

Support Services Standards

- Support service for oil and gas drilling operations.
- Requires Conditional Use Permit for up to 3 years
(Or a Temporary Use Permit for less than one year)
- Intended for remote rural areas.



Mesa County Land Development Code
Section 5.2.22| Oil and Gas Support Services
Revised 10-08 added to read

5.2.22 | Oil and Gas Support Services

Land uses which provide support service for oil and gas drilling operations, including parking, storage and maintenance of exploration, production or workover equipment, pipe and production equipment, equipment and storage yards for road and pipeline construction contractors and production unit set-up and maintenance contractors; and non-permanent field offices used by production related personnel shall be subject to Conditional Use Permit review. If the use is requested for a period of less than one year, a Temporary Use Permit shall be applied for with a Major Site Plan application. These land uses are intended for locations in the more remote rural areas of Mesa County. They are not intended to be permitted near municipalities or rural communities where location within urban zone districts is preferable.

Exception: The requirements of this Section do not apply to activities that occur on well pads which are subject to approval by the Colorado Oil and Gas Conservation Commission.

A. In addition to the items identified in the appropriate application packet, the following information shall be submitted with an application for a conditional use permit or major site plan:

1. A supplement to the required narrative will include:
 - a. demonstrating the need for the facility in the location proposed to serve oil and gas operations and documenting any lack of suitably zoned land in the project area, and
 - b. discussing the adequacy of roads and access to the site, including the condition and construction of the roads.
2. A letter from licensed waste disposal facility(ies) stating that the facility(ies) is able and willing to receive the Applicant's sewage and/or refuse as applicable.
3. An emergency management plan for review and approval by the fire district chief and Mesa County Emergency Management. A copy of the submission to the Designated Emergency Response Authority required by the Superfund Amendments and Reauthorization Act (SARA) shall be included.
4. A reclamation and re-vegetation plan for each site satisfying the following requirements:
 - a. All structures and equipment will be removed.
 - b. Trash and construction debris will be removed and disposed of at a State approved solid waste disposal facility.
 - c. Concrete footings and foundations may be buried in the backfill with 3 feet of cover.
 - d. Sewage disposal systems will be removed and disposed of in compliance with Mesa County Health Department requirements.
 - e. The site will be ripped, graded and re-contoured to blend into the surrounding topography. Topsoil will be replaced. The site will be seeded with an appropriate seed mix to establish sufficient cover to stabilize the site and to prevent erosion. Interim sediment control is required until the site is reclaimed.
 - f. Weeds will be monitored and controlled according to a weed management plan approved by the Mea County Division of Weed and Pest Management.
 - g. Except as agreed upon in the Surface Use Agreement between the operator and the land owner, access roads will be ripped, re-graded and re-vegetated. Cuts and fills shall be re-graded to smooth slopes and re-vegetated. Access to reclaimed roads will be restricted.
 - h. Reclamation and re-vegetation requirements may be modified if the operator has entered into an alternative agreement with the surface owner.
5. A traffic impact study (TIS) and transportation plan. The Mesa County Road Access Policy shall be adhered to.

