and gas operations and to discuss the city's application and review processes under this chapter. This will include a discussion as to whether the prospective applicant is interested in using the expedited administrative review process rather than the planning commission review process. Within five (5) days after the meeting, current planning shall provide the prospective applicant with the development review team's written comments and recommendations concerning the proposed oil and gas operations. When these comments and recommendations are sent to the prospective applicant by current planning, the prospective applicant shall have three (3) months thereafter in which to file with current planning an application for the proposed oil and gas operations. Failure to file that application within this time period will require the prospective applicant to schedule and conduct another conceptual review meeting under this section for those oil and gas operations.

18.77.045 Planning Commission Review Process.

A. Application Completeness Review. After an application has been filed with current planning, the director shall review the application for completeness to determine its compliance with the applicable requirements of section 18.77.070. If the director determines that any of those applicable requirements have not been satisfied, the director shall, within fourteen (14) days after the application is filed, notify the applicant in writing of any deficiencies in the application. This process of review and notice of deficiency shall continue until the director determines the application satisfies all applicable requirements of section 18.77.070 and is, therefore, a complete application. The director shall notify the applicant in writing that the application is complete within fourteen (14) days after the later of the filing of the application or the filing of the last application resubmittal in response to a notice of deficiency from the director. Promptly thereafter, current planning shall post the complete application on the city's website for public review, but excluding any information required in this chapter to be kept confidential.

B. Development Review Team. After an application is filed with current planning and has been determined by the director to be a completed application, it shall be reviewed by the DRT. The DRT shall review the application for conformance with the applicable provisions of this chapter and any other applicable provisions of this code. As part of this review, the DRT may meet with the applicant or the applicant's representatives to discuss the application and to present the DRT's questions, concerns and recommendations. Within thirty (30) days after the application is filed with current planning, the DRT shall complete its review by submitting a written report of its findings and recommendations to the applicant and the director. The report shall also be posted on the city's website with the application, but excluding any information required under this chapter to be kept confidential. Within thirty (30) days of the issuance of the DRT's report, the applicant may supplement its application in response to the DRT report.

C. Neighborhood Meeting. Promptly after the director has issued the written determination that the application is complete, current planning shall schedule a neighborhood meeting to be held within fifteen (15) days of the director's written determination of completeness. Once that neighborhood meeting has been scheduled, notices of the neighborhood meeting shall be provided in accordance with all applicable requirements of code chapter 18.05. The mailed notice required for neighborhood meetings under chapter 18.05 shall also be sent to the surface

owner or owners of the parcel or parcels of real property on which the oil and gas operations are proposed to be located. In addition to the other contents required for the mailed notice under chapter 18.05, the mailed notice shall state that the application can be reviewed prior to the neighborhood meeting on the city's website or at current planning's office. The neighborhood meeting shall be conducted by current planning. The applicant or a representative of the applicant shall attend the neighborhood meeting and be available to answer questions concerning the application. The objective of a neighborhood meeting shall be to inform noticed persons and other interested citizens attending the meeting of the scope and nature of the proposed oil and gas operations and how the operations will be regulated under this chapter and the COG regulations.

D. Planning Commission Hearing. Current planning shall schedule the application for a public hearing before the planning commission within thirty (30) days after the DRT has finished its review of the application. Notice of the hearing shall be provided in accordance with all applicable requirements of 18.05. The mailed notice required in chapter 18.05 for this hearing shall also be mailed to the surface owner or owners of the parcel or parcels of real property on which the oil and gas operations are to be located. In addition, the mailed and published notices shall state that the complete application can be reviewed by the public on the city's website or at current planning's office.

E. Planning Commission Hearing Procedures. The planning commission's public hearing shall be conducted as a quasi-judicial proceeding. Subject to the planning commission chairperson's discretion to limit the time and scope of testimony and to make allowances for the adequate presentation of evidence and the opportunity for rebuttal, the order of the hearing shall be as follows: (1) explanation and nature of application by current planning staff; (2) applicant's presentation of evidence and testimony in support of the application; (3) public comment and presentation of evidence; (4) applicant's rebuttal presentation; and (5) motion, discussion and vote by the planning commission on the application. No person making a presentation and providing testimony or comment at the hearing shall be subject to cross-examination. However, during the hearing members of the planning commission and the city attorney may make inquiries for the purposes of eliciting new information and to clarify information presented.

F. Planning Commission Decision. The planning commission shall consider the application based solely on the testimony and evidence submitted at the hearing, the applicable provisions of this chapter and any other applicable provisions of this code. At the conclusion of the presentation of testimony and evidence, the planning commission shall vote to grant, grant with conditions or deny the oil and gas permit requested in the application under consideration. A condition may only be imposed on the grant of an oil and gas permit if the applicant agrees to that condition on the record of the hearing. An applicant's refusal to agree to any such condition shall not be used by the planning commission as a basis, in whole or part, to deny the applicant's requested oil and gas permit. In granting, granting with conditions or denying an application for an oil and gas permit, the planning commission shall adopt its written findings and conclusions within thirty (30) days of its decision at the hearing.

G. Appeal of Planning Commission Decision. The planning commission's decision described in paragraph F. of this section may be appealed to the city council by the applicant and any "party in interest" as defined in section 18.80.020. The written notice of appeal shall be filed with current planning within ten (10) days of the effective date of the planning commission's

final decision, which date shall be the date the planning commission adopts its written findings and conclusions. The appeal shall be filed and conducted in accordance with the applicable provisions in chapter 18.80 for appeals from the planning commission to the city council. The council's decision in the appeal hearing to grant, grant with conditions or deny the applicant's request for an oil and gas permit shall, like the planning commission's decision, be based on the applicable provisions of this chapter and any other applicable provisions of this code. The council shall also not impose any condition on its grant of the oil and gas permit unless the applicant agrees to the condition on the record of the council's appeal hearing.

18.77.050 Administrative Review Process.

A. Applicant's Election to Use Administrative Review Process. As an alternative to processing an application using the planning commission review process set out in section 18.77.045, an applicant may elect to use the expedited administrative review process set out in this section. In electing to use this administrative review process, the applicant must acknowledge and agree in its application to all of the following: (1) that by using this administrative review process to obtain an expedited review, the applicant's application will not only be subject to the baseline standards in section 18.77.065, but, in addition, the enhanced standards in section 18.77.070, which enhanced standards could reasonably be interpreted to be in operational conflict in one or more respects with the COG regulations; (2) that the applicant is waiving any such operational conflicts for the purpose of pursuing this expedited approval of its application under this administrative review process; and (3) that if for any reason the applicant wishes to revoke its election to use this administrative review process or to withdraw from the process once started, but still desires an oil and gas permit under this chapter, it will be required to follow and meet all of the requirements of the planning commission review process.

B. Application Completeness Review. An application reviewed under this section shall be reviewed by the director for completeness using the same process used in the planning commission review process as set out in section 18.77.045.A.

C. Development Review Team. After an application is filed with current planning and determined by the director to be a complete application, it shall be reviewed by the DRT. The DRT shall review the application for conformance with the applicable provisions of this chapter and any other applicable provisions of this code. As part of this review, the DRT may meet with the applicant or the applicant's representatives to discuss the application and to present the DRT's questions, concerns and recommendations. Within thirty (30) days after the application is filed with current planning, the DRT shall complete its review by submitting a written report of its findings and recommendations to the applicant and the director. The report shall also be posted on the city's website with the application, but excluding any information required under this chapter to be kept confidential. Within thirty (30) days of the issuance of the DRT's report, the applicant may supplement its application in response to the DRT report.

