

Temporary Employee Housing Standards

- Housing related to commercial, industrial, transportation, oil and gas or mineral extraction projects.
- 20 or more employees - Conditional Use Permit
- Fewer than 20 employees on-site - Minor Site Plan



Mesa County Land Development Code
Section 5.2.23| Temporary Employee Housing
Revised 10-08 added to read

5.2.23 Temporary Employee Housing

All Temporary Employee Housing (TEH) constructed or installed in Mesa County related to commercial, industrial, transportation, oil and gas or mineral extraction projects requires a permit. Temporary Employee Housing is subject to Conditional Use Permit review pursuant to the applicable requirements in Chapter 3 of this Code.

Exception: Housing located near or on a well drilling pad to serve that well drilling pad and which houses up to 20 workers shall be reviewed as an accessory use to the drilling operation provided that the Minor Site Plan for the well pad includes a narrative provision demonstrating a legitimate and temporary need for more than 16 workers. The intent of this language is to set the baseline standard for beds at 16 while also allowing an opportunity to place as many as 20 provided the need can be demonstrated. The operator shall submit, with the Minor Site Plan application, a checklist which addresses the review criteria in Section 5.2.16 of this Code and which includes the following:

1. A general description of facilities and structures located on the drilling pad during drilling activities and their uses;
2. A count of the number of beds proposed for essential personnel; and
3. A good faith estimate of the length of time that the drilling rig will be located on the property.

The operator shall also submit, with the Minor Site Plan application, a copy of a letter which notified the surface owner of the application and included a copy of the checklist and a generalized site plan.

- 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:
 6. 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.
 7. A letter from a 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.
 8. 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.
 9. 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 (Tri-River Extension Service shall be consulted). 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 Mesa 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.

10. A traffic impact study (TIS) and transportation plan. The Mesa County Road Access Policy shall be adhered to.

B. The following standards will apply to all TEH 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.
 - d. If on-site sewage treatment is provided, the system must be approved by either the County or the State Health Department.
4. 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.
5. The grounds shall be kept free of weeds, junk and trash at all times.
6. Potable water must be provided at the site. The drinking water source must be identified.
7. If the operator provides the source water to serve twenty-five (25) people or more, or 15 or more taps, the operator must demonstrate conformance to State regulations by obtaining all necessary State permits prior to application to Mesa County for the TEH facility.
8. If potable water is hauled into the site, the water haulers must be licensed by the State of Colorado. Chlorine residual and total coli form data shall be collected in conformance with State water quality requirements. The operator shall perform tests monthly (or quarterly if an on-site disinfection system is installed) and shall maintain records of stored potable water samples specific for coli form. Any tests indicating coli form contamination must be disclosed to the Mesa County Board of Health or designee.
9. 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. Campers, tents and/or recreational vehicles (RV's) shall not be allowed as Temporary Employee Housing.
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 housing site.
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 equivalents. All mechanical equipment shall be placed and operated to contain vibration within the property boundary. All mechanical equipment shall be placed and operated to contain vibration within the property boundary and shall be subject to the noise limits in standard 14 above.
16. The housing location shall not disrupt or convert irrigated agricultural production lands except as stipulated in the surface use agreement.
17. 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.
18. Access roads shall be maintained at all times to allow emergency vehicles into the site as needed.
19. Development standards in Chapter 7 shall apply.

C. Time Limitations

Conditional use permit approvals for TEH 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 three-year period. As part of the request, the operator shall submit to the Planning Director a written narrative describing the condition of the housing facility, its compliance with each of the requirements, and demonstrate the continued need for the housing facility in accordance with Section 5.2.23.A.1 above.

E. Closure

When the need for the use is finished, the TEH facility and associated structure must be removed within 90 days of closure. 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.