

# CU-102-13

<u>Location:</u>	Roughly 3 miles of an underground crude oil pipeline.
<u>Applicant:</u>	Suncor (USA) Pipeline
<u>Request:</u>	A. 1.45 miles of 16" pipe B. 1.53 miles of 10" pipe

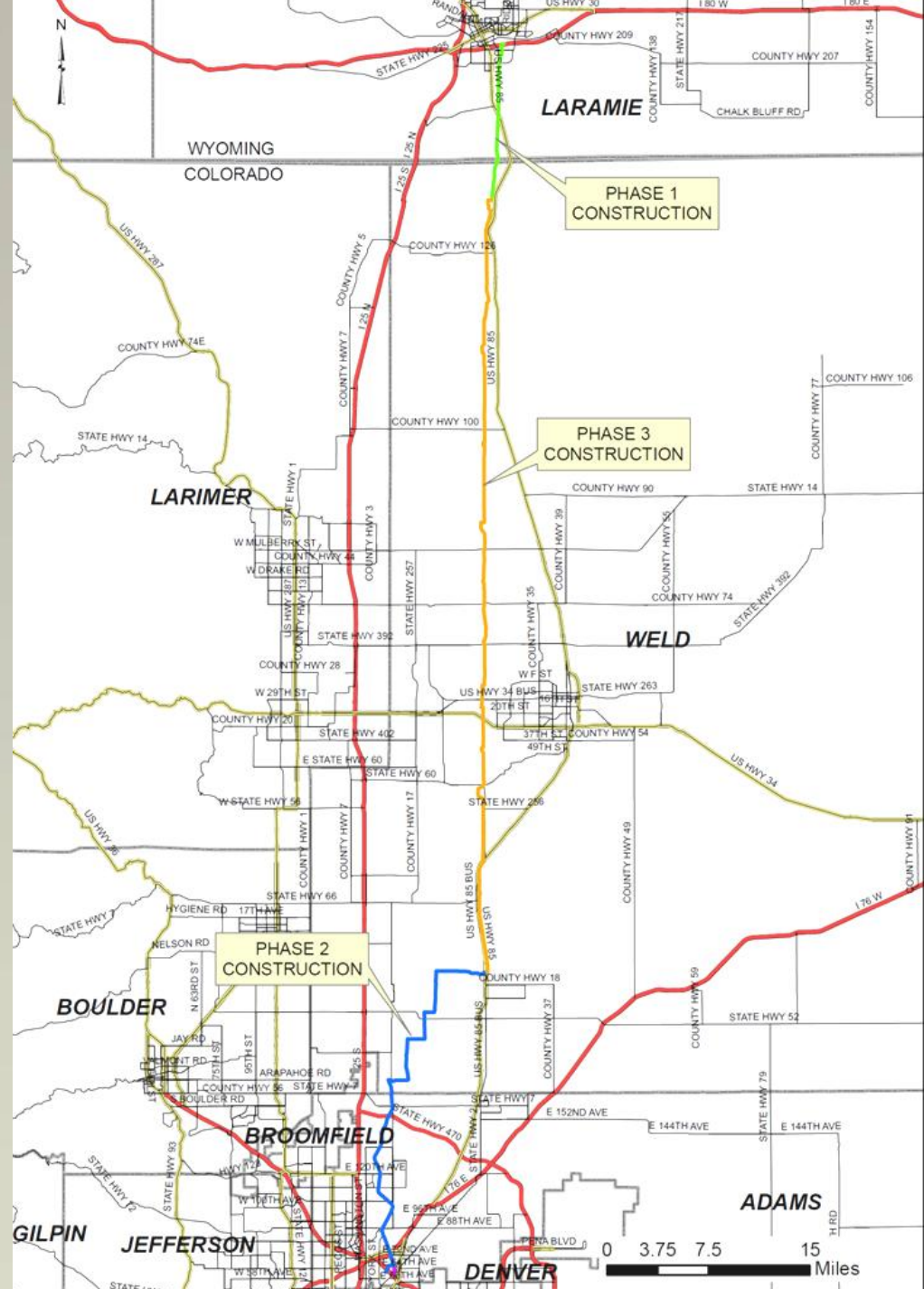


# Project Statistics

Item	Proposal
Total Approximate Pipeline Length	103 miles
Approximate Pipeline Length in Commerce City	3 miles (2.9%)
Pipeline Outside Diameter	16 inches & 10 inches
Approximate Width of Temporary Construction Easements	80 feet (50 feet to 60 feet in RTD ROW)
Approximate Width of Permanent Easements	60 feet (20 feet to 30 feet in RTD ROW)
Approximate Width of Pipeline Trench	3 – 4 feet
Approximate Depth of Pipeline Cover	60 inches (5 feet)
Minimum Pipe Wall Thickness	.312 inches & .5 inches (16'') & .5 inches (10'')
Proposed Pipeline in Existing ROW	63% (16'') & 24% (10'')
Approximate Project Value	\$ 4.9 Million