D. Neighborhood Meeting. The neighborhood meeting for an application reviewed under this section shall be scheduled, noticed and conducted in the same manner as under the planning commission review process as set out in section 18.77.045, but with one addition. The notices mailed under section 18.77.045 shall state that the application is being reviewed under the administrative review process and notify the recipients of the notice that they will have until ten

(10) days after the neighborhood meeting is held in which to submit to the director any comments and information, in written, electronic or photographic form, related to the subject application as provided in paragraph E. of this section.

E. Public Comment. Within ten (10) days after the neighborhood meeting is held, any person may file with current planning for the director's consideration and to be included in any record on appeal taken under paragraph H. of this section, any comments and information, in written, electronic or photographic form, relevant to the director's consideration of the subject application under this section. Current planning shall preserve all of the comments and information received under this section to ensure that they are included in any record of appeal. These comments and information shall also be made available for review by the applicant. The applicant may supplement its application in response or rebuttal to the comments and information submitted by the public. The applicant must file this supplemental information with current planning within ten (10) days after the deadline for the public's submittal of its comments and information. Any comments and information received by current planning after the deadlines set forth herein, shall not be considered by the director in his or her decision and shall not be included in the record of any appeal under paragraph H. of this section.

F. Director's Negotiations with Applicant. After receiving the DRT report and all of the public comments and information provided under paragraph E. of this section, the director may, in his or her discretion, negotiate with the applicant for standards to be added as conditions to the oil and gas permit in addition to or in substitution of those baseline standards required in sections 18.77.055 and 18.77.060 and the enhanced standards in section 18.77.065, if in the director's judgment such conditions will result in the increased protection of the public's health, safety or welfare or further minimize adverse impacts to surrounding land uses, the environment or wildlife resources. The director shall have ten (10) days after the last of the public comments and information have been submitted under paragraph E. of this section in which to conduct those negotiations. If after those negotiations the applicant agrees in writing to these new standards, they shall be added as conditions to the oil and gas permit if the permit is granted by the director. If the applicant does not agree to these conditions, they shall not be added as conditions to any granted oil and gas permit. In addition, the applicant's refusal to agree to any such conditions shall not be used by the director as a basis, in whole or part, to deny the applicant's requested oil and gas permit.

G. Director's Decision. Within ten (10) days after the expiration of the negotiation period in paragraph F. of this section, the director shall issue his or her written findings and conclusion, granting, granting with conditions to the extent agreed by the applicant under paragraph F. of this section or denying the applicant's requested oil and gas permit. The record which the director must consider in issuing his or her written findings and conclusions shall consist solely of the application, the applicant's supplementals to the application, the DRT report and the public comments and information submitted under paragraph E. of this section. This record shall be used by the director to then determine the application's compliance or noncompliance with the applicable provisions of this chapter and any other applicable provisions in this code.

H. Appeal of Director's Decision. The director's decision as set out in his or her written findings and conclusions shall constitute the director's final decision. The director's final

decision is not appealable to the planning commission or the city council. The director's final decision may only be appealed by the applicant or a "party in interest," as defined in section 18.80.020, to the district court for Larimer County under Rule 106(a)(4) of the Colorado Rules of Civil Procedure. The record to be considered in the appeal shall consist of the director's written findings and conclusion, the application, the applicant's supplementals to the application, the DRT report, all comments and information provided by the public under paragraph E. of this section and any other evidentiary information the district court orders to be included in the record. Any appeal of the director's decision shall be filed with current planning within ten (10) days from the date of the director's final decision.

18.77.055 Baseline Standards for Planning Commission Review Process.

All applications considered in the planning commission review process and all oil and gas operations approved under this process shall be subject to and comply with the following standards and requirements, as applicable, in addition to the standards and requirements in code section 18.77.060.

A. *Compliance with Commission regulations for mitigation measures.* All permits for oil and gas operations shall comply with the mitigation measures required pursuant to Commission Rule 604, as amended.

B. *Compliance with Commission regulations for setbacks.* All permits for oil and gas operations shall comply with the location requirements pursuant to Commission Rule 604, as amended.

C. *Compliance with Commission regulations for aesthetics and noise control.* All permits for oil and gas operations shall comply with the aesthetic and noise control requirements pursuant to Commission Rule 802, as amended. Additional mitigation may be required pursuant to code section 18.77.060.L. and additional noise mitigation may be required pursuant to code section 18.77.060.RR.

D. *Compliance with Commission regulations for odor control.* All permits for oil and gas operations shall comply with the odor control requirements pursuant to Commission Rule 805, as amended.

E. *Compliance with Commission regulations for application procedures.* All permits for oil and gas operations shall comply with the application procedures set forth in Commission Rule 305, as amended.

F. *Compliance with Commission regulations for consultation and meeting procedures.* All permits for oil and gas operations shall comply with the consultation and meeting procedure requirements set forth in Commission Rule 306, as amended.

G. *Compliance with Commission regulations for statewide location requirements.* All permits for oil and gas operations shall comply with the statewide location requirements set forth in Commission Rule 603, as amended.

H. Compliance with Commission regulations for groundwater protection. All permits for oil and gas operations shall comply with the groundwater protection requirements set forth in Commission Rule **603**, as amended.

I. Compliance with Commission regulations for protection of wildlife resources. All permits for oil and gas operations shall comply with the process and requirements for the protection of wildlife resources set forth in Commission Rule Series 1200, as amended.

J. Compliance with Commission regulations for reclamation. All permits for oil and gas operations shall comply with the process and requirements for site reclamation set forth in Commission Rule Series 1000, as amended. The operator shall provide copies of the commission's Drill Site Reclamation Notice at the same time as it is provided to the surface owner.

K. Compliance with Commission regulations for soil protection and plugging and abandonment.

1. All permits for oil and gas operations shall comply with the requirement for soil protection and plugging and abandonment set forth in Commission Rule 706, as amended.
2. The operator shall provide copies of the commission's plugging and abandonment report to the director at the same time as it is provided to the commission.
3. The operator shall notify the fire authority not less than two (2) hours prior to commencing plugging operations.

18.77.060 Baseline Standards for Planning Commission and Administrative Review Processes.

All applications considered in the planning commission review process and the administrative review process and all oil and gas operations approved under either process shall be subject to and comply with the following standards and requirements, as applicable:

- A. *Anchoring.* All mechanized equipment associated with oil and gas operations shall be anchored so as to minimize transmission of vibrations through the ground.
- B. *Applications and permits.* Copies of all local, state and federal applications and permits that are required for the oil and gas operation shall be provided to the director.
- C. *Burning of trash.* No burning of trash shall occur on the site of any oil and gas operations.
- D. *Chains.* Traction chains on heavy equipment shall be removed before entering a city street.
- E. *Chemical disclosure.* The director shall be provided a copy of all disclosures provided to the Commission under Commission Rule 205A.

F. Color. Facilities shall be painted in a uniform, non-contrasting, non-reflective color, to blend with the surrounding landscape and with colors that match the land rather than the sky. The color should be slightly darker than the surrounding landscape.

