
REPORT TO:

STILLWATER CITY COUNCIL

No. CC-15-30

ISSUED BY THE CITY MANAGER - STILLWATER, OKLAHOMA

Date of Meeting: April 20, 2015

Subject: Text Amendment to Chapter 23, Article XXI Oil, Gas and Disposal Well Regulations and Chapter 18, Article III, Miscellaneous Nuisance

Summary: Oil, gas, and disposal wells are regulated by the Oklahoma Corporation Commission and by local jurisdictions that have chosen to implement requirements. Siting requirements that place certain restrictions on where and how surface wells are located are imposed by the City of Stillwater and outlined under the specific use permit process. The regulations are proposed to be replaced with updated requirements addressing siting location and impact mitigation.

Just as the City of Stillwater processes land use applications and just as we set minimum standards and expectations for uses in individual zoning districts, the regulating of oil and gas activities are not unlike what we do now. The Oklahoma Statutes identify zoning and nuisance authorities to municipalities. The City of Stillwater exercises those rights by adopting reasonable and fair regulations.

Planning Commission Findings:

After extensive discussion, public input and debate, the Planning Commission adopted the following findings:

1. Oil and gas drilling and production is an important component of the Stillwater area economy.
2. Oil and gas well drilling and production activities create conditions that potentially threaten the health, safety, and general welfare of persons residing or working on property in proximity to such operations.
3. Oil and gas well drilling and production activities, in the absence of local regulatory controls, may generate noxious aerial emissions, introduce contaminants into groundwater, emit high noise or light levels, produce large volumes of dust, congest local streets, present fire or chemical spill hazards, and produce other deleterious effects, many of which fall disproportionately on adjacent land uses, and which can result individually or cumulatively in injury to persons or damage to property and inhibit the quiet peace and enjoyment of the surface uses of real property in the vicinity of such operations.
4. The proliferation of oil and gas well pad sites within the City and immediately adjacent to its boundaries creates conflicts between such development and other existing and future surface uses of real property within the City. To assure the compatibility of residential, commercial, industrial and agricultural uses with oil and gas well development, it is necessary for the City to regulate the location of oil and gas well operations relative to other surface uses of real property within the City consistent with the right of mineral owners to reasonably access subsurface resources.
5. The City recognizes that the State of Oklahoma regulates oil and gas well drilling and production activities. The regulations in this Article are intended to supplement such standards and additionally implement compatible local measures that assure the health, safety, and general welfare of the City's residents and businesses.

Planning Commission Action and Recommendation: At the special-called meeting on February 10, 2015, the Planning Commission voted 5-1 to adopt the findings as noted above and to recommend approval to the City Council of this text amendment with the identified changes.

Prepared by:

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Reviewed by Administrative Director:

John McClenny, External Services

Reviewed by City Attorney's Office:

John E. Dorman, City Attorney

Date of Preparation:

April 10, 2015

Submitted by:



Dan Galloway
City Manager