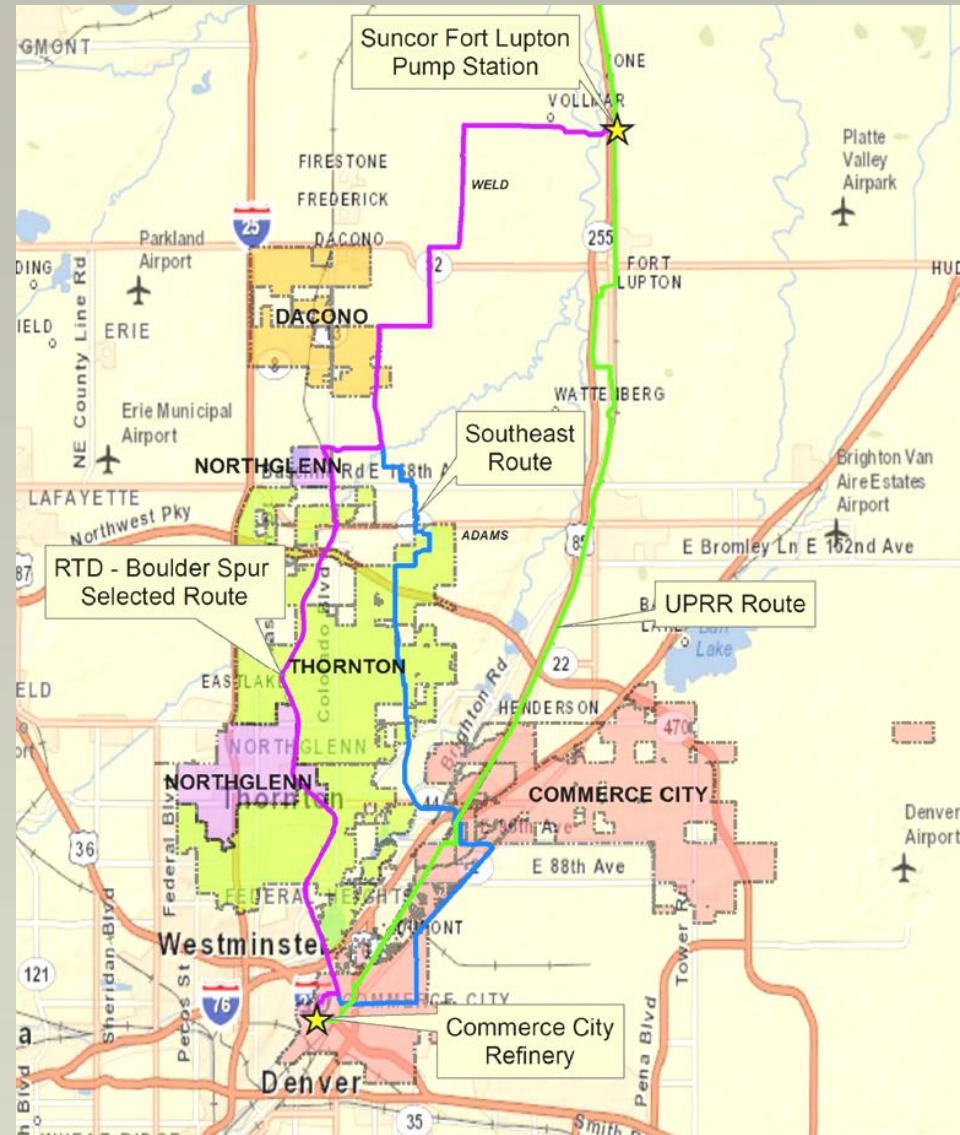
# Route Phases

- Phase I (Green)
  - Completed (12 miles).
  - Cheyenne to northern Colorado.
- Phase II (Blue)
  - Entitlement stages.
  - Refinery to Ft. Lupton.
- Phase III (Yellow)
  - Design stages.
  - Connect Phase I and Phase II.