G. Cultural and historic resources standards. The installation and operation of any oil and gas operation shall not cause significant degradation of cultural or historic resources, of sites eligible as City Landmarks, or the State or National Historic Register, as outlined in code section 15.56.030.

H. Discharge valves. Open-ended discharge valves on all storage tanks, pipelines and other containers shall be secured where the operation site is unattended or is accessible to the general public. Open-ended discharge valves shall be placed within the interior of the tank secondary containment.

I. Dust suppression. Dust associated with on-site activities and traffic on access roads shall be minimized throughout construction, drilling and operational activities such that there are no visible dust emissions from access roads or the site to the extent practical given wind conditions.

J. Electric equipment. The use of electric-powered motors for pumping or drilling systems shall be required if a provider of electric power agrees to provide electric service to an oil and gas facility and the oil and gas facility is located in reasonably close proximity to available electric distribution lines. Electric service to the oil and gas facility shall be provided within the shortest time period reasonably practicable. Temporary use of electric generators may be used until electric service is provided.

K. Emergency response standards.

1. *In General.* Oil and gas operations shall not cause an unreasonable risk of emergency situations such as explosions, fires, gas, oil or water pipeline leaks, ruptures, hydrogen sulfide or other toxic gas or fluid emissions, hazardous material vehicle accidents or spills.

2. *Emergency Preparedness Plan.* Each operator with an operation in the city is required to develop an emergency preparedness plan for each specific facility site, which shall be in compliance with the applicable provisions of the International Fire Code. The plan shall be filed with the Loveland Fire Rescue Authority and updated on an annual basis or as conditions change (responsible field personnel change, ownership changes, etc.). The emergency preparedness plan shall contain at least all of the following information:

(a) Name, address and phone number, including 24-hour emergency numbers, for at least two persons responsible for emergency field operations.

(b) An as-built facilities map in a format suitable for input into the city's GIS system depicting the locations and type of above and below ground facilities, including sizes and depths below grade of all oil and gas gathering and transmission

lines and associated equipment, isolation valves, surface operations and their functions, as well as transportation routes to and from exploration and development sites for emergency response and management purposes. The information concerning pipelines and isolation valves shall be held confidentially by the Loveland Fire Rescue Authority, and shall only be disclosed in the event of an emergency. The city shall deny the right of inspection of the as-built facilities maps to the public pursuant to C.R.S. § 24-72-204.

(c) Detailed information addressing each potential emergency that may be associated with the operation. This may include any or all of the following: explosions, fires, gas, oil or water pipeline leaks or ruptures, hydrogen sulfide or other toxic gas emissions, or hazardous material vehicle accidents or spills. For each potential emergency, threshold/trigger levels shall be pre-identified to determine when a state of emergency should be declared.

(d) A provision that any spill outside of the containment area that has the potential to leave the facility or to threaten waters of the state shall be reported to the Loveland Fire Rescue Authority emergency dispatch at 911 and the director immediately.

(e) Detailed information identifying access or evacuation routes and health care facilities anticipated to be used.

(f) A project-specific emergency preparedness plan for any operation that involves drilling or penetrating through known zones of hydrogen sulfide gas.

(g) A provision obligating the operator to reimburse the appropriate emergency response service providers for costs incurred in connection with any emergency.

(h) Detailed information showing that the applicant has adequate personnel, supplies and funding to implement the emergency response plan immediately at all times during construction and operations.

(i) A provision obligating the applicant to have immediately available on each oil and gas operation site a current Material Safety Data Sheets (MSDS) for all chemicals used or stored on the site. The MSDS sheets shall be provided immediately upon request to the director, a public safety officer or a health professional.

(j) The plan shall include a provision establishing a process by which the operator engages with the surrounding neighbors to educate them on the risks of the on-site operations and to establish a process for surrounding neighbors to communicate with the operator.

L. Noise mitigation.

1. The exhaust from all engines, motors, coolers and other mechanized equipment shall be vented up and in a direction away from the closest existing residences.
2. Additional noise mitigation may be required based on specific site characteristics, including but not limit to, the following:
 - (a) Nature and proximity of adjacent development;
 - (b) Prevailing weather patterns, including wind direction;
 - (c) Vegetative cover on or adjacent to the site;
 - (d) Topography
3. The level of required noise mitigation may increase with the proximity of the well and well site to existing residences and platted subdivision lot, and the level of noise emitted by the well site. One (1) or more of the following additional noise mitigation measures may be required:
 - (a) Acoustically insulated housing or cover enclosures on motors, engines and compressors.
 - (b) Vegetative screens consisting of trees and shrubs.
 - (c) Solid wall or fence of acoustically insulating material surrounding all or part of the facility.
 - (d) Noise mitigation plan identifying and limiting hours of maximum noise emissions, type, and frequency, and level of noise to be emitted and proposed mitigation measures.
 - (e) Lowering the level of pumps or tank batteries.

M. *Fencing.* Permanent perimeter fencing six (6) feet in height shall be installed around the entire perimeter of the oil and gas operations site, including gates at all access points. Such gates shall be locked when employees of the operators are not present on the site. Such fencing and gates shall be solid, opaque and consist of masonry, stucco steel or other similar materials. Chain link fencing shall be prohibited as a perimeter screening material.

N. *Flammable material.* All land within twenty five (25) feet of any tank, pit or other structure containing flammable or combustible materials shall be kept free of dry weeds, grass or rubbish.

O. *Land disturbance standards.* The following mitigation measures shall be used to achieve compatibility and reduce land use impacts:

1. Pad dimensions for a well shall be the minimum size necessary to accommodate operational needs while minimizing surface disturbance.
2. Oil and gas operations shall use structures and surface equipment of the minimal size necessary to satisfy present and future operational needs.
3. Oil and gas operations shall be located in a manner that minimizes the amount of cut and fill.
4. To the maximum extent feasible, oil and gas operations shall use and share existing infrastructure, minimize the installation of new facilities and avoid additional disturbance to lands in a manner that reduces the introduction of significant new land use impacts to the environment, landowners and natural resources.
5. Landscaping plans shall include drought tolerant species that are native and less desirable to wildlife and suitable for the climate and soil conditions of the area. The operator shall submit to the city a temporary irrigation plan and implement said plan, once approved by the city, for the first two years after the plant material has been planted. If it is practicable to provide a permanent irrigation system, the operator shall submit an irrigation plan for permanent watering and the operator shall provide a performance guarantee for such landscaping that is acceptable to the director. Produced water may not be used for landscaping purposes.
6. The application shall include an analysis of the existing vegetation on the site to establish a baseline for re-vegetation upon temporary or final reclamation or abandonment of the operations. The analysis shall include a written description of the species, character and density of existing vegetation on the site and a summary of the potential impacts to vegetation as a result of the proposed operations. The application shall include any commission-required interim and final reclamation procedures and any measures developed from a consultation with current planning regarding site specific re-vegetation plan recommendations.

P. *Landscaping.* When an oil and gas operation site is less than one hundred (100) feet from a public street, a Type D Bufferyard, shall be required between the oil and gas operation and the public street in accordance with the City of Loveland Site Development Performance Standards and Guidelines.

Q. *Lighting.* Except during drilling, completion or other operational activities requiring additional lighting, down-lighting shall be required, meaning that all bulbs must be fully shielded to prevent light emissions above a horizontal plane drawn from the bottom of the fixture. A lighting plan shall be developed to establish compliance with this provision. The lighting plan shall indicate the location of all outdoor lighting on the site and on any structures, and include cut sheets (manufacturer's specifications with picture or diagram) of all proposed fixtures.