- B. The following criteria will apply to all support services facilities:
1. Dust shall be controlled on public roads as agreed upon with the Mesa County Road Department Supervisor. Dust shall be controlled on the site and on driveways serving the site in accordance with State and local regulations. Existing driveways and private roads shall be used to the greatest extent possible. The Road Access Policy must be complied with. Tracking onto roadways must be controlled.
 2. The use shall be located so that existing topography, vegetation and/or distance render it not visible from interstate highways, arterial roads or scenic byways.
 3. The facility shall be constructed to minimize erosion, alteration of natural features, and removal of surface materials to the greatest extent practical. The following issues shall be taken into consideration when designing a facility on a specific site:
 - a. The facility should be located at the base of slopes to provide a background of topography and/or natural cover.
 - b. Cut and fill should be minimized when locating the facility.
 - c. Surface use agreements shall be taken into consideration.
 4. The facility should be located no less than 1 mile (measured in driving distance on public roads) from another facility approved under Section 5.2.22 of this Code. Under limited circumstances, the facility may be located less than 1 mile from another facility provided that the application demonstrates a reasonable justification for locating the proposed facility within this 1 mile radius. A reasonable justification includes, but is not limited to, a demonstration that the proposed site within the 1 mile radius causes less impact on the environment or to the public.
 5. The facility must be located at least 400 feet from an existing residence unless a written waiver of this standard is obtained from the property owner.
 6. Pursuant to International Building Code, Section 105, 2006 Edition, a permit is required for all structures placed in Mesa County. Pursuant to Colorado Revised Statute 24-32-3311, factory built structures shall be certified by the Colorado Division of Housing to be in accordance with Colorado Construction Safety Code for Factory-Built Structures prior to occupancy. Site work and utility connections to pre-manufactured structures shall comply with local codes. Inspections shall be conducted by the Mesa County Building Department. Building department personnel will not conduct inspections on the construction or the support of state certified modular buildings.
 7. Refuse and sewage shall be disposed of appropriately at State-approved, licensed commercial disposal facilities. In no case shall sewage or untreated wastewater be discharged on the ground surface.
 8. Weeds will be monitored and controlled according to a weed management plan approved by the Mesa County Division of Weed and Pest Management.
 9. The grounds shall be kept free of weeds, junk and trash at all times.
 10. Domestic animals other than those owned by the property owner or on-site property manager are not allowed at the facility.
 11. Landscaping, fencing and berms shall be used in combinations that effectively screen the facility from existing residences visible from the proposed site. Fencing may be 8 feet in height to screen equipment storage.
 12. Wildlife proof trash receptacles shall be used.
 13. Except as required for safety purposes, reflective materials shall not be utilized on any buildings, walls or fencing. Reflective materials stored outdoors shall not be visible from roads or properties in the area.
 14. Residential noise limits shall be complied with pursuant to Section 7.2.3 of this Land Development Code and the Colorado Oil and Gas Conservation Commission 800 Series rules for noise abatement.
 15. Engines, compressors and motors shall be equipped with quiet design mufflers or equivalent. All mechanical equipment shall be placed and operated to contain vibration within the property boundary and shall be subject to the noise limits in criterion 14 above.
 16. A specific plan for containment and disposal of fuel and waste from heavy equipment maintenance shall be provided to meet local, state and federal regulations. Any spill or

release which is required to be reported to other agencies must also be reported to the Mesa County Local Government Designee and Mesa County Emergency Manager.

17. Ongoing vehicle and/or equipment repair and/or maintenance activity shall be conducted either within an enclosed building or between the hours of 8 a.m. to 5 p.m. seven days per week. Emergency repair activities may be conducted outside those time frames but must comply with criterion 14 above.
18. The use shall not disrupt or convert irrigated agricultural production lands except as stipulated in the surface use agreement.
19. The site will be designed as a containment area and shall maintain a minimum distance from perennial or intermittent streams or drainages as recommended by the project engineer or geologist. The operator shall comply with all applicable state and federal regulations regarding protection of waters of the state. Pollutants or contaminants are not allowed to be discharged on the ground at any time.
20. Access roads shall be maintained at all times to allow emergency vehicles into the site as needed.
21. Development standards in Chapter 7 shall apply.

C. Time Limitations

Conditional use permit approvals for support services facilities are valid for a period of three years. The operator may submit a request for an extension of time before the end of the first three-year period as an application for amendment. As part of the request, the operator shall submit to the Planning Director a written narrative describing the condition of the facility, its compliance with each of the County permit requirements, and demonstrate the continued need for the facility in accordance with Section 5.2.22.A.1 above. Subsequent extensions may be applied for in the same manner.

D. Closure

When the need for the use is finished, the support services facility structures must be removed within 90 days of closure except as stipulated in the surface use agreement. If the land owner desires that the structures remain on the property, he must apply for the appropriate County development permit within 30 days of closure of the facility. The Planning Director shall be notified at least 10 days prior to removal of improvements. Within 90 days after the removal is completed, a reclamation report shall be submitted to the Planning Director indicating that the site was reclaimed as set forth in the approved reclamation plan.