

PLANNING COMMISSION

Commerce City Planning Commission
June 3, 2014

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CU-105-14: Sinclair Transportation Company is requesting approval of a Conditional Use Permit in order to bring their existing petroleum storage operations into legal and conforming status for the property located at 8581 East 96th Avenue. Ms. Stevens introduced the case and asked that the record reflect that the file contained the relevant notice and publication information. Mr. Workman reviewed the staff report and noted that no inquiries from the public were received regarding the request.

Ms. Shannon Walsh, project engineer, addressed the commission on behalf of the applicant. She corrected information contained in the staff report by noting that two of the tanks were used to store ethanol not butane. The Planning Commission had no questions and Chairman McFarlin opened the hearing to the public. Noting that no person indicated a desire to testify, he closed the hearing and requested a motion.

Motion:

Commissioner Robertson made the following motion "I move that the Planning Commission enter a finding that, subject to certain conditions, the request contained in this Conditional Use Permit for the property located at 8581 E. 96th Avenue contained in case CU-105-14 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Conditional Use Permit subject to the following conditions:

- A. The applicant shall remain compliant with all standards regulating their operations.
- B. The applicant shall provide any updates to the Emergency Response and Management Manual to the City with 30 days of a change.
- C. This Conditional Use Permit approves the bulk storage of petroleum products. Any change in either of the following shall require an amendment to this Conditional Use Permit:
 - i. The storage of any other product that requires a Conditional Use Permit as identified in the Land Development Code as it may be amended.
 - ii. The bulk storage of any product at this property that is in excess of the minimum quantities allowed by right in the Land Development Code."

Commissioner Jones seconded the motion.

McFarlin	Yes
Dreiling	Yes
Cammack	Yes
Jones	Yes
Robertson	Yes

5 Yes, Motion Passed.