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Denver Pipeline Expansion Project [Magellan] Use by Special Review UASl25-002

Planning Commission Public Hearing

November 18, 2025



Applicant: Perennial Environmental
Services

Property Owner: Numerous

Project Proposal: Denver Pipeline
Expansion Project- underground gas
pipeline

Project Location: Numerous

Staff: Case Engineer – Emily Gonzales



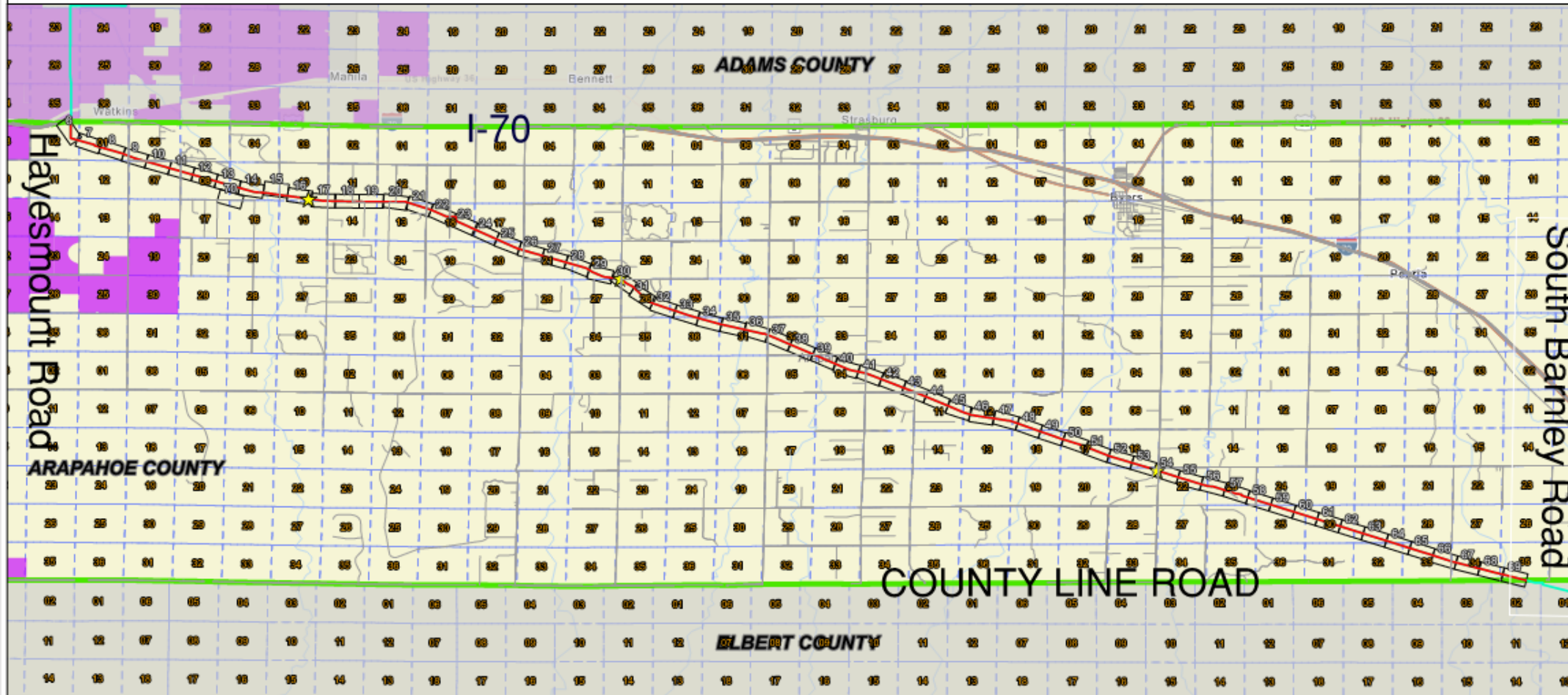
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Vicinity & Zoning Map



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Adjacent Properties zoned A-1 (Agricultural One), A-E (Agricultural Estate), MU (Mixed Use), RR-A (Rural Residential)