# Route Options – Phase II

- UPRR Route (Green)
  - Current 10” route.
  - Rejected to due urban development plans.
- Southeast Route (Blue)
  - Required substantial construction in urban areas.
  - Significant resistance from developers and jurisdictions.
- Boulder Spur Route (Purple)
  - Selected route.
  - Least impact on the public and jurisdictions.
  - More direct route.



Legend

- Southeast Route
- UPRR Route
- RTD - Boulder Spur Route

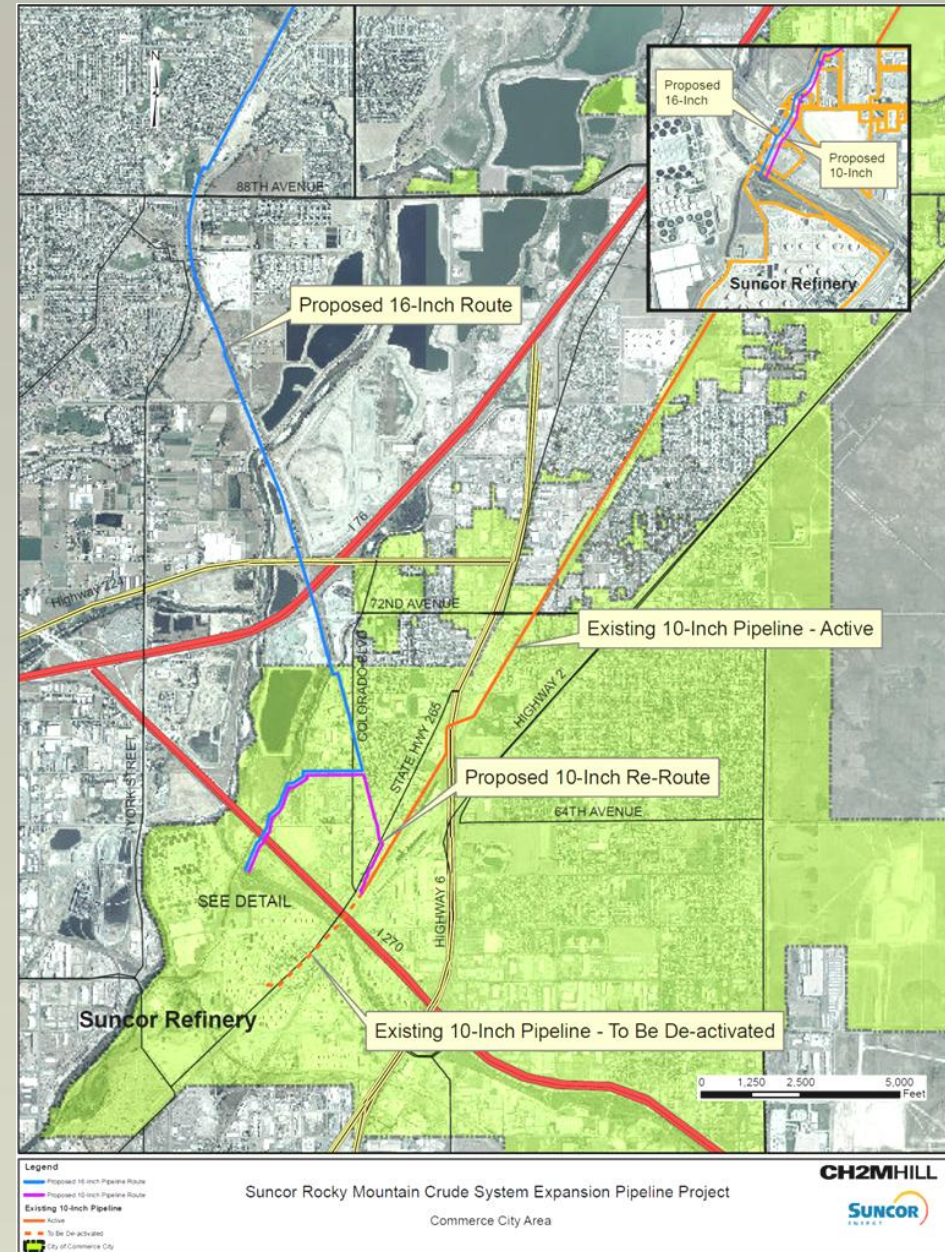
Rocky Mountain Crude System Expansion Project  
Alternative Routes  
Figure 2