R. *Maintenance of machinery.* Routine field maintenance of vehicles and mobile machinery shall not be performed within three hundred (300) feet of any water body.

S. *Mud tracking.* An operator shall take all practical measures to ensure that the operator's vehicles do not track mud or leave debris on city streets. Any such mud or debris left on city streets by an operator's operation shall be immediately cleaned up by the operator.

T. *Reclamation plan.* The application shall include any interim and final reclamation requirements required by the commission.

U. *Recordation of flow lines.* The legal description of all flow lines, including transmission and gathering systems, shall be filed with the director and recorded with the Larimer County Clerk and Recorder within thirty (30) days of completion of construction. Abandonment of any flow lines shall be filed with the director and recorded with the Larimer County Clerk and Recorder within thirty (30) days after abandonment.

W. *Removal of debris.* When oil and gas operations become operational, all construction-related debris shall be removed from the site for proper disposal. The site shall be maintained free of debris and excess materials at all times during operation. Materials shall not be buried on-site.

X. *Removal of equipment.* All equipment used for drilling, re-drilling, maintenance and other oil and gas operations shall be removed from the site within thirty (30) days of completion of the work. Permanent storage of equipment on well pad sites shall be prohibited.

Z. *Signs.* A sign permit shall be obtained for all signs at the oil and gas operations site or otherwise associated with the oil and gas operations in accordance with code section 18.50, except as otherwise required by the Commission regulations.

AA. *Spills.* Chemical spills and releases shall be reported in accordance with applicable state and federal laws, including the Emergency Planning and Community Right to Know Act, the Comprehensive Environmental Response Compensation and Liability Act, the Oil and Pollution Act, and the Clean Water Act, as applicable. If a spill or release impacts or threatens to impact a water well, the operator shall notify the affected or potentially affected water well owner immediately following discovery of the release, and the spill or release shall be reported to the director and to the water well owner within twenty-four (24) hours of becoming aware of the spill or release.

BB. *Stormwater control plan.* All oil and gas operations shall comply with the City of Loveland Storm Criteria Manual, including submission of an Erosion Control Report and Plan.

DD. *Temporary access roads.* Temporary access roads associated with oil and gas operations shall be reclaimed and re-vegetated to the original state in accordance with Commission Series 1000 rules.

EE. *Transportation and circulation.* All applicants shall comply with the requirements contained in the Larimer County Urban Area Street Standards, as adopted in the code, pertaining to transportation and circulation. All applicants shall include in their applications detailed descriptions of all proposed access routes for equipment, water, sand, waste fluids, waste solids, mixed waste and all other material to be hauled on the city's streets. The submittal shall also include the estimated weights of vehicles when loaded, a description of the vehicles, including the number of wheels and axles of such vehicles, and any other information required by the city engineer. In addition to any other bonding or indemnification requirements of the city as may be reasonably imposed, all applicants shall provide the city with a policy of insurance in an amount determined by the city engineer to be sufficient to protect the city against any damages that may occur to the city's streets, roads or rights-of-way as a result of any weight stresses or spillage of hauled materials including, without limitation, water, sand, waste fluids, waste solids and mixed wastes.

FF. *Water supply.* The operator shall identify in the site plan its source for water used in both the drilling and production phases of operations. The sources and amount of water used in the city shall be documented and this record shall be provided to the city annually or sooner, upon request of the city's Water and Power Department director, or his or her designee. The disposal of water used on site shall also be detailed including anticipated haul routes, approximate number of vehicles needed to supply and dispose of water, and the final destination for water used in operation.

GG. *Weed control.* The applicant shall be responsible for ongoing weed control at oil and gas operations sites, pipelines and along access roads during construction and operations, until abandonment and final reclamation is completed pursuant to commission rules. Control of weeds shall comply with the standards in code chapter 7.18.

HH. *Well abandonment.* The operator shall comply with the commission regulations regarding well abandonment. Upon plugging and abandonment of a well, the operator shall provide the director with surveyed coordinates of the abandoned well and shall leave onsite a physical marker of the well location.

II. *Federal and state regulations.* The operator shall comply with all applicable federal and state regulations including, without limitation, the OGC Act and the COG Regulations.

JJ. *Building permits.* A building permit shall be obtained for all structures to which the International Fire Code and/or International Building code apply.

KK. *Floodplains.* All oil and gas operations shall comply with Section 18.45 of the Loveland Municipal Code.

LL. *Temporary housing.* Temporary housing at any oil and gas operations, including without limitation, trailers, modular homes, and recreational vehicles shall be prohibited.

MM. *Trash and recycling enclosures.* All applications for oil and gas operations shall comply with the requirements contained in code section 7.16, to the maximum extent feasible.

NN. *Representations.* The approved project development plan shall be subject to all conditions and commitments of record, including verbal representations made by the applicant and in the application file, including without limitation compliance with all approved mitigation plans.

OO. *Domestic water supply.* Oil and gas operations sites shall be connected to a domestic water supply if a domestic water supplier agrees to make such a connection and the site is located in reasonably close proximity to such connection. Domestic water service to the oil and gas facility shall be provided within the shortest time period reasonably practicable. Temporary use of imported water may be allowed until such water service is provided.

PP. *Seismic operations.* The operator shall provide at least a fifteen (15) day advance notice to the director and the Loveland Rural Fire Authority Fire Chief whenever seismic activity will be conducted within the city.

QQ. *Access roads.* All private roads used to access the tank battery or the wellhead shall, at a minimum, be:

1. A graded gravel roadway at least twenty (20) feet wide with a minimum unobstructed overhead clearance of thirteen (13) feet six(6) inches, having a prepared subgrade and an aggregate base course surface a minimum of six (6) inches thick compacted to a minimum density of ninety-five percent (95%) of the maximum density determined in accordance with generally accepted engineering sampling and testing procedures approved by the City Engineer. The aggregate material, at a minimum, shall meet the requirements for a Class 6, Aggregate Base Course as specified in the *Colorado Department of Highways Standard Specifications for Road and Bridge Construction*, latest edition.
2. Grades shall be established so as to provide drainage from the roadway surface and shall be constructed to allow for cross-drainage to waterway (i.e. roadside swells, gulches, rivers, creeks, etc.) by means of an adequate culvert pipe. Adequacy of culvert pipes shall be subject to approval by the city engineer.

RR. *Visual impacts.*

1. To the maximum extent practicable, oil and gas facilities shall be:
 - (a) Located away from prominent natural features such as distinctive rock and land forms, vegetative patterns, river crossings, and other landmarks;
 - (b) Located to avoid crossing hills or ridges;

- (c) Located to avoid the removal of trees; and
- (d) Located at the base of slopes to provide a background of topography and/or natural cover.

2. Access roads shall be aligned to follow existing grades and minimize cuts and fills.
3. One(1) or more of the landscaping practices may be required on a site specific bases:
 - (a) Establishment and proper maintenance of adequate ground cover, shrubs and trees.
 - (b) Shaping cuts and fills to appear as natural forms.
 - (c) Cutting rock areas to create irregular forms.
 - (d) Designing the facility to utilize natural screens.

