



Request for Comments

Case Name: Magellan Denver Expansion Project

Case Number: RCU2024-00046

November 25, 2024

The Adams County Planning Commission is requesting comments on the following application: **Conditional Use Permit to allow a pipeline expansion for approximately 12 miles within Adams County.** This request is located at 4300 HUDSON RD. The Assessor's Parcel Number is 0172500000003, 0172500000127, 0172500000135, 0172700000017, 0172700000018, 0172700000042, 0172700000107, 0172700000108, 0172700000155, 0172700000165, 0172700000170, 0172719200001, 0172719200002, 0172719300001, 0172719300002, 0172730300001, 0172731200001, 0172731300001, 0181700000013, 0181700000014, 0181700000318, 0181706200007, 0181718200001, 0181900000028, 0181900000054, 0181900000078, 0181900000092, 0181900000157, 0181900000161, 0181900000194, 0181900000245, 0181900000246, 0181900000247, 0181912400001, 0181924200003, 0181924200005, 0181924200006, 0181924301001, 0181924301002. Also see attached Map

Applicant Information: ERIN JENNINGS
ONE WILLIAMS CENTER
OTC-9
TULSA, OK 74172

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 12/27/24 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to NEagleson@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Thank you for your review of this case.

Nick Eagleson

Nick Eagleson
Senior Strategic Planner



AREAS AND ACTIVITY OF STATE INTEREST (1041)

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 3) included in this packet for more information on each submittal item.

All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number.

- ☒ 1. Development Application Form (pg. 5)
- ☒ 2. Application Fees (see table pg. 2)
- ☒ 3. Written Explanation of the Project See Section 2.3 of the Areas and Activities of State Interest Permit (AASI) Application narrative.
- ☒ 4. Site Plan Showing Proposed Development See Appendix A of the AASI Application narrative
- ☐ 5. Proof of Ownership (title policy dated within 30 days of submittal) N/A - the Applicant will not own the development properties.
- ☐ 6. Proof of Water and Sewer Services N/A - no permanent water or sewer services will be required for the Project.
- ☒ 7. Proof of Utilities (e.g electric, gas) See Section 2.18.5 of the AASI Application narrative.
- ☒ 8. Neighborhood Meeting Summary See Section 2.17.1 of the AASI Application narrative.
- ☐ 9. Legal Description Sections 35, 26, 23, 14, 13, 12, 01 of T3S R65W; Section 36 of T2S R65W; Sections 31, 30, 19, 18 of T2S R64W
- ☐ 10. Certificate of Taxes Paid N/A - not applicable for a pipeline.
- ☐ 11. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 7) N/A - not applicable pursuant Colorado Revised Statute (CRS) Section 24-65.5-102 (2)(a), a pipeline does not constitute an "application for development" that would trigger the requirements of the Mineral Estate Owners Notification Act, CRS Section 24-65.5-101.
- ☐ 12. Certificate of Surface Development (pg. 8-10) N/A - not applicable pursuant Colorado Revised Statute (CRS) Section 24-65.5-102 (2)(a), a pipeline does not constitute an "application for development" that would trigger the requirements of the Mineral Estate Owners Notification Act, CRS Section 24-65.5-101.

Refer to Section 6-07-02 of the Development Standards and Regulation for items below:

- ☒ 13. Information Describing the Applicant See Section 2.2 of the AASI Application narrative.
- ☒ 14. Information Describing the Project See Section 2.3 of the AASI Application narrative.
- ☒ 15. Property Rights, Permits and Other Approvals See Section 2.4 of the AASI Application narrative.
- ☒ 16. Financial Feasibility of the Project See Section 2.5 of the AASI Application narrative.
- ☒ 17. Land Use See Section 2.6 of the AASI Application narrative.
- ☒ 18. Local Government Services See Section 2.7 of the AASI Application narrative.
- ☒ 19. Financial Burden on County Residents See Section 2.8 of the AASI Application narrative.



- ☒ 20. Local Economy See Section 2.9 of the AASI Application narrative.
- ☒ 21. Recreational Opportunity See Section 2.10 of the AASI Application narrative.
- ☒ 22. Environmental Impact Analysis See Section 2.11 of the AASI Application narrative.

