



Arapahoe County

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Board Summary Report

File #: 26-026

Agenda Date: 1/13/2026

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To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development

Prepared By:
Ernie Rose, Senior Planner Public Works and Development

Presenter: Ernie Rose, Senior Planner Public Works and Development

Subject:
UASI25-002 - Denver Pipeline Expansion Project [Magellan] Use by Special Review

Purpose and Request:

The applicant, Perennial Environmental Services, on behalf of the owner, Magellan Pipeline Company, L.P. (Magellan), seeks approval for a Use by Special Review to install 33 miles of new buried petroleum pipeline, 10 to 16 inches in diameter, at a depth of four feet. The pipeline also includes three (3) above-ground remote-monitoring valves and trap facilities, along with the new pipeline alignment. After construction, a 30-foot to 50-foot-wide permanent easement will be centered on the new pipeline. .

Alignment with Strategic Plan: Good Governance - Plan for future service, infrastructure, and fiscal needs.

Background and Discussion: The proposed pipeline, which is an expansion of an existing pipeline, delivers refined petroleum products to Denver International Airport (DIA) from Kansas to meet rising demand and to bring in products from the Gulf Coast. The Colorado segment of the Magellan pipeline starts in Scott City, Kansas, and delivers refined products, including gasoline, diesel, and jet fuel.

The proposed pipeline enters Colorado in Cheyenne County and crosses Kit Carson, Lincoln, and Elbert Counties before entering Arapahoe County near South Barnley Road and County Line Road in the southeastern part of the county. The pipeline then continues northwesterly to East Colfax and Hayesmount Road, where it enters Adams County. The pipeline's destination is Denver International Airport (DIA).

Construction/Installation

Conventional open-cut pipeline methods will be used for most of the Project. However, to avoid impacting waterbodies and roads, the conventional bore method will be used. The pipeline construction will involve a single crew, which will proceed in sequential phases. The process will be coordinated to minimize land disturbance.

Trenching involves excavating a ditch for pipeline installation using equipment like a trenching machine, backhoe, or similar tools. Trench spoil will be placed next to the trench within the construction area, with topsoil separated when needed to prevent mixing with subsoil. Typically, the trench will be dug to a depth providing the minimum required cover over the pipe, with installation depths below 100-year floodplains listed in Appendix A. The trench bottom will typically be cut at least 12 inches wider than the pipe's width, and the top width will vary to accommodate side slopes suitable for local conditions.

Before construction, erosion controls will be installed as needed to minimize impacts on nearby wetlands. Any effects from the crossing will be brief and minor, and the features will be restored to pre-construction conditions after the project is finished. Erosion and sedimentation barriers will be appropriately set up and maintained throughout construction to prevent disturbed soils and sediment from moving into adjacent undisturbed wetland areas.

Completed pipe sections are lifted into the trench by side boom tractors. Before lowering, the trench is inspected for rocks and debris to prevent damage, and the pipe and trench are checked for compatibility. Tie-in welding and coating occur within the trench to connect sections. The trench is then backfilled with excavated material, crowned about six inches above the original level for settling. Pipe is usually laid directly in the trench and backfilled with native soil. If excessive rock is encountered, additional protection, such as mechanical screening, may be used to limit rock-to-pipe contact, with the need assessed during construction. If extra soil is needed due to rocks or settling beyond six inches, the Applicant will buy it from a nearby landowner or yard. The pipeline is protected by a fusion-bonded epoxy coating and an abrasion-resistant overlay installed by horizontal directional drilling (HDD) and bores to limit corrosion. A cathodic protection system (induced current on the pipe) will be installed to ensure pipeline integrity. After backfilling, the pipeline will undergo hydrostatic testing to verify it is free of leaks and can operate safely at the design pressure.

Following construction, a 30 to 50-foot-wide permanent easement will be retained and mowed periodically, as needed, to prevent the establishment of woody vegetation and to allow visual inspection of the pipeline.