18.77.065 Enhanced Standards for Administrative Review Process.

All applications considered in the administrative review process and all oil and gas operations approved under this process shall be subject to and comply with the following standards and requirements, as applicable, in addition to the standards and requirements in code section 18.77.060:

- A. *Setbacks.* The following setbacks shall apply to all oil and gas operations:
 1. All oil and gas operations shall be located at least five hundred (500) feet from any occupied building or structure, or such greater distance as may be required by the commission.
 2. All oil and gas operations shall be located at least two hundred (200) feet from any property line, or such greater distance as may be required by the commission.
 3. All oil and gas operations shall be located at least five hundred (500) feet from: (i) the property line of any natural area, any property managed by the city's Parks and Recreation Department and any city park; (ii) the operating high water line any surface water body including, but not limited to, rivers, streams, ditches, wetlands, reservoirs and lakes; and (iii) the boundary of the FEMA floodway zoning district as set forth in code chapter 18.45, or such greater distance as required by the commission.

4. All oil and gas operations shall be located at least five hundred (500) feet from any domestic or commercial water well, or such greater distance as required by the commission.

5. All oil and gas operations shall be located at least one thousand (1,000) from any High Occupancy Building as defined in Commission Rule 100 Series – Definitions.

B. *Compliance with Commission mitigation regulations.* All permits for oil and gas operations, regardless if such operations are located within or outside any Designated Setback Location as defined in Commission Rule 100, shall comply with the mitigation measures required under Commission Rule 604.c, as amended.

C. *Bufferyards.* The bufferyards set forth in Table 1 below, shall be established around the entire perimeter of the oil and gas operations site, excluding vehicular access points, and maintained until the site has been restored in accordance with the final reclamation plan approved by the city and the commission. The use of xericscape plant types shall be used unless a permanent irrigation system is provided by the operator.

Table 1 - Bufferyards			
Base Standard (plants per 100 linear feet)	Optional Width (feet)	Plant Multiplier	Option: add 6 foot opaque masonry wall
5 canopy trees	150	1.00	.85
6 evergreen trees	170	0.90	
4 large shrubs	190	0.80	
	210	0.70	
	230	0.60	
	250	0.50	

C. *Air quality.* Air emissions from wells shall be in compliance with the permit and control provisions of the Colorado Air Quality Control Program, Title 25, Section 7, C.R.S., and all state and federal regulations for the control of fugitive dust, and control of ozone, ozone precursors and hazardous air pollutants as required by the Larimer County Public Health Department. In addition, the applicant for oil and gas operations shall submit with the application an air quality mitigation plan which establishes compliance with the following mitigation measures:

1. *General duty to minimize emissions.* All continuously operated equipment, including but not limited to, storage vessels, tanks, separators, pneumatic pumps, dehydrators and compressors, shall route all natural gas and VOC vapors to a capture or control device with at least a ninety eight (98) percent VOC destruction efficiency. The applicant shall submit to the director a manufacturer's test or other data demonstrating a ninety eight (98) percent VOC destruction or control efficiency. Any flare, auto ignition system, recorder, vapor recovery device or other equipment used to meet the ninety eight (98) percent VOC destruction or control efficiency

requirement shall be installed, calibrated, operated and maintained in accordance with the manufacturer's recommendations, instructions and operating manuals.

2. *Flares and combustion devices.* All flares shall be designed and operated as follows:

- (a) The flare shall be fired with natural gas and shall be operated with a ninety eight (98) percent VOC destruction efficiency.
- (b) The flare shall be designed and operated in a manner that will ensure no visible emissions, pursuant to the provisions of 40 CFR 60.18(f), except for periods not to exceed a total of five (5) minutes during any two (2) consecutive hours.
- (c) The flare shall be operated with a flame present at all times when emissions may be vented to it, pursuant to the methods specified in 40 CFR 60.18(f).
- (d) The flare shall comply with the specifications detailed in 40 CFR 60.18(c)(3)-(6).
- (e) An automatic flame ignition system shall be installed. The proper operation of the ignition system shall be verified utilizing one of the following methods of surveillance:
 - (i) If using a pilot flame ignition system, the presence of a pilot flame shall be monitored using a thermocouple or other equivalent device to detect the presence of a flame. A pilot flame shall be maintained at all times in the flare's pilot light burner. If the pilot flame goes out and does not relight, then a visible alarm shall be activated.
 - (ii) If using an electric arc ignition system, the arcing of the electric arc ignition system shall pulse continually and a device shall be installed and used to continuously monitor the electric arc ignition system.
- (f) Any flare, auto ignition system and recorder shall be installed, calibrated, operated and maintained in accordance with the manufacturer's recommendations, instructions and operating manuals.
- (g) Any flare, auto ignition system and recorder shall be installed, calibrated, operated and maintained in accordance with the manufacturer's recommendations, instructions and operating manuals.

3. *Fugitive emissions.* The applicant shall develop and maintain a leak detection and component repair program, such as a leak detection and repair program appropriately scaled to the size of the facility or a direct inspection and infrared leak detection and maintenance program, using the most effective performance technologies and

practices (e.g., EPA Method 21) for equipment used on the well site for permanent operations. A description of the leak detection and component repair program shall be included in the air quality mitigation plan submitted to the director.

4. *Use of closed loop drilling process for the containment and/or recycling of drilling and completion fluids.* Wells shall be drilled, completed and operated using a closed loop drilling process for containment and/or recycling of all drilling, completion, flowback and produced fluids.

5. *Green completions.* For each well completion operation, the operator shall control emissions by the operational procedures set forth below:

(a) For the duration of flowback, route the recovered gas to the sales pipeline once the fluid flowing from the well has enough gas to safely operate the separator and liquid control valves.

(b) If compliance with the prior subparagraph (a) is infeasible, the operator shall capture and direct flowback emissions to a completion combustion device equipped with a reliable continuous ignition source over the duration of flowback, except in conditions that may result in a fire hazard or explosion, or where high heat emissions from a completion combustion device may negatively impact waterways or nearby structures. Non-flammable gas may be vented temporarily until flammable gas is encountered where capture or combustion is not feasible. Completion combustion devices shall be equipped with a reliable continuous ignition source over the duration of flowback.

(c) Operators shall have a general duty to safely maximize resource recovery and minimize releases to the atmosphere during flowback and subsequent recovery operations.

(d) For wildcat or delineation wells in a location without a pipeline, each well completion operation at a gas wellhead facility shall reduce emissions by using a completion combustion device equipped with a reliable continuous ignition source over the duration of flowback.

(e) The operator shall maintain a log for each well completion operation at each gas wellhead facility. The log shall be completed on a daily basis and must contain the records specified in 40 C.F.R. § 60.5420(c)(1)(iii).

(f) The operator of a well shall notify the director at least two (2) days prior to the commencement of well drilling and completion. The notification shall include contact information for the operator; the API well number; the latitude and longitude coordinates for each well in decimal degrees to an accuracy and precision of five (5) decimals of a degree using the North American Datum of 1983; and the planned date of the beginning of drilling and completion / flowback. The notice may be submitted in writing or in electronic format.

6. *Storage vessels.* The operator shall estimate and report to the director emissions immediately from new or modified storage vessels added to well sites with existing production wells or within thirty (30) days for vessels located at well sites with no existing wells in production.

