



CU-105-14-18

Sinclair Transportation Company
8581 E. 96th Avenue

Amendment of Existing Conditional Use Permit

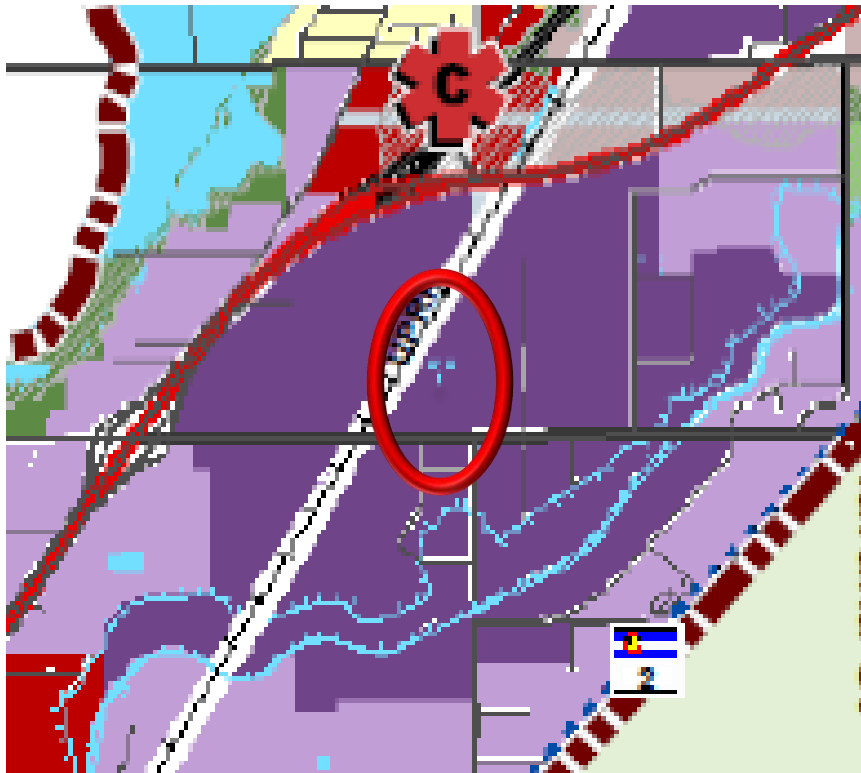
Vicinity Map



- Current Zoning:
 - I-3



Vicinity Map



- Comp Plan:
 - General Industrial

Aerial





Southeast corner looking north

Applicant's Request

- The approval of a Conditional Use Permit Amendment.
 - To allow for additional above ground storage tanks and a future loading/unloading bay capital investment.
 - Annexed by the City in 2007 as part of the “Northern Enclave Industrial Annexation”.
 - Conditional Use Permit for existing operations approved by City Council in 2014. In order to expand, an amendment to the CUP is required.



General Operations

- Product Terminal has been in operation since 1964.
- Sinclair has operated at this location since 1976.
 - Gasoline, Diesel, Ethanol, Bio-Diesel containment.
 - 24-7-365
 - Loading and unloading of petroleum products into tanks via rail (3 switches per week), truck (150 – 180 per day), and pipeline (ongoing).



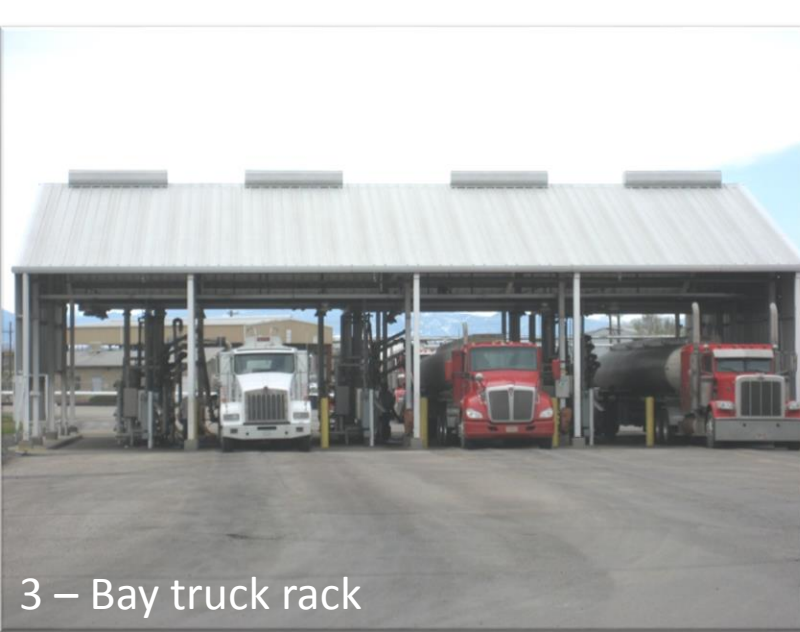
Tanks

- 18 Storage tanks with 848,000 barrels of capacity (33,810,000 gallons).
- Product transferred to and from tanks by pipes, valves, and pumps.
- Protected by EPA approved earthen dike.