Supplemental Items (if applicable) -2 hard copies required

- ☐ 1. Drainage Report With the exception of the 0.06-acre area associated with the RMV, all areas will be restored to pre-construction contours to the maximum extent practicable. During Project construction, control measures will be implemented in accordance with the SWMP and ESC Plan. See Section 2.3.6 of the AASI Application narrative.
- ☐ 2. Traffic Impact Study With the exception of the new permanent access road (approximately 95 feet in length) associated with the RMV facility off of East 56th Ave, no new permanent roads or driveways are proposed for the Project. Potential traffic impacts resulting from Project construction and operation are discussed in Section 2.7.3 of the AASI Application narrative.
- ☐ 3. Erosion and Sediment Control Plans The ESC Plan will be submitted with the Adams County Stormwater Quality Permit application prior to construction.
- ☐ 4. Construction / Engineering Design Plans Mapping exhibits are included in Appendix A of the AASI Application narrative. These maps indicate construction workspace, topographical contours, land use, and environmental resources present in the Project area. Detailed design plans will be submitted with ROW/Access Permits, Floodplain Permit, Stormwater Quality Permit prior to construction.

Application Fees	Amount	Due
AASI Permit	\$5,000 and cost of mailings	With application submittal
Tri-County Health *made payable to Tri-County Health	\$55	With application submittal
Drainage Report	\$500	With application submittal
Traffic Impact Study	\$600	With application submittal
Erosion and Sediment Control Plans	\$500	With application submittal
Construction Plans	\$100	With application submittal



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

OWNER

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor
Parcel Number

Existing
Zoning:

Existing Land
Use:

Proposed Land
Use:

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature



13100 Northwest Freeway
Suite 150
Houston, Texas 77040

October 10, 2024

Adams County Community & Economic Development Department
1st Floor, Suite W2000
Brighton, CO 80601-8204

**RE: Denver Expansion Project
Areas and Activities of State Interest Permit Application**

To whom it may concern:

On behalf of our client, Magellan Pipeline Company, L.P. (Magellan), we hereby submit this letter to inform you of Magellan's intent to construct the proposed Denver Expansion Project (Project) within Adams County on land currently zoned as Denver International Airport, Aurora, and Agricultural-3. The Project involves the installation of approximately 235 miles of new buried pipeline of varying diameter (i.e., 10-inch and 16-inch) that will be utilized to transport various transportation fuels, including aviation and sustainable aviation fuel from Scott City, Kansas to the Denver International Airport in Colorado. Of the 235 miles of pipeline, approximately 12 miles of 10-inch-diameter pipeline traverse Adams County. The Project also involves the installation of several aboveground rupture mitigation valves (RMVs) and trap facilities along the new pipeline.

Construction of the Project is estimated to impact a total of 89.07 acres within Adams County. Following construction, a 30-foot-wide permanent easement centered on the new pipeline will be retained in Adams County. Operational impacts on land use will be limited to those areas associated with small aboveground facilities (e.g., RMVs) and the occasional mowing of the permanent pipeline right-of-way (ROW). There will be no proposed change in the existing zoning (Denver International Airport, City of Aurora, and Agricultural-3).

The contact information for the Project is below.

Erin Jennings
Magellan Pipeline Company, L.P. (Applicant)
One Williams Center, OTC-9
Tulsa, OK 74172
Ph: (918) 574-7083

