

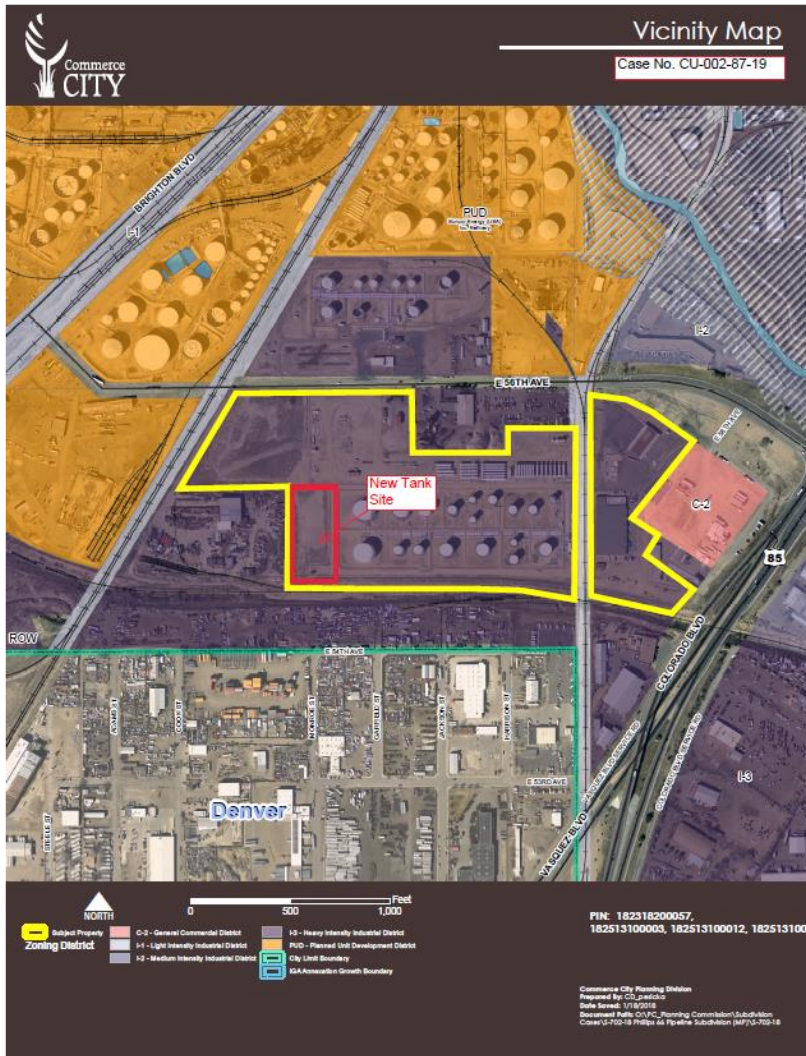


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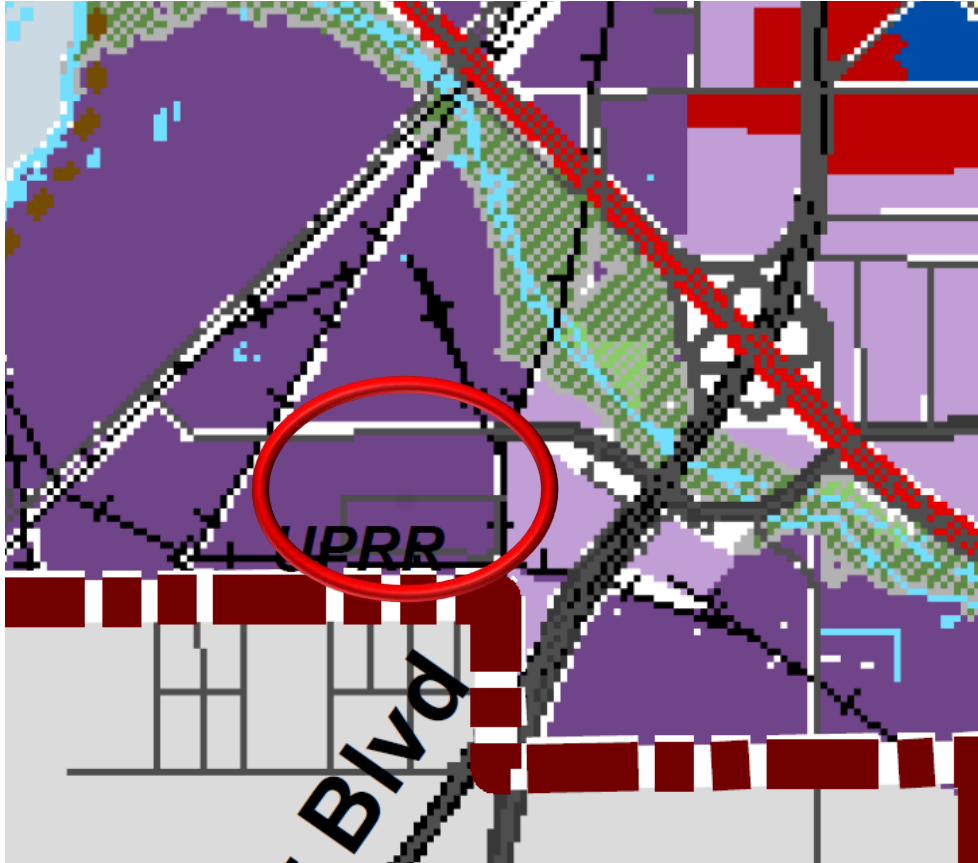
Phillips 66 Pipeline LLC
3960 E. 56th Avenue
Amendment of Existing Conditional Use Permit

Vicinity Map

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



Vicinity Map



- Comp Plan:
 - General Industrial





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.



COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

EIT HOURS
TOTAL AREA 100,000 SF, 200 AC

NORTH

0 100 200
SCALE IN FEET

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.



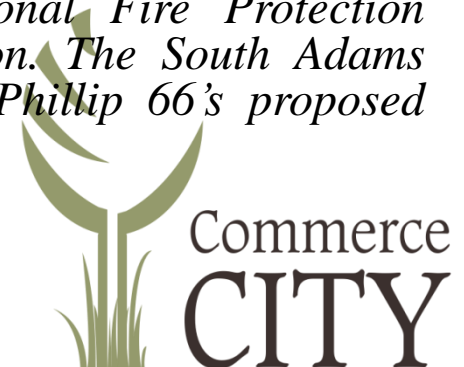
Planning Commission Analysis

- 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.