Trucks

- Access the site via two controlled electronic gates.
- 3-bay truck rack and a 2-bay truck rack.



3 – Bay truck rack



Truck rack

Rail

- Generally 3 rail ‘switches’ per week.



Pipelines

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

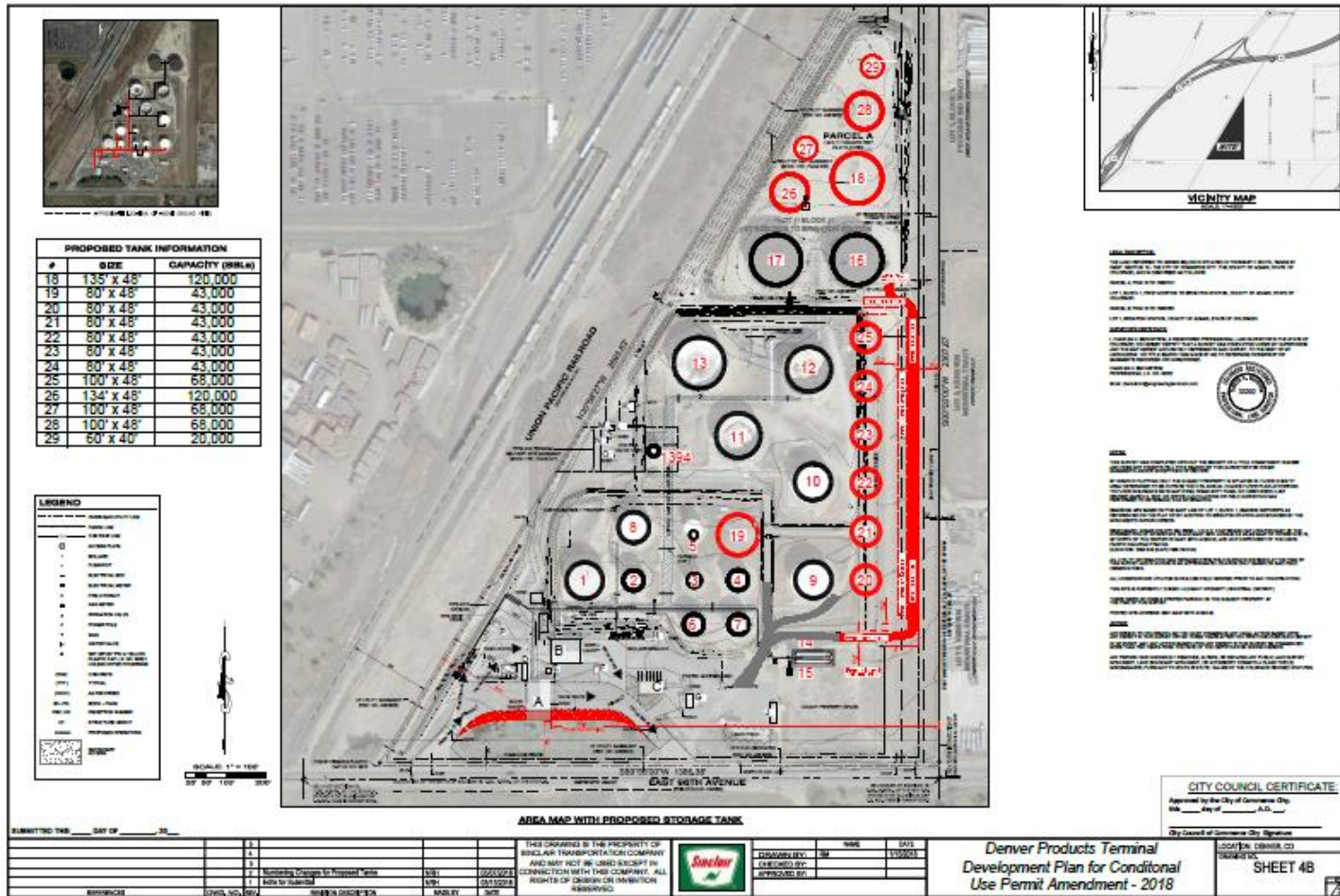


Planned Expansions

- Additional loading/unloading truck bay (2019-2020)
 - Currently 3 bays: 4 proposed.
 - Approximately 7,500 sf of new impervious area.
 - Dedicate new truck bay to ethanol, helping with efficiency for entire site.
- Additional storage tanks (immediate and future)
 - 12 additional tanks will be added to the site that are similar to the existing.
 - 60'-135' in diameter, 40'-50' tall, and 20,000-120,000 barrels capacity.



Proposed Development Plan



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.
 - Federal Railroad 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

- Sinclair 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.
- Customers:
 - Prior to entering the facility a 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

- 44 of the 55 years in existence were spent in Unincorporated Adams County.
- 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 applicable environmental and public health regulations. After reviewing the application, TCHD has no comments.”
- South Adams County Fire Protection District –
“The Sinclair 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 Sinclair’s existing Conditional Use Permit for the additional 12 above storage tanks 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 Sinclair’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 May 1, 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.