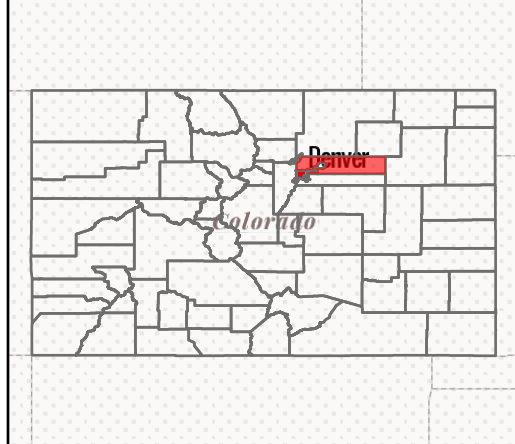
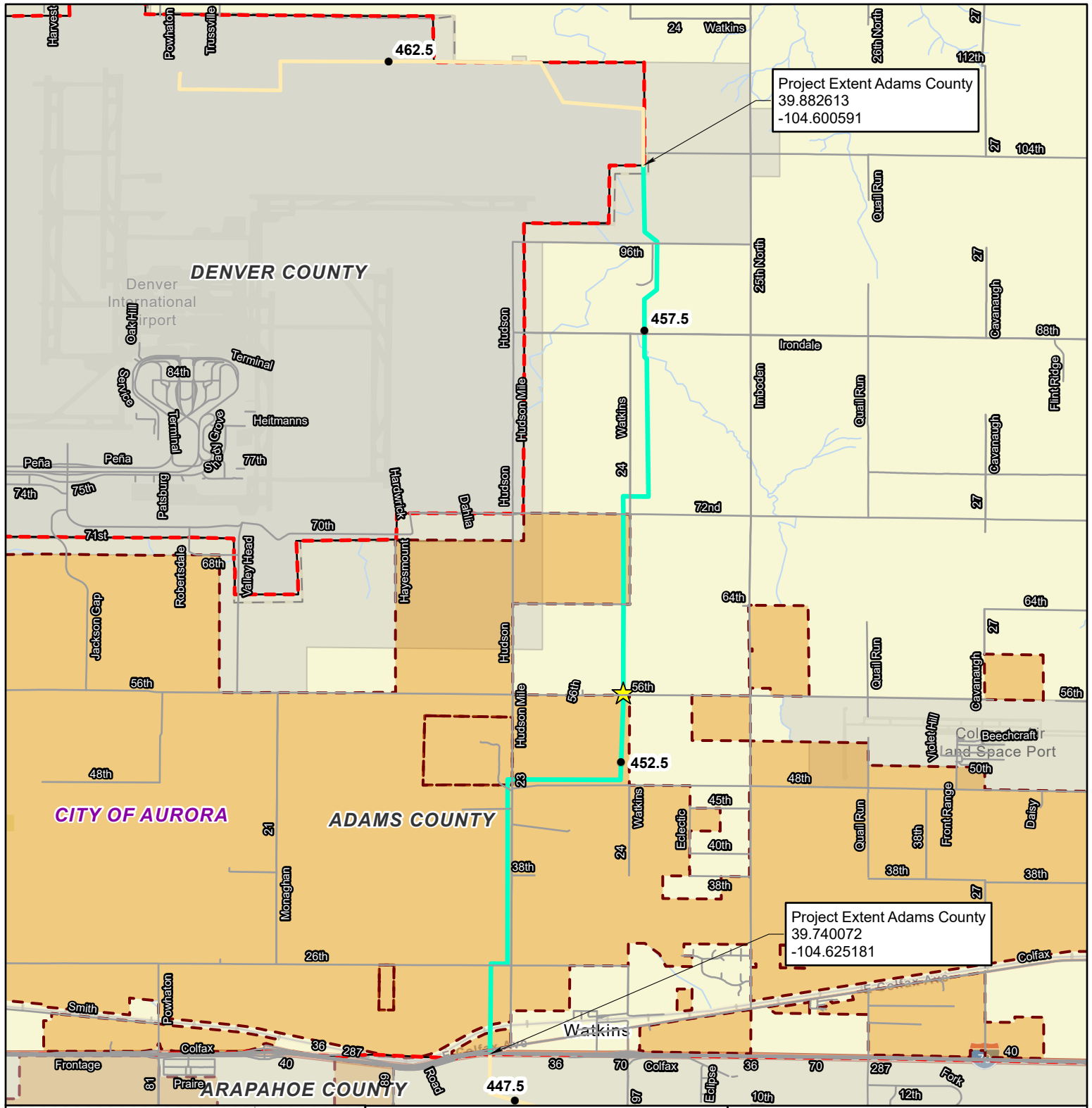
Virginia Steen
Perennial Environmental Services, LLC (Agent)
13100 Northwest Freeway, Suite 150
Houston, TX 7700
Ph: (713) 360-0626

Thank you,

Virginia Steen
Perennial Environmental Services, LLC (Agent)

Enclosures: Areas and Activities of State Interest Permit Application


CC: Erin Jennings (Erin.Jennings@oneok.com)
Megan Cochran (mcochran@perennialenv.com)



● Milepost
★ RMV Location
— Proposed Centerline Within Adams County
— Proposed Centerline Outside of Adams County
- - - Adams County Boundary
County Boundary
City of Aurora Limits

0 0.75 1.5 Miles

NORTH


Magellan Pipeline Company, L.P., is a subsidiary of ONEOK

Adams County Overview Map
Denver Expansion Project
Magellan Pipeline Company, L.P.
Adams County, Colorado

