
Town of Westlake

Proposed Technical Standards Ordinance
Discussion Focused on Setbacks

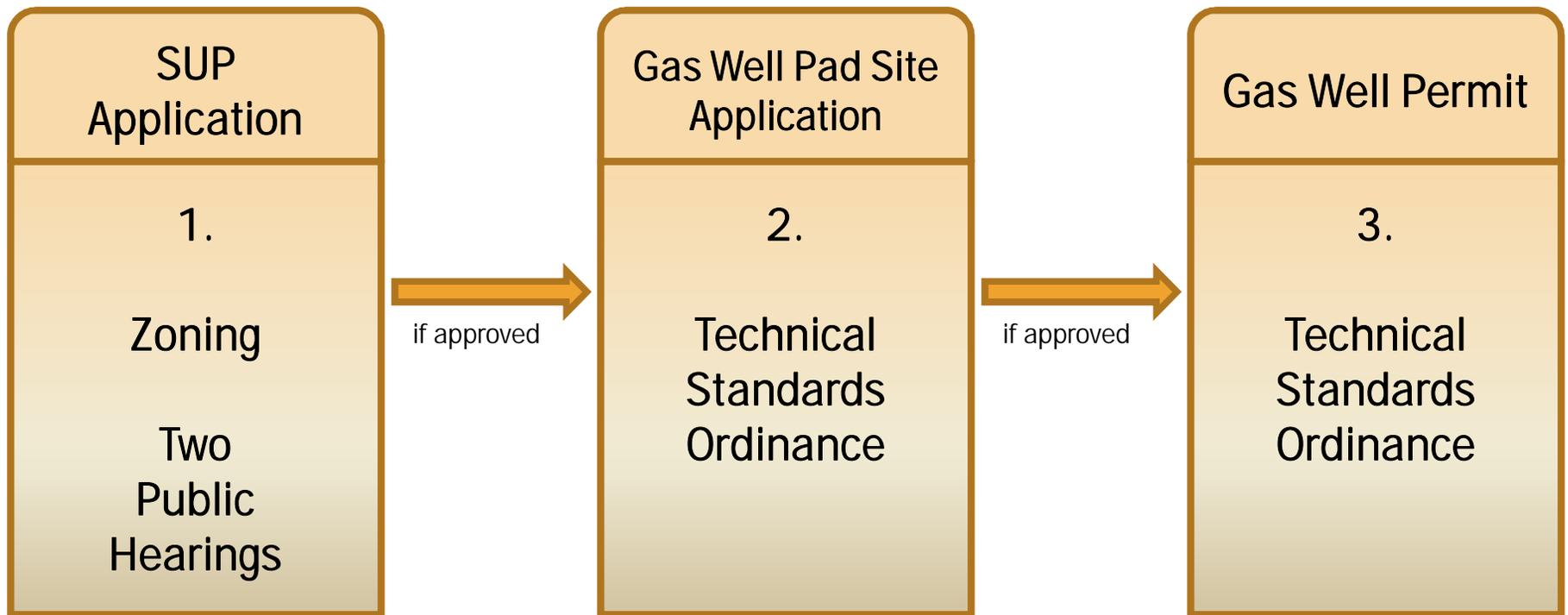
February 9, 2009

Technical Standards Ordinance:

Previous Council Discussion

- *Monday, January 12th, 2009 Workshop*
- *Monday, January 26th, 2009 Workshop*

How the Two Pronged Approach Works



Council Consensus on Zoning

- Staff recommendation:
 - *SUP process allows Town more control, public review and comment, placement of stipulations and conditions on the SUP.*
 - *SUP in all districts addresses the wide use of blended, but not geographically defined uses, in our PD zoning districts that comprise much of Westlake.*
 - *Allowed use in all districts, but only with an approved SUP.*

- Regarding Master Plan;
 - *Multiple well pad sites allowed*

Council Consensus from Jan. 26th Workshop

➤ Zoning:

- *Accept staff recommendation to allow in all zoning districts with an approved SUP.*
- *Begin processing major zoning change to implement.*
- *Also amend zoning ordinance to allow master plans for multi-well tracts.*

➤ Technical Standards Ordinance Draft:

- *Generally OK; staff will fine tune.*
- *Set a Council discussion focused on setbacks for February 9th*

Technical Standards Ordinance Specifics

Original Staff Recommendation

- Classifications of Gas Well Pad Sites
 - **High Impact** – *Gas Well Pad Site contains a Drill Zone located within 600' of a Protected Use.*
 - **Urban** – *Gas Well Pad Site contains a Drill Zone located between 600' and 1,000' of a Protected Use.*
 - **Rural** – *Gas Well Pad Site contains a Drill Zone located more than 1,000' from a Protected Use.*
 - ❖ **NOTE:** *distance of GWPS from a Protected Use is at the time of GWPS application.*

