

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 17 — SERIES 2016

A RESOLUTION APPROVING CONDITIONAL USE APPLICATION CUP-04 FOR
WILCON ENERGY

WHEREAS, Wilcon Energy, LLC has submitted a land use application for a Conditional Use Permit to install a propane gas tank in the industrial zone of the Transportation Character Area; and

WHEREAS, The Town of Minturn Town Council is commissioned with certain powers and duties contained in the Minturn Municipal Code Sec. 16.21.30; and WHEREAS, public notice was given pursuant to Minturn Municipal Code Sec. 16.21.610; and

WHEREAS, on May 13, 2015, the Planning Commission held a public hearing on the application pursuant to Minturn Municipal Code Section 16.21.620 and approved the application with conditions; and

WHEREAS, on May 20, 2015 the Town Council held a public hearing on the application pursuant to Minturn Municipal Code Section 16.21.620; and

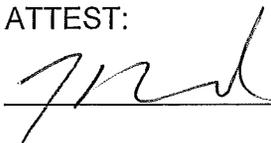
WHEREAS, pursuant to Minturn Municipal Code Section 16.21.230, the Town Council makes the following findings:

- That the proposed location of the use is in accordance with the purposes of Chapter 16 of the Minturn Municipal Code, the Community Plan and the purposes of the zone in which the site is located;
- That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity;
- That the proposed use will comply with each of the applicable provisions of Chapter 16 of the Minturn Municipal Code.
- That the tank is buried or berm and landscaped and the bollards are painted a natural color.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO:

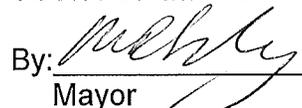
That the application for a Conditional Use Permit for File No. CU 04 be approved. INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 6th day of July, 2016.

ATTEST:





TOWN OF MINTURN

By: 
Mayor



LAND DEVELOPMENT APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 302 Pine Street

Minturn, Colorado 81645-0309

Phone: 970-827-5645

Fax: 970-827-4262

Email: planner@minturn.org

APPLICANT: Matt Morrison Wilson Energy		ADDRESS: 801 Main St.		SIGNATURE: 	
		PHONE: 970-390-1729 FAX:		NAME:	
		EMAIL: mattm@wilsonenergy.com		TITLE: Owner	
OWNER(S) OF RECORD: Union Pacific Stacy		ADDRESS: 1400 Douglas St. Omaha Ne. 68179		SIGNATURE:	
		PHONE: 402-544-8619 FAX:		NAME: Jason Mashelt	
		EMAIL: JMashelt@up.com		TITLE: Mgr. Real Estate	
DEVELOPER: Same as Applicant		ADDRESS:		CONTACT PERSON:	
		PHONE: FAX:			
		EMAIL:			
ENGINEERING FIRM:		ADDRESS:		CONTACT PERSON:	
		PHONE: FAX:			
		EMAIL:			
Presubmittal Date		Presubmittal Planner:			
Parcel ID Number		(Example: 210326325001) from your full card printout			
Address or Intersection		Railroad & Minturn Rd.			
Brief Legal Description					
Subdivision Name & Filing #					
Project Description					
		Existing		Proposed:	
Zoning: Industrial					
Land Use:					
Total Acres: 2000 Sq. Ft.					
F.A.R./Density:					
Project Name:					
Related Case #'s:					
CASE TYPE					
PUD CDP: Concept Dev. Plan		PP: Prelim. Subdivision Plat		DRB - P: Des. Rev. Bd. Prelim	
PUD PDP: Prelim. Dev. Plan		FP: Final Subdivision Plat		DRB - F: Des. Rev. Bd. Final	
PUD FDP: Final Dev. Plan		MS: Minor Subdivision		ADM: Admin. Des. Review	
PUD ASP: Admin. Site Plan		ASR: Admin. Subdivision Replat		A-SIGN: Admin. Sign Review	
PUD FDP A: Amendment		V: Vacation of Easement		A-DIG: Admin. Dig Permit	
LU-V: Land Use - Variance		R.O.W. Vacation		A-DEMO: Admin. Demo Per.	
NU-V: Non Use - Variance		REZ-Rezoning - Straight Zoned		A-LTD: Admin. Limited Use	
				A-FP: Fence Permit	
				A-MOD: Modification/Add	
				A-MIN: Minor Ext. Mod.	
				ANNEX: Annexation	
				TU: Temporary Use	
				CU: Conditional Use	
				APPLS: Appeals	
This section for OFFICE USE ONLY					
Case No:		Case Mgr.		Case Eng.	
Fees Paid Y N S		Dates Referred Out			
Dates to be Returned		Planning Comm Date:			

