

This chapter is known and may be cited as the "Adams County Regulations for Plugged and Abandoned Oil and Gas Wells and Former Oil and Gas Production Sites."

#### **4-11-99-01 PURPOSE**

This chapter is enacted to protect and promote the health, safety, morals, convenience, order, prosperity, or general welfare of the present and future residents of the County. These regulations are intended to be an exercise of the land use authority of the County.

#### **4-11-99-02 DEFINITIONS**

The following words and phrases used in this chapter have the following meanings:

- a. **Flowlines:** mean those segments of pipe from the wellhead downstream through the production facilities ending at, in the case of gas lines, the gas metering equipment; or, in the case of oil lines, the oil loading point; or in the case of waterlines, the water loading point, the point of discharge to a pit, or the injection wellhead.
- b. **Oil and Gas well:** means any hole drilled into the earth for the purpose of exploring for or extracting oil, gas, or other hydrocarbon substances.
- c. **Plugged and Abandoned well:** means the cementing of an oil and gas well, the removal of its associated production facilities, the removal or abandonment in-place of its flowline, and the remediation and reclamation of the well site.
- d. **Production site:** means the area surrounding or encompassing production facilities, including but not limited to production units, tanks and tank batteries, other production-related vessels, accessory equipment, pits, reserve pits, flowlines, sales lines, rights-of-way and easements associated with previous or current oil and gas operations, and tank batteries.
- e. **Production unit:** means a vessel for separating well stream fluids, possibly with heat, and putting fluids into merchantable condition.
- f. **Pit:** means any natural or man-made depression on the ground used for oil or gas exploration or production purposes. Reserve pit does not include steel, fiberglass, concrete, or other similar vessels which do not release their contents to surrounding soils.
- g. **Reserve pit:** means a pit used to store drilling fluids for use in drilling operations or to contain exploration and production waste generated during drilling operations and completion or re-completion procedures.
- h. **Sales lines:** are flowline sections connecting to sales meters.
- i. **Well:** means an oil and gas well or an injection well.

- j. **Wellhead:** means the equipment attaching the surface equipment to well bore equipment at the well.
- k. **Well site:** means that area surrounding a well or wells and accessory structures and equipment necessary for drilling, completion, recompletion, workover, development, and production activities.

4-12-99

## **PLUGGED AND ABANDONED WELL AND FORMER OIL AND GAS PRODUCTION SITE REGULATIONS**

1. Prior to submittal of a final plat, minor subdivision plat, or site development plan, any plugged and abandoned well shall be located, excavated (if it was cut off and buried), and surveyed. The plugged and abandoned well shall be permanently marked by a brass plaque set in concrete similar to a permanent bench mark to monument its existence and location. Such plaque shall contain any information required on a dry hole marker by the Colorado Oil and Gas Conservation Commission and the County.
2. As a condition of review of any final plat, minor subdivision plat, or site development plan which contains a plugged and abandoned well or former oil and gas production site or is within 200 feet of such well or site, the owner shall submit a location diagram of the location of the wellhead, the production site, or the well site.
3. On every final plat and on every minor subdivision plat which contains a plugged and abandoned well, or for property within 100 feet of a plugged or abandoned well, there shall be dedicated to the County a well maintenance and workover easement, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No structures shall be located within this easement. The plugged and abandoned well shall be located in the center of the easement. There shall be public access for ingress and egress to the easement of a width of not less than twenty feet. Such public access shall be dedicated or granted to the County.
4. The well maintenance and workover easement shall be depicted on the site development plan.
5. Every final plat, minor subdivision plat, and site development plan which contains a plugged and abandoned well, or for property within 200 feet of a plugged or abandoned well, shall include the following notation: "The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover easement, and (3) the purpose for the well maintenance and workover easement."
6. As a condition of approval of a final plat, minor subdivision plat, or site development plan, and prior to issuance of a grading, building, or public-private improvement permit for property on which there is a plugged and abandoned well or former oil and gas production site, the applicant shall submit to the County an acceptable verification that the well or former production site has been remediated of hydrocarbon contamination to background levels. In the alternative, the applicant shall submit to the County a certification by the County department of health and human services that there has been remediation of hydrocarbons at the

well site to a level satisfactory to the County department of health and human services.

7. Prior to issuance of a grading permit within a development containing a known reserve pit site, the reserve pit site shall be tested for expansive soils. Reserve pits containing expansive soils in locations proposed for buildings shall be subject to the provisions of the International Building Code regulating expansive soils and the standards and specifications as adopted in Section \*\*\*.
8. No utility lines shall be installed within ten feet of any plugged and abandoned well.
9. Prior to issuance of a grading permit within a development containing abandoned flowlines, any fluids within the abandoned flowlines shall be recovered and the flowlines shall be removed. Any fluid loss as a result of removing the flowlines shall be reported to the County public health department. Any such fluid loss shall be remediated to the satisfaction of the County public health department.