0 1.5 3  
Miles



# Phase II within Commerce City

- Blue – New 16”
- Purple – New 10”
- Orange – Existing 10”



# Phase II – Current Zoning

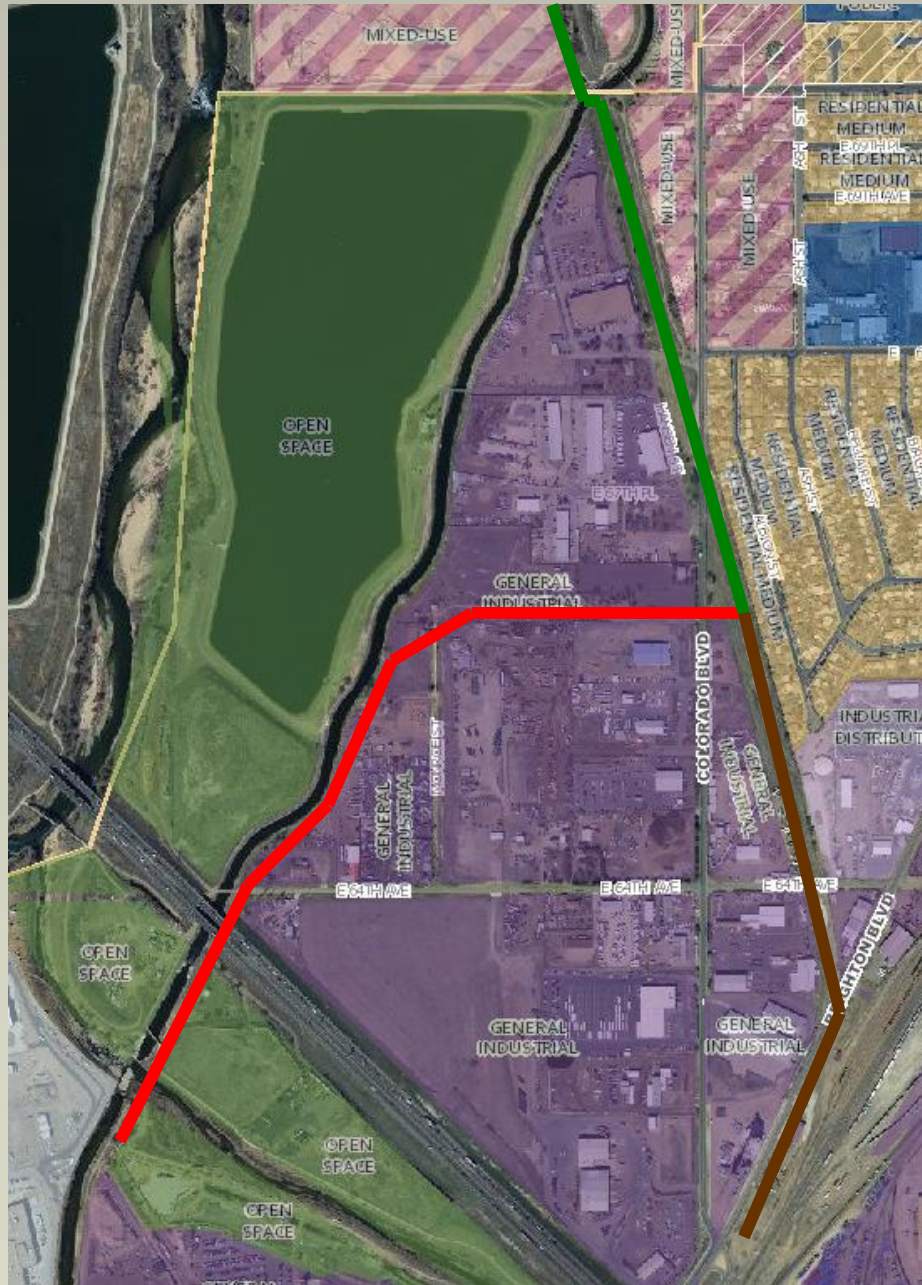


16" only

Both

10" only

# Phase II – Future Land Use Designations



16" only

Both

10" only

# 72<sup>nd</sup> Avenue Station Map



## LEGEND

- RTD - Boulder Spur Pipeline Route
- Permanent Easement
- Temporary Easement
- Temporary Workspace
- RTD Track
- RTD - 72nd Street Station
- - - Access Roads

