



CU-002-87-19

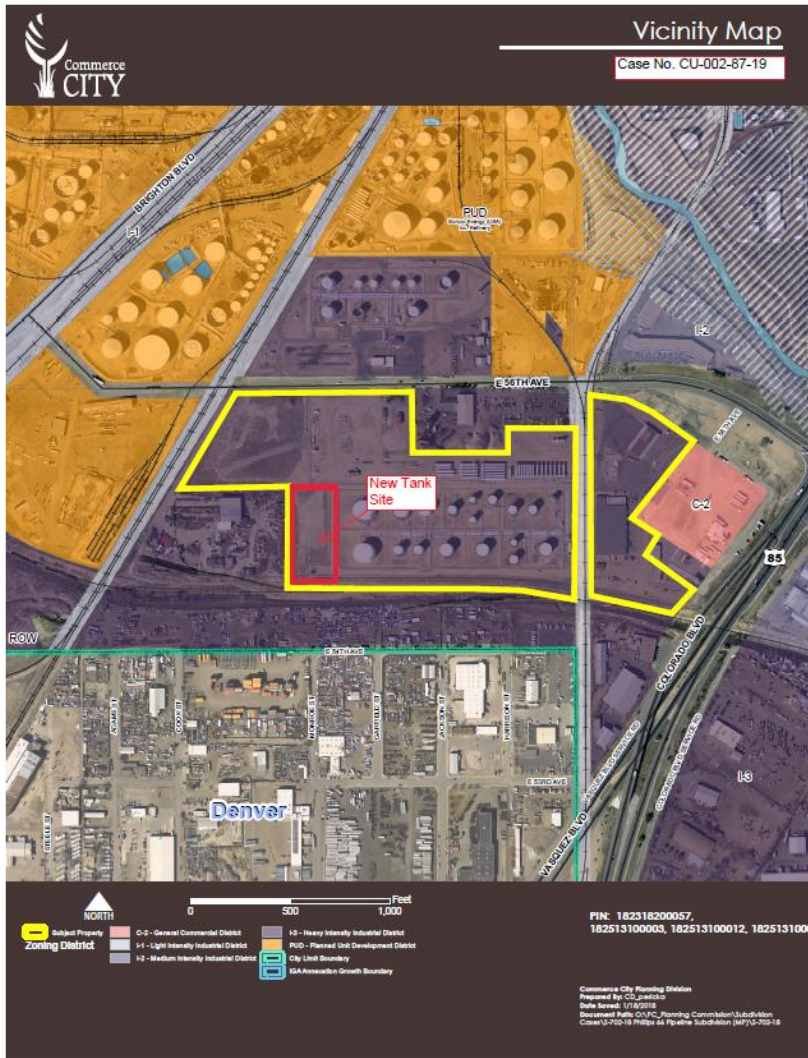
Phillips 66 Pipeline LLC

3960 E. 56th Avenue

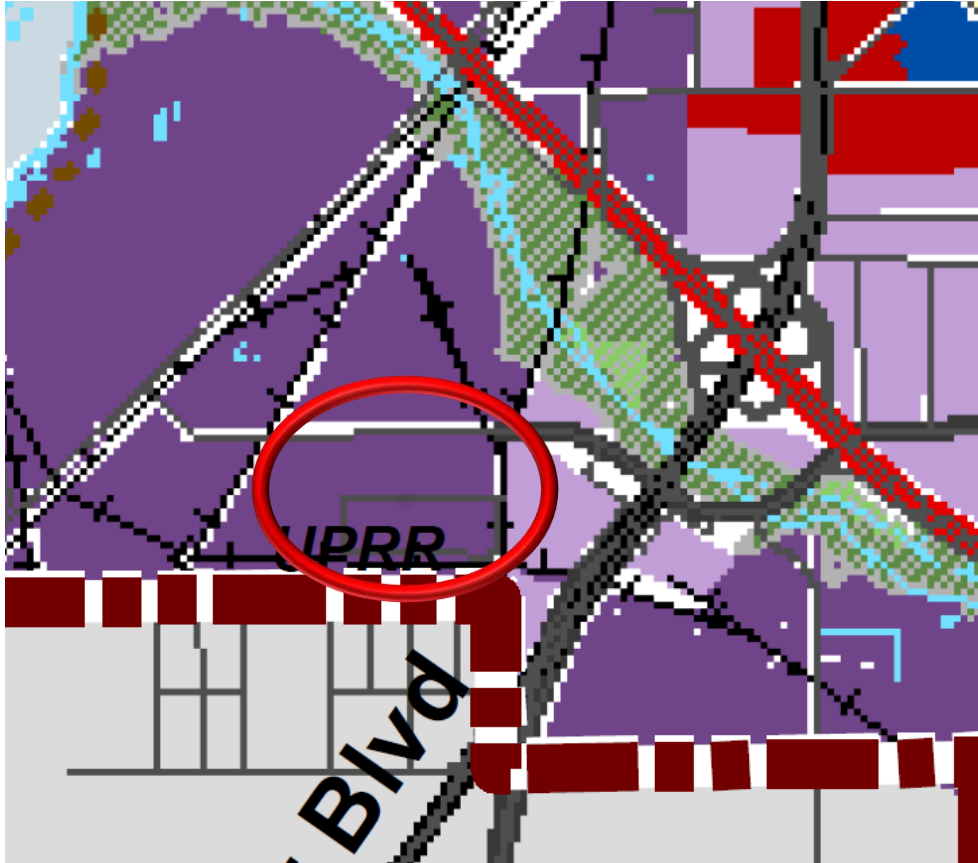
Amendment of Existing Conditional Use Permit

Vicinity Map

- Current Zoning:
 - I-3
- Current Size:
 - 39 acres



Vicinity Map



- Comp Plan:
 - General Industrial

Aerial





Northwest corner looking southeast

Applicant's Request

- The approval of a Conditional Use Permit Amendment.
 - To allow for one additional above ground storage tank.
 - A Rezone from C-2 to I-3 was approved by City Council in 1987 to allow the existing petroleum storage and distribution operation to be in compliance with the Zoning Ordinance.
 - Conditional Use Permit for existing operations approved by City Council in 1987. In order to expand, an amendment to the CUP is required.



General Operations

- Product Terminal has been in operation since 1951.
- Phillips 66 has operated at this location since 1951.
 - Gasoline, Diesel, Ethanol, Bio-Diesel, Butane, Jet Fuel containment.
 - Operations are 24-7-365
 - Loading and unloading of petroleum products into tanks via truck (200 – 220 per day), and pipeline (ongoing).
 - The terminal has 9 employees on-site during one of three shifts.



Tanks

- 22 Storage tanks with 297,776 barrels of capacity (12,506,598 gallons).
- Product transferred to and from tanks by pipes, valves, and pumps.
- Protected by EPA approved earthen dike.



Trucks

- Access the site via three controlled electronic gates on E. 56th Avenue.
- 7-bay truck rack.



Pipelines

- Receive and distribute petroleum products on and off of the subject property.
- Monitored by computers on a continuous basis.



Planned Expansions

- Additional storage tank (immediate and future)
 - One additional tank will be added to the site that is similar to the existing.
 - 140' in diameter, 52'6" tall, and 130,000 barrel capacity.