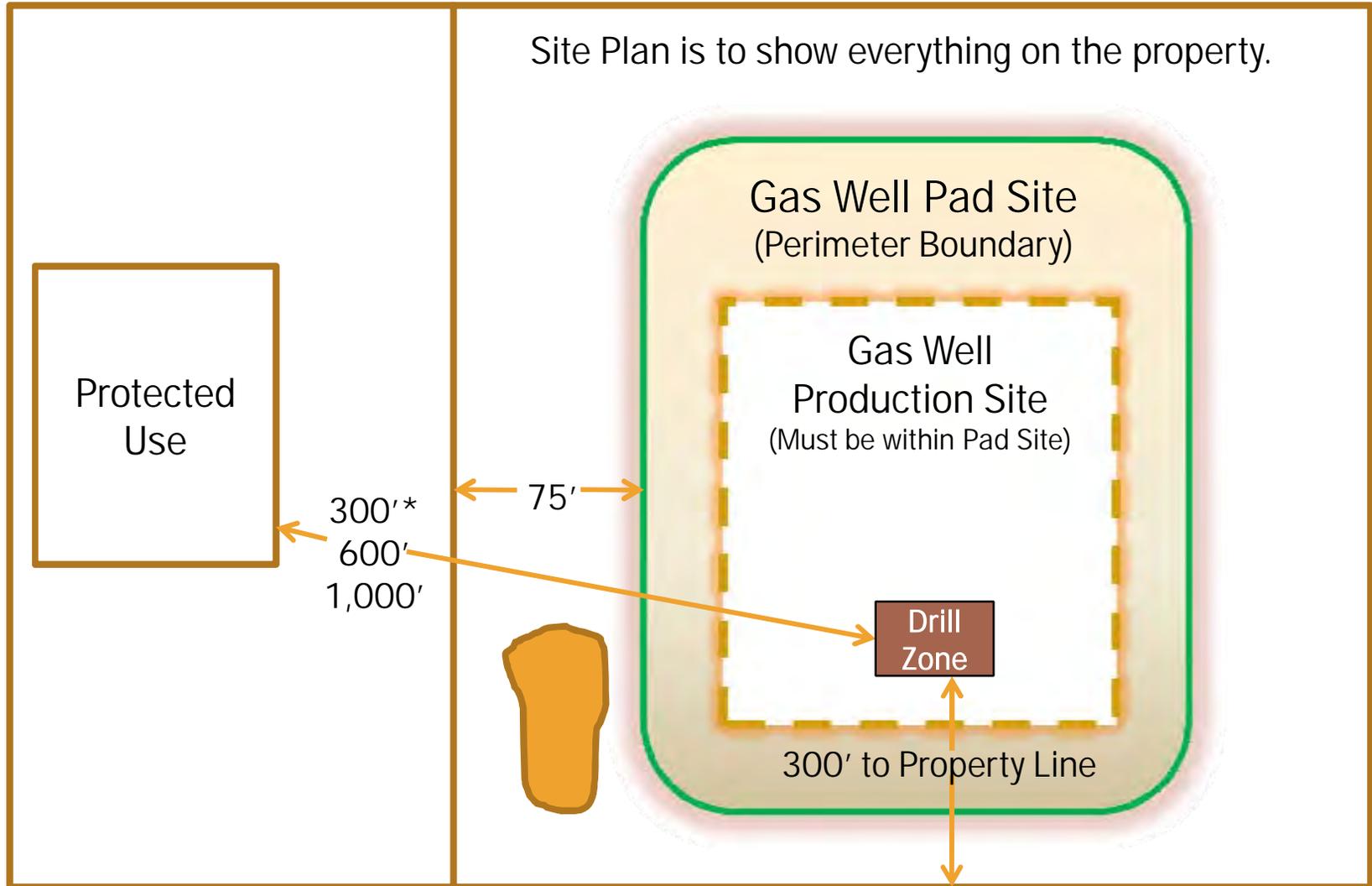
- Future Gas Wells on a GWPS can never be closer than 300' from a Protected Use, and can not be reduced by adjacent property consent.

Technical Standards Ordinance Specifics (continued)

Original Staff Recommendation (continued)

- Other Gas Well Pad Site requirements (page 21)
 - *Perimeter of GWPS must be a minimum of 75' from adjacent property line. Can be reduced with adjacent property owners consent and Town approval.*
 - *GWPS fronting on one or more streets; the setback shall as be required by the building setback for that lot or as approved by the Site Plan/SUP process.*
 - *The Drill Zone of any GWPS classification must always be at least 600' from all Protected Uses. It can reduced to 300', but only if all adjacent property owners and the Town consent.*
 - *The Drill Zone of any GWPS classification must always be at least 300' from all adjacent property lines. It can be reduced, but only with consent of all adjacent property owners and the Town.*