Magellan Pipeline Alignment



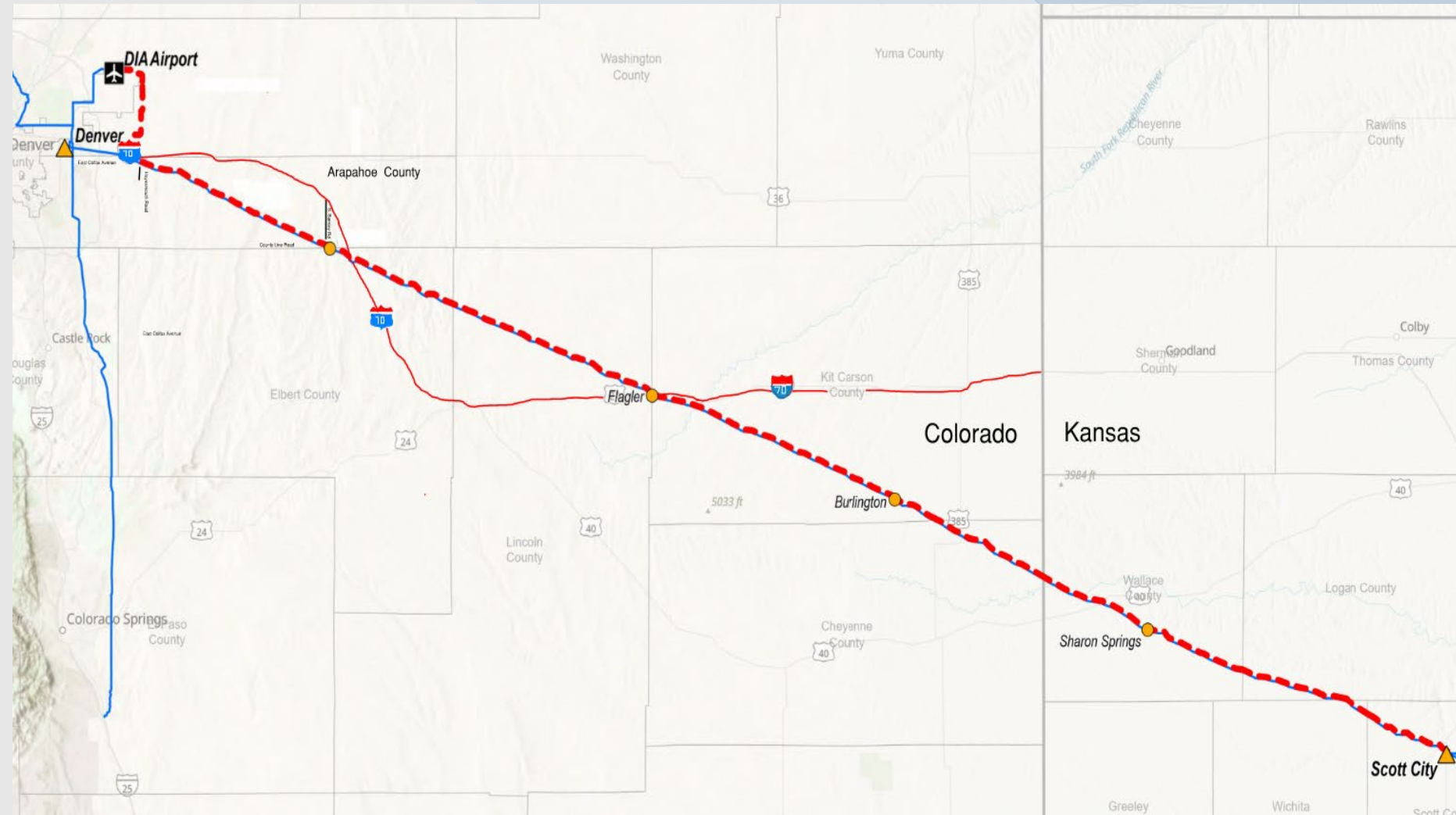
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Pipeline delivers refined petroleum products from Scott City Kansas to the Denver International Airport

Traverses approximately 33 miles in Arapahoe County

Construction estimated to impact 387 acres

Pipeline undergoing capacity expansion to meet rising demand.



Process



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- Reviewed through the Use by Special Review with a 1041 component
- Under the 1041 Regulations, the application is being reviewed as a Major Facilities of a Private Utility
- Must comply with the 1041 Regulation approval criteria in Section V, Parts A and C.