7. *Capture of produced gas from wells.* Gas produced during production shall be captured, to the maximum extent feasible, and not flared or vented, except in situations where flaring or venting is required to ensure that associated natural gas can be safely disposed of in emergency shutdown situations to prevent the risk of fire and explosion.

8. *Pneumatic controllers.* The operator shall use only no-bleed pneumatic controllers, where such controllers are available for the proposed application.

9. *Maintenance during well blowdowns.* The applicant's air quality plan shall require the use of most effective technologies or practices that minimize or eliminate natural gas emissions during well maintenance or blowdowns.

10. *Maintenance of gathering lines and pipelines.* The applicant's air quality plan shall require most effective technologies or practices that minimize or eliminate emissions or spills during maintenance of pipelines.

11. *Rod-packing replacement.* Operators shall replace rod-packing from reciprocating compressors every twenty six thousand (26,000) hours or thirty six (36) months, whichever first occurs.

12. *Air quality monitoring for air toxics.* The operator shall be responsible for conducting baseline air quality monitoring and providing a report and copies of all test results to the director. The director may require additional post-completion test(s) if changes in air quality are identified during follow-up testing or in response to citizen complaints. Baseline air quality monitoring shall comply with the following regulations:

(a) *Methods.* EPA Method TO-15 shall be used for laboratory analysis of samples.

(b) *Sampling Equipment.* Sampling devices shall be used capable of collecting a 24-hour time integrated sample (1 up gradient and 1 down gradient of targeted area) each day over a 7-day period to acquire a baseline ambient air quality dataset. Sampling shall be duplicated for 10% of total samples (i.e., total canisters required equals 16).

(c) *Sampling Locations.* Up and down gradient sampling locations shall be based on the prevailing wind direction for the region and selecting representative locations for both oil and gas E&P impacted and non-impacted areas. Sampling locations shall be approved by the director prior to the commencement of

sampling. The same 2 sampling locations shall be used throughout the baseline sampling event (7-day period). The sampling canisters shall be placed at a height of approximately 5 to 5 ½ feet above the ground surface to simulate receptor exposure.

(d) *Additional Data Collection.* Meteorological data (temperature, precipitation, snowfall, wind, and evaporation) from the Colorado State University, Fort Collins, CO weather station and air quality data (ozone) from the 3 ozone monitoring stations in/near Fort Collins, CO shall be gathered for analysis during the same time period as the VOC baseline sampling. Additionally, a maximum-minimum thermometer and barometer shall be used to record daily maximum and minimum temperatures during the sampling periods and barometric pressure at the sampling start and stop times.

13. *Certification.* An authorized representative for the operator shall submit annual reports to the director certifying compliance with these air quality requirements and documenting any periods of non-compliance, including the date and duration of each deviation and a compliance plan and schedule to achieve compliance. The reports shall contain a certification as to the truth, accuracy and completeness of the reports.

D. *Water quality monitoring and well testing.* The operator shall submit with the application a water quality monitoring and well testing plan that establishes compliance with the following criteria.

1. *Water well and groundwater monitoring.*

(a) Based upon records from the Colorado Division of Water Resources, the operator shall identify locations where groundwater may be monitored up gradient and down gradient of the proposed well. To meet this requirement, the operator may sample existing water wells. If access to the well is not allowed, the operator may sample other groundwater features to meet the requirements of this section.

(b) If access is allowed, the operator shall identify and sample at least four (4) water wells within a one half (1/2) mile radius of the surface casing of a proposed oil and gas well. One (1) well shall be located up gradient of the proposed oil and gas well, and at least one (1) well shall be located down gradient of the proposed oil and gas well. Wells closest to the proposed well are preferred. Where multiple defined aquifers are present, the sampling locations shall sample from different aquifers when possible.

(c) If a water well owner allows access, the operator shall conduct baseline monitoring of the water well during two (2) sampling events prior to the start of heavy equipment operations at the oil and gas well site. If monitoring is desired

by the water well owner, samples shall be collected at the same location one year, three years, and six years after the conclusion of the oil and gas well completion.

(d) If a water well cannot be sampled within one-half mile of the proposed oil or gas well, the operator shall identify groundwater features with reasonable access, such as groundwater seeps or springs, for baseline testing. If a groundwater feature does not exist or is not accessible within one-half mile, the operator may be required to install groundwater monitoring wells up gradient and down gradient of the proposed well. The operator shall conduct baseline monitoring prior to the start of heavy equipment operations at the oil and gas well site. Post-completion test(s) may be required if changes in water quality provide evidence of possible groundwater contamination from oil and gas operations.

(e) After any commission water sampling, if any additional sampling is requested, the director may require further groundwater sampling at any time in response to complaints from water well owners. All water well monitoring results shall be reported to the water well owner and the director. All other groundwater feature monitoring results shall be reported to the director.

(f) The water well testing described in this code section shall include testing for the analysis listed in Table 1, and the operator shall measure the depth to water in the water well. Current applicable EPA-approved analytical methods for drinking water shall be used and analyses shall be performed by laboratories that maintain state or nationally accredited programs. Field observations such as damaged or unsanitary water well conditions, adjacent potential pollution sources, odor, water color, sediment, bubbles and effervescence shall also be included. The location of the water well shall be surveyed using a sub meter GPS.

(g) If the monitoring samples collected after the oil and gas well completion indicate free gas or a dissolved methane concentration level greater than two (2) milligrams per liter (mg/l) is detected in a water well, gas compositional analysis and stable isotope analysis of the methane (carbon and deuterium) shall be performed to determine gas type. If the test results indicate biogenic gas, no further isotopic testing shall be done. If the test results indicate thermogenic or a mixture of thermogenic and biogenic gas, then the operator shall submit to the director and commission an action plan to determine the source of the gas. If the methane concentration increases by more than five (5) mg/l between sampling periods, or increases to more than ten (10) mg/l, the operator shall notify the director, the commission and the owner of the water well immediately.

(h) If, at any time, monitoring indicates contamination, the operator shall immediately notify the director, the commission and the owner of the water well.

(i) Copies of all test results described above shall be provided to the director, the commission and the water well owner within three (3) months of collecting the samples. The analytical data and surveyed well locations shall also be

submitted to the director and the commission in an electronic data deliverable format.

(j) If a spill or release impacts or threatens to impact a water well, the operator shall notify the affected or potentially affected water well owner immediately following discovery of the release, and the spill or release shall be reported to the director, the commission and the owner of the water well within twenty-four (24) hours of becoming aware of the spill or release.

(k) Operators shall conduct an active soil gas survey in proximity to the wellhead ninety (90) days after production begins to determine if any leaks/releases have occurred as a result of drilling, stimulation, and completion activities.

2. *Public water supply protection.* The operator shall comply with all requirements of commission Rule 317(b) regarding public water supply protection.

3. *Surface water sampling and monitoring.*

(a) *Baseline monitoring.*

(1) The operator shall collect and analyze representative samples of groundwater from classified water bodies within one-half mile cross and down gradient of the well casing of the proposed oil and gas well. The baseline samples shall be collected prior to the start of heavy equipment operations at the site. Samples shall be collected at the same location one year after the conclusion of the oil and gas well completion.

(2) Analysis for groundwater and surface water shall include, at a minimum, those outlined in the Colorado Oil and Gas Association Sampling and Analysis Plan (Table 2).

(3) Copies of all baseline monitoring results described above shall be provided to the director prior to the issuance of a permit and within three months for samples collected after the conclusion of well completion.