Matthew A Morrison

801 Main St. Minturn, Co. 81645 970-390-1729

The reason for this application is to get approval for the installation of a propane autogas dispenser. My company, Wilcon Energy LLC is a certified propane conversion company, where we take vehicles that are currently running on gasoline or diesel and convert them to run on propane (autogas). All of the conversion systems that I will be using are EPA Certified, which means that it does not void the manufacturers or extended warranty on any vehicle. Autogas is a green, clean-burning alternative fuel, which enables vehicles to reduce their carbon footprint by up to 35%, undergo less maintenance, fewer oil changes and extended engine life. **Autogas is a safe, proven alternative fuel.** Thousands of school buses and taxicabs across the U.S. are already safely running on Autogas. Besides being environmentally friendly, Autogas typically runs \$1-\$1.50 cheaper than conventional fuels, and along with the many state and federal tax credits, converting your vehicle or fleet of vehicles to run on propane is one of the most economical options available.

The safety of Propane includes the following:

State-of-the-art tanks

- Autogas vehicle tanks are tested to four times their standard operating pressure
- Autogas tanks are 20 times more puncture resistant than gasoline tanks and can withstand four times the pressure when compared to conventional gasoline vehicle fuel tanks
- Autogas vehicle tanks are constructed from carbon steel under code developed by the American Society of Mechanical Engineers
- Properly installed Autogas vehicle fuel tanks can actually add to the structural integrity of a vehicle

Low flammability

- The ignition temperature of Autogas is 920-1020 degrees Fahrenheit vs. 495-536 for conventional gasoline, meaning Autogas requires much higher temperatures for ignition.
- Autogas will only burn with a fuel-to-air ratio between 2.1 and 10.1 percent and will rapidly dissipate beyond its flammability range in the open atmosphere, making ignition unlikely

Nontoxic

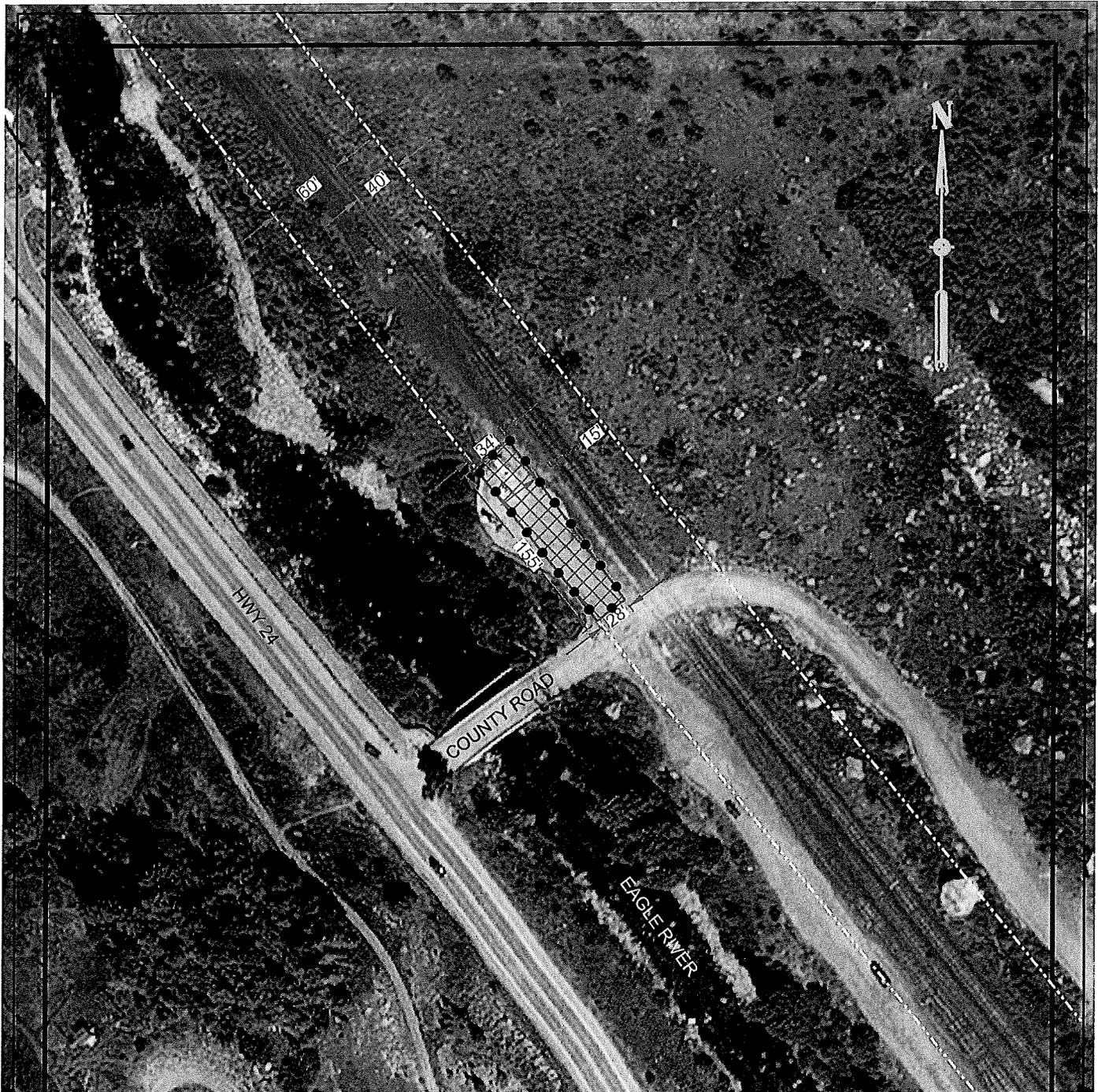
- **Unlike gasoline, diesel, methanol and ethanol, Autogas is nontoxic, nonpoisonous and is insoluble in water**
- **Should a rare accidental release of Autogas occur, Autogas would dissipate into the atmosphere with no harmful contaminants released into the air, soil or water**