COMMERCIAL CITY, COUNTY OF ADAMS, STATE OF COLORADO

PLAT 11

PLAT 12

PLAT 13

PLAT 14

PLAT 15

PLAT 16

PLAT 17

PLAT 18

PLAT 19

PLAT 20

PLAT 21

PLAT 22

PLAT 23

PLAT 24

PLAT 25

PLAT 26

PLAT 27

PLAT 28

PLAT 29

PLAT 30

PLAT 31

PLAT 32

PLAT 33

PLAT 34

PLAT 35

PLAT 36

PLAT 37

PLAT 38

PLAT 39

PLAT 40

PLAT 41

PLAT 42

PLAT 43

PLAT 44

PLAT 45

PLAT 46

PLAT 47

PLAT 48

PLAT 49

PLAT 50

PLAT 51

PLAT 52

PLAT 53

PLAT 54

PLAT 55

PLAT 56

PLAT 57

PLAT 58

PLAT 59

PLAT 60

PLAT 61

PLAT 62

PLAT 63

PLAT 64

PLAT 65

PLAT 66

PLAT 67

PLAT 68

PLAT 69

PLAT 70

PLAT 71

PLAT 72

PLAT 73

PLAT 74

PLAT 75

PLAT 76

PLAT 77

PLAT 78

PLAT 79

PLAT 80

PLAT 81

PLAT 82

PLAT 83

PLAT 84

PLAT 85

PLAT 86

PLAT 87

PLAT 88

PLAT 89

PLAT 90

PLAT 91

PLAT 92

PLAT 93

PLAT 94

PLAT 95

PLAT 96

PLAT 97

PLAT 98

PLAT 99

PLAT 100

PLAT 101

PLAT 102

PLAT 103

PLAT 104

PLAT 105

PLAT 106

PLAT 107

PLAT 108

PLAT 109

PLAT 110

PLAT 111

PLAT 112

PLAT 113

PLAT 114

PLAT 115

PLAT 116

PLAT 117

PLAT 118

PLAT 119

PLAT 120

PLAT 121

PLAT 122

PLAT 123

PLAT 124

PLAT 125

PLAT 126

PLAT 127

PLAT 128

PLAT 129

PLAT 130

PLAT 131

PLAT 132

PLAT 133

PLAT 134

PLAT 135

PLAT 136

PLAT 137

PLAT 138

PLAT 139

PLAT 140

PLAT 141

PLAT 142

PLAT 143

PLAT 144

PLAT 145

PLAT 146

PLAT 147

PLAT 148

PLAT 149

PLAT 150

PLAT 151

PLAT 152

PLAT 153

PLAT 154

PLAT 155

PLAT 156

PLAT 157

PLAT 158

PLAT 159

PLAT 160

PLAT 161

PLAT 162

PLAT 163

PLAT 164

PLAT 165

PLAT 166

PLAT 167

PLAT 168

PLAT 169

PLAT 170

PLAT 171

PLAT 172

PLAT 173

PLAT 174

PLAT 175

PLAT 176

PLAT 177

PLAT 178

PLAT 179

PLAT 180

PLAT 181

PLAT 182

PLAT 183

PLAT 184

PLAT 185

PLAT 186

PLAT 187

PLAT 188

PLAT 189

PLAT 190

PLAT 191

PLAT 192

PLAT 193

PLAT 194

PLAT 195

PLAT 196

PLAT 197

PLAT 198

PLAT 199

PLAT 200

PLAT 201

PLAT 202

PLAT 203

PLAT 204

PLAT 205

PLAT 206

PLAT 207

PLAT 208

PLAT 209

PLAT 210

PLAT 211

PLAT 212

PLAT 213

PLAT 214

PLAT 215

PLAT 216

PLAT 217

PLAT 218

PLAT 219

PLAT 220

PLAT 221

PLAT 222

PLAT 223

PLAT 224

PLAT 225

PLAT 226

PLAT 227

PLAT 228

PLAT 229

PLAT 230

PLAT 231

PLAT 232

PLAT 233

PLAT 234

PLAT 235

PLAT 236

PLAT 237

PLAT 238

PLAT 239

PLAT 240

PLAT 241

PLAT 242

PLAT 243

PLAT 244

PLAT 245

PLAT 246

PLAT 247

PLAT 248

PLAT 249

PLAT 250

PLAT 251

PLAT 252

PLAT 253

PLAT 254

PLAT 255

PLAT 256

PLAT 257

PLAT 258

PLAT 259

PLAT 260

PLAT 261

PLAT 262

PLAT 263

PLAT 264

PLAT 265

PLAT 266

PLAT 267

PLAT 268

PLAT 269

PLAT 270

PLAT 271

PLAT 272

PLAT 273

PLAT 274

PLAT 275

PLAT 276

PLAT 277

PLAT 278

PLAT 279

PLAT 280

PLAT 281

PLAT 282

PLAT 283

PLAT 284

PLAT 285

PLAT 286

PLAT 287

PLAT 288

PLAT 289

PLAT 290

PLAT 291

PLAT 292

PLAT 293

PLAT 294

PLAT 295

PLAT 296

PLAT 297

PLAT 298

PLAT 299

PLAT 300

PLAT 301

PLAT 302

PLAT 303

PLAT 304

PLAT 305

PLAT 306

PLAT 307

PLAT 308

PLAT 309

PLAT 310

PLAT 311

PLAT 312

PLAT 313

PLAT 314

PLAT 315

PLAT 316

PLAT 317

PLAT 318

PLAT 319

PLAT 320

PLAT 321

PLAT 322

PLAT 323

PLAT 324

PLAT 325

PLAT 326

PLAT 327

PLAT 328

PLAT 329

PLAT 330

PLAT 331

PLAT 332

PLAT 333

PLAT 334

PLAT 335

PLAT 336

PLAT 337

PLAT 338

PLAT 339

PLAT 340

PLAT 341

PLAT 342

PLAT 343

PLAT 344

PLAT 345

PLAT 346

PLAT 347

PLAT 348

PLAT 349

PLAT 350

PL