Project Details



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- Installation of a new buried pipeline, 10-16 inches in diameter, at an average depth of four feet.
- Project construction activities within Arapahoe County to take 4-5 months
- Temporary Workspaces Additional Temporary Workspaces (ATWs) – specialized construction techniques (wetlands)
- Operational impacts on land use will be limited to two aboveground rupture mitigation valves and trap facilities



Project Details



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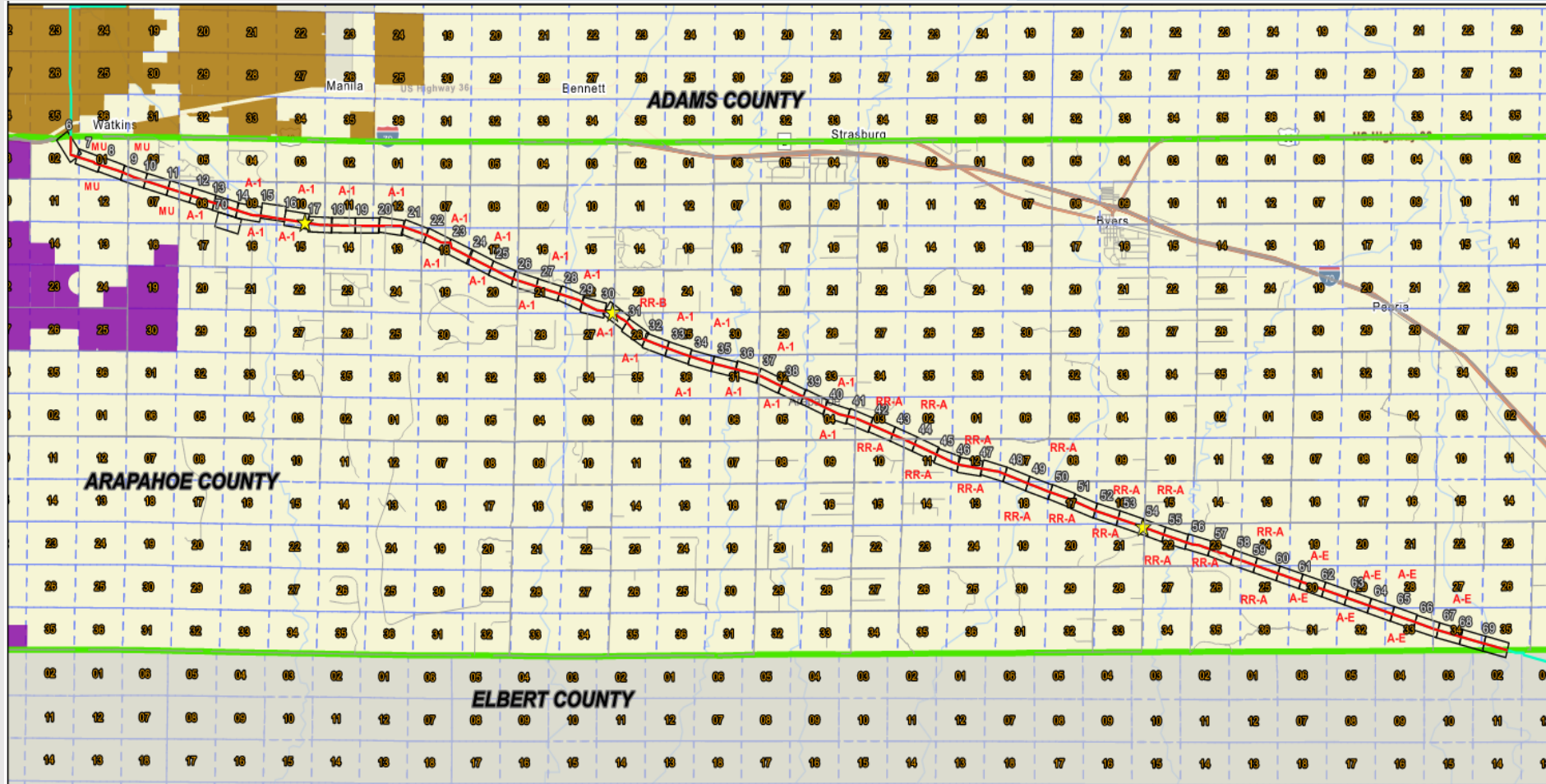
- Following construction:
- The pipeline will be hydrostatically tested to ensure the system is free fom leaks
- Disturbed areas will be restored to pre-construction contours
- Permanent erosion and sediment control measures will be installed
- a 30-foot-wide to 50-foot-wide permanent easements will remaining



Use by Special Review - Exhibit



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Comprehensive Plan



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- The proposed gas facility complies with the Comprehensive Plan as follows:

GOAL NCR 1- Conserve Natural Areas

Strategy NCR 1.2 (b) Consider Acquiring Land and/ or using Conservation Easements for Wildlife Habitat.