(b) *Active soil gas monitoring.* Operators shall conduct an active soil gas survey in proximity to the wellhead ninety (90) days after production begins to determine if any leaks/releases have occurred as a result of drilling, stimulation or completion activities.

(c) *Surface and groundwater monitoring.* If, based on the test results of active soil gas monitoring, there is an indication that contamination may impact water quality cross gradient and down gradient of the contamination, then the operator shall conduct additional post-completion testing to identify any impacts to groundwater and surface water. Sampling frequency and contaminants analyzed shall be based on the risks associated with the type and concentration of the

contaminants identified, hydrogeological conditions and the beneficial use of the water body, but in no case less than quarterly, and in accordance with the approved water quality monitoring plan.

Table 2. Water Quality Analysis	
General Water Quality	Metals
Alkalinity	Arsenic
Conductivity & TDS	Barium
pH	Boron
Dissolved Organic Carbon	Chromium
(or total Organic Carbon)	Copper
Bacteria	Iron
Hydrogen Sulphide	Lead
	Manganese
	Selenium
	Strontium
Major Ions	Volatile Organic Compounds
Calcium	Methane
Chloride	BTEX compounds
Fluoride	(Benzene, Toluene, Ethylbenzene, Xylene)
Magnesium	Total Petroleum
Potassium	Hydrocarbons (TPH)
Sodium	
Sulfate	
Nitrate + Nitrite (total)	
Other	
	Water Level
	Stable isotopes of water
	(Oxygen-18 and Deuterium)
	Carbon 13 and Sulfur 34

(d) *Additional monitoring.* The operator shall notify the director if groundwater or surface water monitoring is required based on the results of soil gas monitoring and shall provide details regarding the associated monitoring plan.

E. *Pipelines.* Any newly constructed or substantially modified pipelines on site shall meet the following requirements:

1. Flow lines, gathering lines and transmission lines shall be sited a minimum of fifty (50) feet away from residential and non-residential buildings, as well as the high-water mark of any surface water body. This distance shall be measured from the nearest edge of the pipeline. Pipelines and gathering lines that pass within one hundred fifty (150) feet of residential and non-residential buildings or the high water mark of any surface water body shall incorporate leak detection, secondary containment or other mitigation, as appropriate.

2. To the maximum extent feasible, pipelines shall be aligned with established roads in order to minimize surface impacts and reduce habitat fragmentation and disturbance.
3. To the maximum extent feasible, operators shall share existing pipeline rights-of-way and consolidate new corridors for pipeline rights-of-way to minimize surface impacts.
4. Operators shall use boring technology when crossing streams, rivers or irrigation ditches with a pipeline to minimize negative impacts to the channel, bank and riparian areas.

18.77.070 Application Requirements.

All applications submitted to current planning shall contain the information required pursuant to the Oil and Gas Development Application Submittal Checklist approved by the city manager, or his or her designee.

18.77.075 Prohibited Oil and Gas Facilities.

Notwithstanding any provision in this chapter or code to the contrary, the following oil and gas operations and oil and gas facilities shall be prohibited within the city:

- A. Pits;
- B. Commercial disposal facilities regulated by the Colorado Department of Public Health and Environment;
- C. Centralized exploration and production waste management facilities and
- D. Temporary housing at any oil and gas operations, including without limitation trailers, modular homes and recreational vehicles, except for such housing customarily required during twenty-four hour drilling and fracking operations.

18.77.080 Variances.

A. *Variance Request.* In both the planning commission review and administrative review processes, an applicant may request a variance from any provision of this chapter. A request for a variance under this section shall be included in the applicant's application and shall be processed, reviewed and granted, granted with conditions or denied in accordance with and as part of the planning commission review process or the administrative review process, as applicable. The variance provisions of chapter 18.60 shall not be applicable to a variance request under this chapter.

B. *Grounds for Variance.* A variance from the application of any provision in this chapter shall be granted on the basis of one or more of the following grounds:

1. The provision is in operational conflict with the OGC Act or the COG Regulations, meaning the application of the provision would have the effect of materially impeding or destroying a state interest as expressed in the Act or the COG Regulations.
2. There is no technology commercially available at a reasonable cost to conduct the proposed oil and gas operations in compliance with the provision and granting a variance from the operation of the provision will not have an adverse effect on the public health, safety or welfare or on the environment.
3. Protection of the public health, safety and welfare and of the environment would be enhanced by an alternative approach not contemplated by the provision.
4. Application of the provision will constitute a regulatory taking of property without just compensation by the city under Article II, Section 3 of the Colorado Constitution.
5. Application of the provision is impractical or would create an undue or unnecessary hardship because of unique physical circumstances or conditions existing on or near the site of the oil and gas operations, which may include, without limitation, topographical conditions, shape or dimension of the operation site, inadequate public infrastructure to the site, or close proximity of occupied buildings.

18.77.085 Transfer of Permits.

Oil and gas permits may be assigned to another operator only with the prior written consent of the director and upon a showing to the director that the new operator can and will comply with all conditions of the transferred permit and with all of the applicable provisions if this chapter, the ADP and the COG Regulations. The existing operator shall assign the permit to the new operator on a form provided by the city and the new operator shall also sign the form agreeing to comply with all of the conditions of the permit and all applicable provisions of this chapter.

18.77.090 Other Applicable Code Provisions.

In addition to the provisions of this chapter, all oil and gas operations conducted within the city shall comply with all applicable provisions of the following code chapters: 3.16, Sales and Use Tax; 7.12, Nuisances - Unsanitary Conditions; 7.16, Solid Waste Collection and Recycling; 7.18, Weed Control; 7.26, Accumulations of Waste Materials; 7.30, Graffiti; 7.36, Fire Protection; 10.04, Traffic Regulations; 10.20, Parking; 12.16, Use of City Rights-of-Way; 12.28, Prohibited Uses of Streets and Other Public Places; 13.18, Stormwater Management; 13.20, Stormwater Quality; 15.08, Building Code; 15.12, Property Maintenance Code; 15.14, Floodplain Building Code; 15.16, Mechanical Code; 15.24, Electrical Code; 15.28, Fire Code, 16.38, Capital Expansion Fees; 16.41, Adequate Community Facilities; 16.42, Street Maintenance Fee; 18.45, Floodplain Regulations; 18.50, Signs; 13.04, Water Service; 13.06, Cross Connection Control; and 19.06, Irrigation.

18.77.095 Emergency Response Costs.

The operator shall reimburse the Loveland Fire Rescue Authority for any emergency response costs incurred by the Authority in connection with fire, explosion or hazardous materials at the well or production site, except that the operator shall not be required to pay for emergency response costs where the response was precipitated by mistake of the Authority or in response to solely a medical emergency.

18.77.100 Application and Inspection Fees.

The city council may establish by resolution fees to be collected at the time an application is filed with current planning for the city's reasonable costs in processing applications under this chapter and for fees thereafter imposed for the city's reasonable costs to conduct inspections to ensure compliance with this chapter.

18.77.105 Capital Expansion Fees.

Oil and gas operations within the city shall be subject to the capital expansion fees established under chapter 18.38. The city council may adopt and set such fees by resolution.