Regulating Agencies

- The Colorado Department of Public Health and Environment (CDPHE)
 - Air Pollution Control Division
 - Water Quality Control Division
- The Environmental Protection Agency (EPA)
- The Federal Department of Transportation.
 - Pipeline and Hazardous Materials Safety Administration.



Environmental Safety

- The site is required to comply with the following federal and state laws:
 - Code of Federal Regulations
 - The Colorado Air Pollution Prevention and Control Act
 - The Clean Air Act
 - The National Environmental Policy Act (NEPA)
 - The Clean Water Act



Personnel and Customer Safety

- Phillips 66 personnel:
 - Required to be Hazardous Operations and Emergency Response certified and take internet based tests throughout the year.
 - Emergency evacuation plans showing the quickest routes of evacuation, fire extinguisher locations, eye-wash stations, and first-aid kit locations are displayed on-site.
 - The terminal displays a site-specific emergency evacuation plan for personnel to follow during an emergency situation.
- Customers:
 - Prior to entering the facility a driver training course is mandatory (lessons, video, and a test).
 - The fully automated equipment is computer monitored and can be shut-off if necessary.



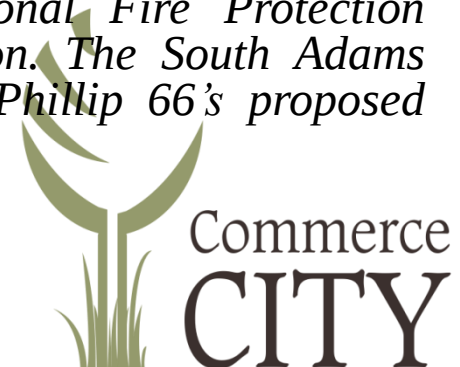
Planning Commission Analysis

- The terminal has been in operation since 1951 in Commerce City.
- The request would allow applicant to expand their operations to build-out and bring the expansion into compliance with the Land Development Code.
- Operations have continually been compliant with relevant requirements.
- The site is clean and facilitates safe operations.



Outside Agency Review

- Tri-County Health Department –
“TCHD staff has reviewed the application for compliance with the application for compliance with the applicable environmental and public health regulations and recommend the applicant conduct a methane study to the site being near old landfill sites.” The applicant completed the study and provided it to TCHD. The study found no trace of methane. TCHD had no other comments on the application.
- South Adams County Fire Protection District –
“The Phillips 66 Denver Products Terminal meets or exceeds the requirements of the International Fire Code and the National Fire Protection Association Standards for the storage and processes involving flammable liquids, flammable gases, and combustible liquids. The facility encompasses fire protection systems that are designed to protect these materials and maintains them in accordance with our adopted codes. The proposed amendment of Phillip 66’s existing Conditional Use Permit for the additional above ground storage tank shall meet the requirements of the International Fire Code and National Fire Protection Association Standards in place at the time of construction. The South Adams County Fire Department does not have any issues with Phillip 66’s proposed Amendment to their Conditional Use Permit.”



Contact

- To date, staff has not been contacted by anyone from the public regarding this request.



PC Recommendation

- On December 4, 2018 the PC held a public hearing and voted 5-0 to forward this request to City Council with a recommendation of **approval** subject to 3 conditions.





Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that the City Council may have.