The Planning Commission held a public hearing on this application on November 18, 2025. Please refer to the attached Planning Commission staff report for additional details regarding review criteria for this application. A representative from the Open Spaces Department Division spoke regarding ongoing negotiations related to work being performed within an existing conservation easement. After listening to staff and the applicant's presentations and listening to public testimony, the Planning Commission voted 6-0 to continue the case to December 2, 2025, so that staff and the applicant could continue to refine the proposed conditions of approval to address comments made at the hearing. Minutes from the November 18, 2025, Planning Commission meeting are attached to this packet.

On December 2, 2025, the Planning Commission heard the continued case and listened to updates from staff and the applicant as to how the Open Spaces easement was coming along and to obtain updated conditions of approval, and voted 4-0 to recommend approval of the Use by Special Review. The continuation staff report and minutes from this hearing are attached to this packet.

Alternatives: The Board of County Commissioners has alternatives that include the following:
1. Approve the proposed Use by Special Review with the proposed conditions from staff or with

additional conditions.

2. Continue to a date certain for more information.
3. Deny the proposed Use by Special Review

Fiscal Impact: None.

Alignment with Strategic Implementation Strategies: This proposal is a quasi-judicial application and is evaluated against criteria in the Land Development Code .

Staff Recommendation: Considering the findings and other information provided herein, staff recommends approval of Case No. UASI25-002, Denver Pipeline Expansion Project [Magellan] - Use by Special Review, with the following conditions of approval:

1. The applicant will make all necessary changes as indicated with specificity by the County's Engineering staff prior to final execution and approval of the following documents: (1) the Use by Special Review Plan Set depicting the Denver Expansion Project, last submitted October 29, 2025; (2) Construction Drawings - Scott City to Denver Pipeline (10/24/25); (3) Grading, Erosion, and Sediment Control Report - Denver Expansion Project (October 2025); (4) Grading, Erosion, and Sediment Control Plans, Denver Expansion Project - Scott City to Denver Pipeline (10/24/25); (5) Arapahoe County Floodplain Delineation Study for Magellan Denver Expansion Project (8/07/25); and (6) Phase III Drainage Report - Denver Expansion Project 1041 - Watkins Junction Site (August 2025).
2. The applicant shall comply with all applicable Colorado Department of Public Health and Environment rules and regulations for solid and hazardous waste, water quality, and air quality.
3. The applicant shall provide a copy of all required state and federally approved permits to the Planning Division prior to construction.
4. The applicant's construction, maintenance, and operation of the pipeline shall be in compliance with all applicable federal and state laws and regulations, including but not limited to: Pipeline and Hazardous Materials Safety Administration, and Department of Transportation, Transportation Security Administration.
5. Prior to execution of the Use by Special Review, the applicant will have secured all necessary property rights, easements, or licenses needed for the pipeline, including those for the crossing of County roads.
6. Prior to the execution of the Uses by Special Review, the applicant is required to record the AGREEMENT FOR USE AND RESTORATION OF ARAPAHOE COUNTY'S BIJOU BASIN OPEN SPACE PROPERTY with the Arapahoe County Clerk and Recorder.
7. If grading is to take place from March 15 to April 30, the applicant will first conduct pre-construction surveys for swift fox den sites in Arapahoe County. The survey results must be submitted to Colorado Parks and Wildlife (CPW) and the Planning Division for their review. If a den is found, no human encroachment, surface disturbance, or construction will be allowed within 100 feet of an active maternal den.
8. If grading is to take place from March 15 to August 15, the applicant will conduct pre-construction burrowing owl surveys, following CPW's protocol. The survey results must be submitted to CPW and the Planning Division for their review. If owls are found, the applicant will limit activities within 200 meters of nests from March 15 to August 15 or until migration.
9. If grading is scheduled to take place from April 1 to August 15, the applicant will conduct a pre-construction Mountain Plover survey. The survey results must be submitted to CPW and

the Planning Division for their review and approval. If an active plover nest is identified, grading shall occur outside the April 1 to August 15 nesting period.

10. To the extent laydown yards are to be utilized, Temporary Use Permits (TUP's) must first be obtained.

Concurrence: The Public Works and Development Planning and Engineering Services Division has reviewed the application, and the Arapahoe County Public Works and Development Department is recommending approval of this case. On December 2, 2025, the Planning Commission voted 4-0 to recommend approval of the Use by Special Review application.