18.77.110 Reimbursement for Consultant Costs.

If the city contracts with an outside consultant to review and advise the city concerning any operator's application or in connection with any operator's hearing conducted under this chapter, the operator shall reimburse the city for the city's reasonable costs incurred with that consultant. No permit shall be issued and no suspended permit shall be reinstated until the operator reimburses the city in full for any such costs.

18.77.115 Adequate Transportation Facilities.

All applications submitted and all permits issued under this chapter shall be subject to all of the applicable adequate community facilities requirements of chapter 16.41 as they relate solely to the transportation facilities required in section 16.41.110.

18.77.120 Insurance and Performance Security.

A. *Insurance.* Every operator granted a permit under this chapter shall procure and maintain throughout the duration of the operator's oil and gas operations a policy of comprehensive general liability insurance, or a self-insurance program approved by the Colorado Insurance Commission, insuring the operator and naming the city as an additional insured, against any liability for personal injury, bodily injury or death arising out of the operator's permitted operations, with coverage of at least one million dollars (\$1,000,000) per occurrence. Unless the operator is self-insured, insurance required by this paragraph A. shall be with companies qualified to do business in the State of Colorado and may provide for a deductible as the operator deems reasonable, but in no event greater than ten thousand dollars (\$10,000). The operator shall be responsible for payment of any deductible. No such policy shall be subject to cancellation or reduction in coverage limits or other modification except after thirty (30) days prior written notice to the city. The operator shall identify whether the type of coverage is

“occurrence” or “claims made.” If the type of coverage is “claims made,” which at renewal the operator changes to “occurrence,” the operator shall carry a twelve (12) month tail. The operator shall not do or permit to be done anything that shall invalidate the policies. In addition, the insurance required by this paragraph A. shall cover any and all damages, claims or suits arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of pollutants, and shall not exclude from coverage any liability or expense arising out of or related to any form of pollution, whether intentional or otherwise. Further, the policies required by this paragraph A. shall be deemed to be for the mutual and joint benefit and protection of the operator and the city and shall provide that although the city is named as additional insured, the city shall nevertheless be entitled to recover under said policies for any loss occasioned to the city or its officers, employees or agents by reason of negligence of the operator or of its officers, employees, agents, subcontractors or business invitees and such policies shall be written as primary policies not contributing to or in excess of any insurance coverage the city may carry. Prior to the issuance of the operator’s permit, the operator shall furnish to the city certificates of insurance evidencing the insurance coverage required herein. In addition, the operator shall, upon request by the city and not less than thirty (30) days prior to the expiration of any such insurance coverage, provide the city with a certificate of insurance evidencing either new or continuing coverage in accordance with the requirements of this section.

B. Performance Security. Prior to the issuance of a permit to an applicant, the applicant shall provide the city with a _____ (\$_____) performance security for each well that is permitted while the well is in operation in the form of an irrevocable letter of credit or equivalent financial security acceptable to the director. Conditions of approval covered by this performance security shall consist of mitigation measures addressing specific impacts affecting the general public and any damage to the public right-of-way. Reclamation and other activities and operations which fall under the COG Regulations are exempted from this performance security coverage.

18.77.125 Inspections and Right to Enter.

A. Inspections. In recognition of the potential impacts associated with oil and gas operations in an urban setting, all oil and gas operations and facilities may be inspected by the city’s duly appointed inspectors at reasonable times to determine compliance with the applicable provisions of this chapter and all other applicable provisions in this code.

B. Right to Enter. Notwithstanding any other provision in this code to the contrary, for the purpose of implementing and enforcing the provisions of this chapter and the other applicable provisions of this code, the city’s inspectors shall have the right to enter upon the private property of a permitted operator after reasonable notification to the operator’s designated agent, in order to provide the operator with the opportunity to be present during such inspection. Such notice shall not be required in the event of an emergency that threatens the public’s health or safety. By accepting an oil and gas permit under this chapter, the operator grants its consent to this right to enter.

C. Designated Agent. The applicant shall include in its application the telephone number and email address of its designated agent and at least one back-up designated agent who can be

reached twenty-four hours a day for the purpose of being notified of any proposed city inspection under this section or in case of an emergency.

18.77.130 Violations, Suspension and Revocation of Permits, Civil Actions and Penalties.

A. Violations. It shall be unlawful and a misdemeanor offense under this chapter for any person to do any of the following:

1. Conduct any oil and gas operation within the city without a validly issued permit;
2. Violate any condition of a permit; or
3. Violate any applicable provision of this chapter and code.

B. Suspension and Revocation. If at any time the director has reasonable grounds to believe than an operator is in violation of any provision of this chapter or code, the director may suspend the operator's permit. The director shall give the operator's designated agent written notice of the suspension and, upon receiving such notice, the operator shall immediately cease all operations under the permit, except those reasonably required to protect the public's health and safety. The director's written notice shall state with specificity the operator's violation(s). The suspension shall continue in effect until the director determines that the violation(s) has been satisfactorily corrected. At any time during the suspension, the operator may appeal the director's action to the City Council by filing with the City Clerk a written notice of appeal stating with specificity the operator's grounds for appeal. Within thirty (30) days of the City Clerk's receipt of that notice, a public hearing shall be held before the City Council. The hearing shall be conducted as a quasi-judicial proceeding with the operator having the burden of proof and with the director defending the suspension of the permit. After hearing and receiving evidence and testimony from the operator, from the director and from other city staff and consultants, and after receiving public comment, the City Council may revoke the permit, terminate the suspension of the permit or take such other action as it deems appropriate under the circumstances taking into consideration and balancing the protection of the public's health, safety and welfare and the operator's rights under this chapter and state law to conduct its oil and gas operations. Within twenty one (21) days after the hearing, the Council shall adopt its written findings and conclusion supporting its decision. The Council's written findings and conclusions shall constitute the Council's final decision that may be appealed to the Larimer County District Court under Rule 106(a)(4) of the Colorado Rules of Civil Procedure.

C. Civil Actions. In addition to any other legal remedies provided under this chapter to enforce violations of this chapter, the city may commence a civil action against an operator committing any such violations in any court of competent jurisdiction and request any remedy available under the law or in equity to enforce the provisions of this chapter, to collect any damages suffered by the city as the result of any violation and to recover any fees, reimbursements and other charges owed to the city under this chapter and code. If the city prevails in any such civil action, the operator shall be liable to the city for all of the city's reasonable attorney's fees, expert witness costs and all other costs incurred in that action.

D. Penalties. A violation of any provision of this chapter shall constitute a misdemeanor offense punishable by a fine not exceeding one thousand dollars (\$1,000) or imprisonment for a term not exceeding one (1) year, or both such fine and imprisonment. A person committing such offense shall be guilty of a separate offense for each and every day, or a portion thereof, during which the offense is committed or continued to be permitted by such person, and shall be punished accordingly.

18.77.135 Conflicting Provisions.

In the event of any conflict with any provision of this chapter and any other provision of this code, the provision of this chapter shall control.

Section 2. [To be dictated.]

Section 3. [To be dictated.]

Section 4. That as provided in City Charter Section 4-9(a)(7), this Ordinance shall be published by title only by the City Clerk after adoption on second reading unless the Ordinance has been amended since first reading in which case the Ordinance shall be published in full or the amendments shall be published in full. This Ordinance shall be in full force and effect ten days after its final publication, as provided in City Charter Section 4-8(b).

ADOPTED this _____ day of _____, 2012.

Cecil A. Gutierrez, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney