

[Pres 18-465](#)

CU-002-87-19: Phillips 66 Pipeline, LLC is requesting an amendment to their existing Conditional Use Permit (CUP) to construct one additional above ground storage tank for the property located at 3960 E. 56th Avenue (PINS: 182513100003, 182513100012, 182513100006 & 182318200057), zoned I-3

**Attachments:**    [Staff Report](#)  
                              [Vicinity Map](#)  
                              [Narrative](#)  
                              [Conditional Use Agreement](#)  
                              [Conditional Use Permit](#)  
                              [Development Plan](#)

*Mr. Hader introduced the case and asked that the record reflect the file contained the relevant notification and publication information. Mr. Timms reviewed the staff report and presentation including the DRT recommendation for approval, subject to three conditions and one advisory.*

*The Commission asked questions regarding Vasquez Blvd and Colorado Blvd traffic, tank capacity, and berm safety.*

*Applicant, Chad Pollock, 3960 E 56th Avenue, Commerce City, addressed the commission. In response to questions by the commission he explained there are no future expansion plans but that they are in the process of building a VCU that was approved by BOA in December 2017.*

*Beth Heizerman, 3960 E 56th Avenue, Commerce City, addressed the commission on behalf of the applicant. In response to questions by the commission Beth explained the facility's steel prevention control measures plan. This plan is mandatory for any storage tank above 1,320 gallons. She also stated tanks would be adjusted to fit the required containment area if berms needed to be changed.*

*The meeting was open to the public. There being no further discussion on the request, a motion was requested.*

*Commissioner Jones 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 amendment for the property located at 3960 E. 56th Avenue contained in case CU-87-002-19 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Conditional Use Permit amendment 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 latest approved development plan.*

**ADVISORY:**

*Any new construction, interior tenant finish work, paving, fences, walls, signs, and/or buildings on the site shall require a building permit as required by the City."*

*The motion was seconded by Commissioner Thomas.*

*Popiel, Yes*

*Jones, Yes*

*Cammack, Yes*

*Yost, Yes*

*Thomas, Yes*

*5 yes, motion passed.*