On this location I can either have an aboveground or underground 1000-gallon tank, where fueling will be as easy as swiping a key fob or entering a credit card or access number into the touch screen and picking up the zero-emission fuel nozzle. These dispensers utilize the latest and greatest technology and safety, which makes this such an attractive option. I will be using PERS (Professional Emergency Resource Services), which is a 24 hour emergency response company to monitor my equipment.

Currently the site is owned by Union Pacific and is only used by people looking to go fishing on the river. With the size we are looking for (roughly 25x25), there will be very little impact on that site. Additionally, refueling vehicles through this dispenser, will be quicker than using conventional gas service stations. We are trying to bring an environmentally friendly fuel source into the area to help fleet-owners in the valley reduce their carbon footprint, while supporting local businesses. We feel that this location would be a perfect fit, as there is easy access from I-70, and with the safety record of autogas dispensers and the numerous state safety regulations, we will be able to make this a very simple and clean project to get accomplished.

For emergency purposes, these dispensers are equipped with emergency shut-offs, vehicle "pull-away" hoses and the tanks which will be on the vehicles themselves are required to be equipped with automatic stop fill valves, so there is **NO POSSIBLE** way to over fill these tanks, simply, the only way that any fuel can be dispensed is to have the hose attached to the vehicle. Along with the industry standard safety requirements, we Wilcon Energy are required to perform monthly inspections on all of the hoses and emergency prevention devices.

Propane autogas for vehicles is one of the cleanest and safest forms of fuel that there is and I would love the opportunity to be able to demonstrate this to the town.



LEGEND:

- LEASE AREA..... 
- FENCE / BARRICADE 
- UPRRCO. R/W OUTLINED..... 
- LEASE AREA: 4,825 SQ.FT. / 0.11 AC. +/-

NOTE: BEFORE YOU BEGIN ANY WORK, SEE AGREEMENT FOR FIBER OPTIC PROVISIONS.

EXHIBIT "A"

UNION PACIFIC RAILROAD COMPANY

MINTURN, EAGLE COUNTY, CO

M.P. 302.9 - TENNESSEE PASS SUB.

TO ACCOMPANY AGREEMENT WITH WILCON ENERGY

SCALE: 1" = 100'

OFFICE OF REAL ESTATE
OMAHA, NEBRASKA DATE: 5-26-2016

DSK FILE: 2992-26

CADD FILENAME	0299226
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SCAN FILENAME	AERIAL PRINT
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Example of Propane Tank