Policy GM 3.1– Direct Future Development to Areas with Low Risks from Natural and Man-made Hazards

Strategy NCR 7.5 (a)– Encourage the Installation of Pipelines for Transport of Crude Oil and Produced Water

STRATEGY NCR 7.6(c) – Protect Fish and Wildlife Habitat

GOAL PFS12– Minimize Impacts of Local and Regional Public Facilities and Utilities

POLICY PFS 12.2 – Consider Utility Needs to Support Growth and Development of the Region.

POLICY PFS 12.3 – Require Land Use Compatibility when Siting Local and Regional Utility Facilities

STRATEGY PFS 12.3(c) - Require Mitigation of Impacts from Regional Utility Facilities



Referral and Public Comment



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- Referral comments received.
 - The applicant and CenturyLink have addressed and resolved concerns regarding encroachments.
 - Arapahoe County Open Spaces and the applicant are finalizing an agreement for directional boring under the Bijou Open Space Riparian Area and identifying workspaces in less sensitive locations.
 - Colorado Parks and Wildlife commented on the Mule Deer migration corridors & severe winter range, Pronghorn winter concentration area & severe winter range, burrowing owls, swift fox and Mountain Plovers.
 - No public comment received.





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Neighborhood Meeting

- October 22, 2024, seventy(70) individuals attended.

The following questions were discussed at the meeting.

How deep is the pipeline going to be buried?

RESPONSE: The pipeline will be buried to a depth of 4 feet (measured from the top of the pipeline to the natural surface of the property).

How long does the construction take?

RESPONSE: Construction will likely commence in January 2026 and should last 4 to 5 months after that. Restoration occurs after construction is complete.

Are you in the right-of-way?

RESPONSE: All construction will be done within Magellan's acquired easement area (including permanent and temporary easement areas).

Is my water well protected?

Yes, the pipeline route has been planned to avoid all water wells in Arapahoe County, Colorado.

Where are the access roads

RESPONSE: Access roads have been agreed to and acquired from all applicable landowners and are depicted on the provided Plan Set.



Condition of Approval – USR/1041



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- Prior to the signature of the final copy of these plans, the applicant will address all Public Works' comments.
- 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.
- The applicant shall provide a copy of all required state and federally approved permits to the Planning Division prior to construction.
- The applicant shall construct, maintain, and operate the pipeline in compliance with all applicable federal and state laws and regulations, including but not limited to: Pipeline and Hazardous Materials Safety Administration, Department of Transportation, Transportation Security Administration, and Colorado Public Utility Commission.
- Prior to signing the Use by Special Review, the applicant will have secured all necessary property rights or easements needed for the pipeline.
- Prior to the signing of the USR, 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.
- The applicant shall install the pipeline by boring under the following water bodies: Bijou Creek, Willow Gulch, Hay Gulch, Rattlesnake Creek, West Bijou Creek, Little Commanche Creek, Commanche Creek, Kiowa Creek, Wolf Creek, West Sand Creek, and Box Elder Creek.
- The applicant will conduct pre-construction surveys for swift fox den sites in Arapahoe County. No human encroachment, surface disturbance, or construction will occur within 100 feet of an active maternal den from March 15 to June 15.
- If grading and/or construction take place from March 15 to April 30, the applicant will carry out pre-construction surveys for swift fox den sites in Arapahoe County. The survey results must be submitted to CPW and the Planning Division for their review and approval. If a den is found, no human encroachment, surface disturbance, or construction will be allowed within 100 feet of an active maternal den.
- The applicant will complete grading and/or construction outside the mapped Mule Deer Severe Winter Range from December 1 to April 30.
- The applicant shall not complete grading and/or construction within the defined Pronghorn Winter Concentration Areas or Pronghorn Severe Winter Range from January 1 to April 30.
- 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 and approval. If owls are found, the Applicant will limit activities within 200 meters of nests from March 15 to August 15 or until migration.
- 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 and/or construction shall occur outside the April 1 to August 15 nesting period.
- Prior to grading or construction, the applicant will obtain a Temporary Use Permit (TUP) for all material laydown yards.



Conclusion

- Based on the findings in the staff report, staff is recommending approval for the USR with the proposed conditions.



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