## NOTES:

SCALE: 1 inch = 200 feet



CH2MHILL

**Suncor Rocky Mountain Crude System  
Expansion Pipeline Project**

NORTH METRO RAIL LINE  
72ND AVENUE STATION

GENERATION DATE

12/3/2012

DRAWING NUMBER

398019

# Coordination with RTD

- RTD comments:

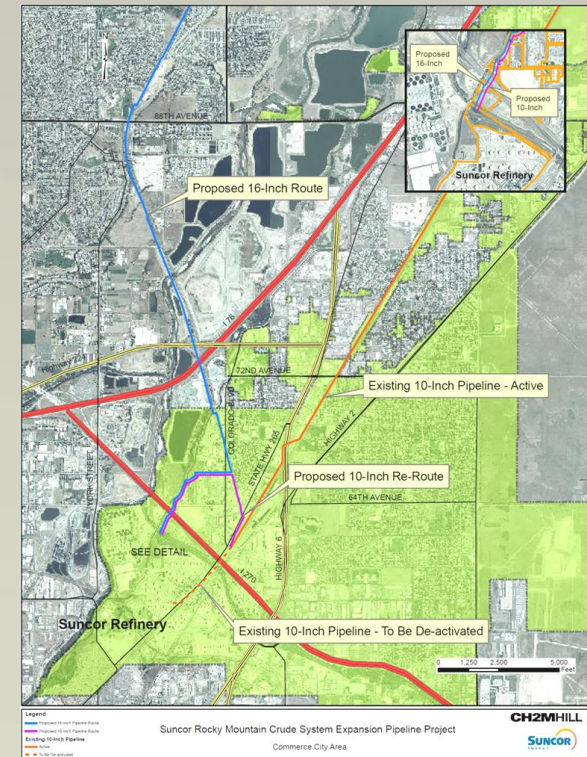
“Suncor has worked cooperatively with RTD in designing the Pipeline Project to ensure that it will not interfere with the timing or development of RTD’s North Metro Rail Line, including the planned transit stations” – Jane Donovan, Project Manager - North Metro Line

# Phase II – Project Review

- Federal:
  - US Army Corps of Engineers
- State:
  - Colorado Department of Transportation
  - Colorado Department of Public Health & Environment
- County:
  - Adams County and Weld County each has specific approvals for this project that are determined by each jurisdiction.
- Local:
  - Dacono, Northglenn, Thornton each have specific approvals for this project that are determined by each jurisdiction.
  - Commerce City:
    - CUP (*subject of this application*)
    - Road Crossing Permits (*to be submitted upon CUP approval*)
    - Floodplain Development Permit (*submitted and currently under review*)
    - License Agreement (*currently being negotiated*)
    - Grading Permit (*to be submitted upon CUP approval*)
    - Erosion and Sediment Control Plans (*to be submitted upon CUP approval*)
    - Right-of-Way Permit (*to be submitted upon CUP approval*)

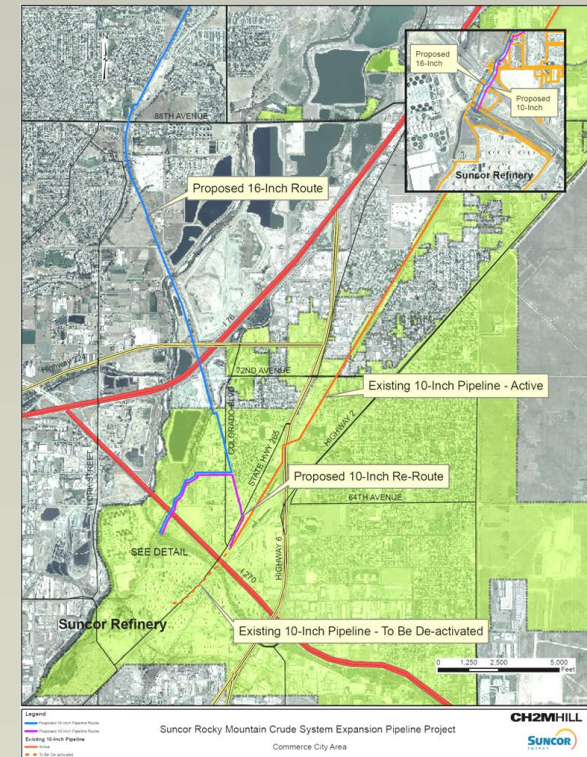
# Planning Commission Analysis – Request A and Request B

- The proposed pipeline will be located underground. Therefore, there will not be substantial or undue adverse effects on adjacent property or the character of the neighborhood.
- The proposed pipeline will be located underground. Therefore, there will not be substantial or undue adverse effects on adjacent property or the character of the neighborhood. In order to prevent unforeseen adverse impacts, the pipeline will be constructed with cathodic protection and will be monitored 24-7-365 by qualified personnel.
- The proposed pipeline will be located underground which is suitable for the characteristics of the sites where the pipeline will be located underneath.