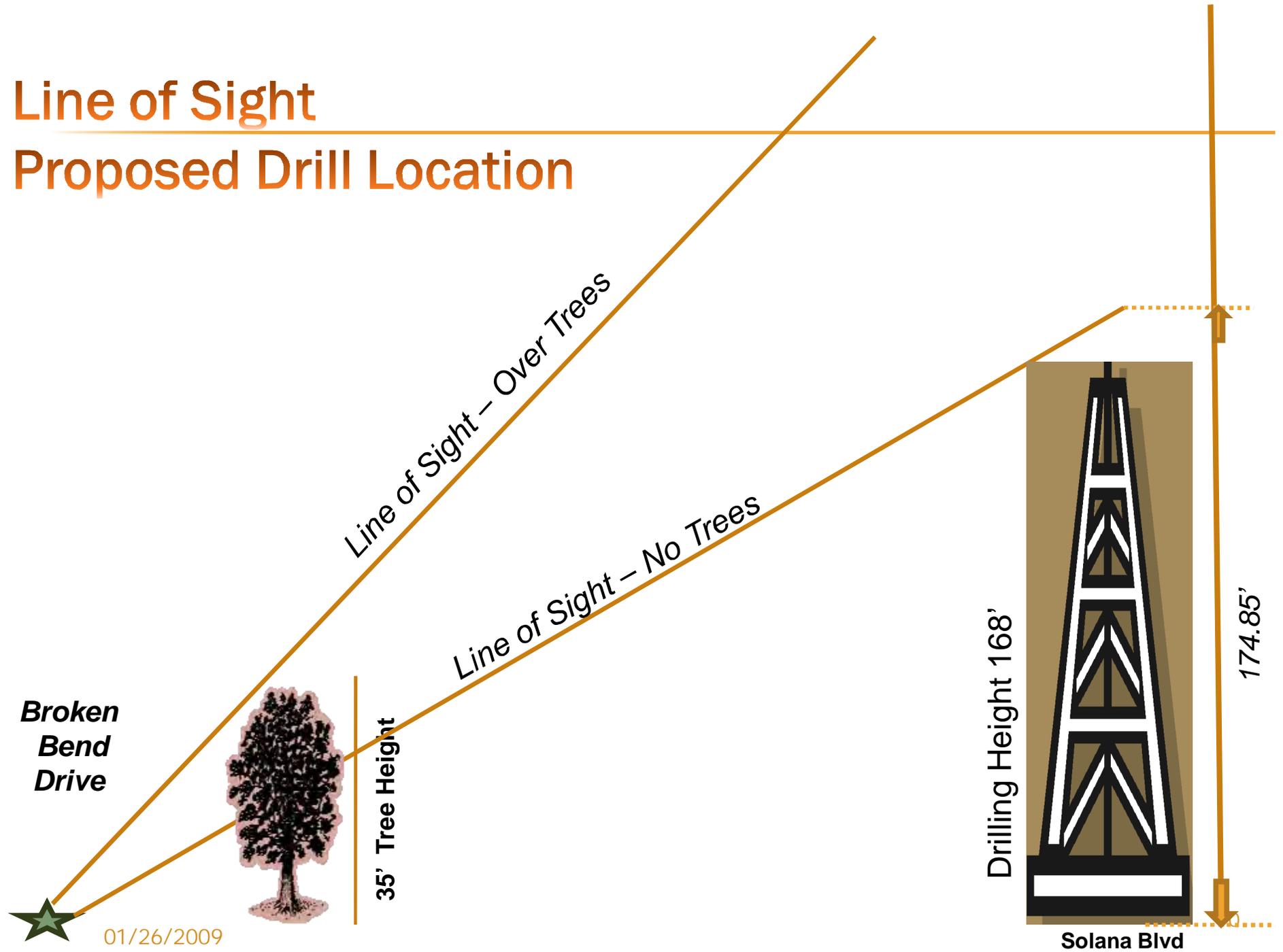
Setbacks





01/26/2009

Line of Sight Proposed Drill Location



Key Questions:

- Does Council want some role in some situations to make setback reduction adjustments (SRA's)?
- If yes  another option to consider

Setback Options

Distance from Drill Zone to Protected Use	1,000 ft.	1,000 to 600 ft.	600 ft. to 300 ft.
Petition requested	1,000 ft. Minimum <u>without</u> possibility of reduction.		
Staff proposal #1	1,000 ft. Encouraged with increased regulatory latitude but not mandated.	600 ft. minimum required setback.	Reduction from 600 ft. to as low as 300 ft. with <u>consent of property owners</u> and Town Council approval.
Operator preferred.	N/A	600 ft. minimum with waiver/variance available	200 ft. with approved waiver/variance.
Staff proposal #2 (Raised the min. to 1,000' but allows reduction to 600' by Town Council SRA)	1,000 ft. Minimum <u>with</u> possibility of reduction.	Reduction from 1,000 ft. to as low as 600 ft. with Town Council approval.	Reduction from 600 ft. to as low as 300 ft. with <u>consent of property owners</u> and Town Council approval.

Gas Well Production Site 300 ft. from well bore



Gas Well Production Site 600 ft. from well bore



Gas Well Production Site 1,000 ft. from well bore



Measuring the Setback

- Staff continues to recommend to measure setbacks from Drill Zone to Protected Use.

Next Step:

- Direction on setbacks so Technical Standards Ordinance can be considered for adoption by Council.

Questions and Discussion