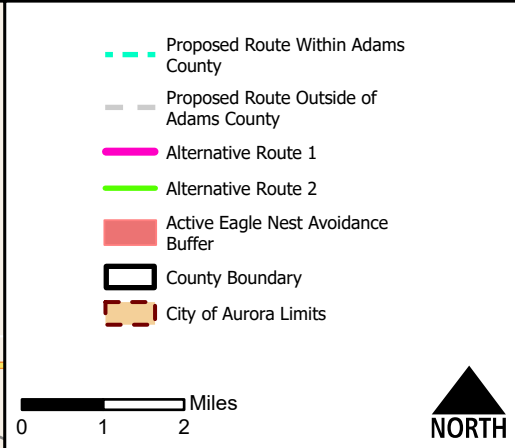
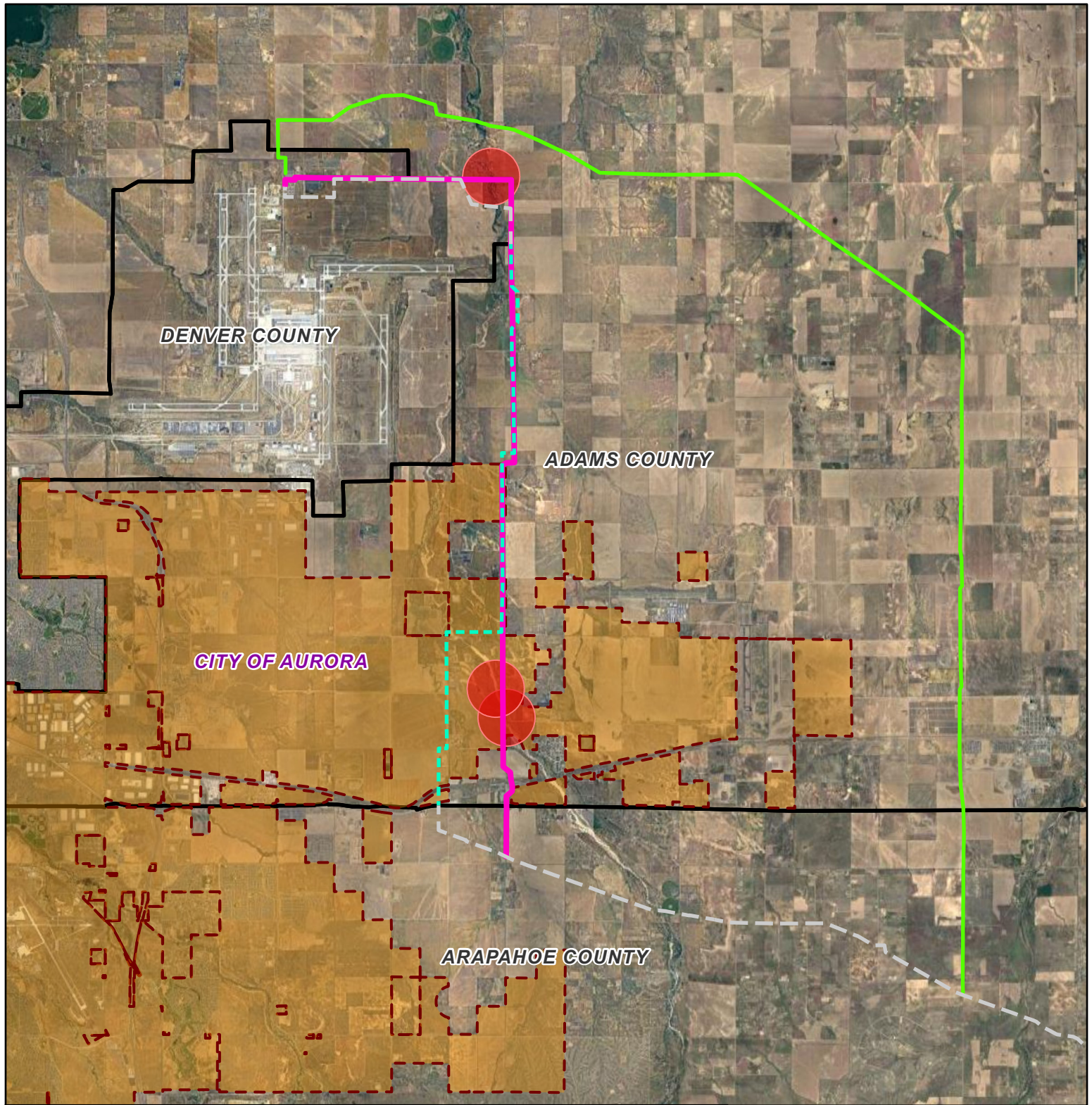
Page 1 of 1	Scale: 1:95,000
NAD83 BLM Zone 13N	Date: October, 2024




Magellan Pipeline Company, L.P., is a subsidiary of ONEOK

Appendix C

Alternatives Map





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Adams County Alternative Routes Map
Denver Expansion Project
Magellan Pipeline Company, L.P.
Adams County, Colorado

Page 1 of 1	Scale: 1:150,000
NAD83 BLM Zone 13N	Date: October, 2024