# Planning Commission Analysis – Request A and Request B

- The proposed pipeline does not use any services. Therefore, no undue burden will be placed on services.
- Within the narrative, the applicant has identified several different strategies for maintaining and monitoring the pipeline.
- Staff has not received any comments suggesting that the proposal violates any federal, state, or local requirements.
- The project has been determined to be compliant with the Comprehensive Plan and the CUP will bring it into compliance with the land use regulations.



# Planning Commission Analysis – Project Benefits to Commerce City

- Reduction in truck traffic.
  - 30 to 50 trucks a day initially.
  - Potential for 200 trucks with other projects being implemented.
  - Less truck emissions will lead to improved air quality in the area.
  - Reduced impacts to the road network in terms of wear and tear as well as congestion.
  - Decreased likelihood for accidents involving trucks full of crude oil.
- The proposed route minimizes impacts to Commerce City.
  - 3% of the route is in Commerce City.
  - The selected route traverses predominantly industrial areas in Commerce City.



# Planning Commission Analysis – Project Benefits to Commerce City

- The project meets the needs of an important member of the business community.
- Fosters a continued partnership with the city's industrial businesses.
- The residents and businesses of Commerce City use the petroleum from the refinery, which is why it is important to ensure a consistent supply.



# Neighborhood Meeting

- A Neighborhood Meeting was held on December 13, 2012.
  - 8 attendees.
    - Discussion about property values.
    - Discussion about construction schedules.

# Public Comments

- To date, staff has received the following inquiries:
  - Information only.
  - Specific locations for the pipelines.
  - Is this a joint project between the City and Suncor?
  - Widths of the easements for the proposed pipelines.
  - Depth of the proposed pipelines.

# Planning Commission

- The following issues were discussed:
  - Easement widths.
  - The limits to the underground construction process.
  - Construction in landfills.
  - The approval criteria for a Conditional Use Permit.

# Project Review Summary

- The proposed routes minimizes the length in Commerce City.
  - Thereby minimizing the overall impacts to the city.
- The proposed routes are located in an area that is predominantly zoned for industrial uses and is called out for industrial uses in the Comprehensive Plan.
  - All properties that the pipelines are proposed to be underneath are currently zoned either Agricultural or Industrial.
  - All properties that the pipelines are proposed to be underneath are identified for either Open Space or Industrial uses in the Future Land Use Plan.

# Project Review Summary

- The project is heavily regulated by a number of different agencies at all levels of government.
  - Staff has not received any comments to suggest the proposal violates any agency's requirements.
- The project meets the approval criteria for a Conditional Use Permit in the Land Development Code.
  - Previously detailed.

# Conditions:

1. Any alteration to the location of the route of this pipeline will require an amendment to this Conditional Use Permit.
2. The pipeline shall be used to transport crude oil. Any change in the material being transported through this pipeline will require an amendment to this Conditional Use Permit.
3. Prior to commencing pipeline construction in Commerce City, the applicant shall provide a copy of an Emergency Response Plan to the city's Emergency Response Operations Center and the South Adams County Fire Protection District. This plan shall be kept updated and the pipeline operator shall provide changes to the document to these groups within 90 days of a change.

# Conditions:

4. The pipeline operator shall notify the city's Planning Division if usage of the pipeline is ever discontinued. In addition, the pipeline operator shall be required to furnish a mitigation plan for the pipeline at that time.
5. The applicant shall provide copies of any survey results and/or mitigation plans for all landfills that are evaluated as part of this project to the city's Planning Division and the Tri-County Health Department within 90 days of the completion of the plan.
6. At the conclusion of the construction of Phase II of the pipeline, the applicant shall provide copies of 'as built' surveys to the city's Planning Division.
7. The applicant shall notify all property owners within 300-feet of the pipeline prior to beginning construction of Phase II within the Commerce City boundaries.

# Recommendation for Request A and Request B:

- The Planning Commission determined that the application **meets** the criteria for a CUP and recommends that the City Council **approve** both Request A and Request B, **subject to conditions**.