CCOPS PRESENTATION 10 JUNE 2010

Using Walla Walla Area as an Example

1. Down loaded pipeline data from PHMSA site
2. Checked Walla Walla County Engineering for an available engineering drawing.
3. Down Loaded MRSC info
   A. Washington Counties, Cities and Towns with interstate pipelines.
   B. Development of Recommended Practices for Transmission Pipelines.
   C planning near Pipelines
   D. Report: Land use planning in proximity to natural gas and hazardous liquid transmission pipelines in Washington state.
4. Copy of Washington CCOPS What County Planning commission.
5. Question ? At what level of government should be contacted.
6. This was how it was determined. I contacted the County Planning Dept. For new development on the existing pipeline easement. there was a new development and reviewing the site plan there was a 8 inch natural gas line at 800psi within a 60 foot easement that went through the back yards of the property owners. I ask the planner what would happen if the line ruptured his comment " that's their problem" I have my answer now. Contact the highest level of government..
7. Development of the presentation.
   A. Patio Engineering
      1. Provide drawings (aerial) the locations of the pipelines
      2. Any additional info associated with pipelines.
   B Assemble the presentation package. .
8. Contact County commissioners office for a schedule time to present pipeline safety.
   A. Introduction Letter to the Commissioners.
   B. Review drawings.
   C. Review MRSC information
   D. What County Planning document.
      1. Development application submittal requirements.
         (a) Consultation Zone and how it was determined.
         (b) consultation Zone Notification
      2. Requirements for land use compatibility
         (a) other developments -- mitigation measure. 'Emergency Services'

Review Walla Walla Presentation with the group.

- 8 inch lateral
- Interstate natural gas pipeline and (2) pump station
- 2 liquid transmission lines (Burbank) also, the relocation (pigs)
- At the meeting both the Planning Dept. and Emergency Coordinator Directors were present. Three week after the meeting the Emergency Coordinator held a county wide safety meeting there about 7 Fire Districts involved

Copy of introduction letter for review.

---- Conclusion - no rotten eggs ----

FACT SHEET

Meeting with the Walla Walla Area Utilities Coordination Council. Date. 13 April 2010
The council consist of local utility personal from municipal, county, private sector, contractors, and A.E. contractors. The meeting was directed to on-going excavation projects and planned projects. The number of attendees was 12 consisting of design and field personal.

CCOPS agenda:

Introduction: personal, what is CCOPS, and Damage Prevention.

- Damage Prevention: A brief description of what UTC is currently doing to this date. Information was accumulated from past CCOPS minutes and a brief telephone discussion with Alan Lundeen 'UTC'
- Conclusion: Most of the attendees were not familiar with what is currently being done on damage prevention except for Cascade gas. The overall consensus was very positive and are waiting for first draft review.
- Summary: The meeting was well accepted and their particular damage prevention programs are well organized i.e. 'call before you dig' they are posted on just about anything available. This local council would be an excellent program for communities throughout the State to model The participates received our names and phone numbers and our willingness to assist them in the near future. As for a follow up session, we will be contacted. I'll will tract this.

CCOPS member Art Coulombe
Civil Engr.

To: Benton County .
Subject: Pipeline Safety
From: Art Coulombe CCOPS

June 3, 2010

I am on the Governor appointed Citizen Committee on Pipeline Safety. Currently Benton County is being used to transfer and serviced by several high pressure natural gas lines. One of our priority projects for this year is to inform local governments about ways they can increase public safety by making sure pipelines are considered during their planning and permitting process. The Municipal Research and Services Center of Washington (MRSC) and the Association of Washington Cities has free technical assistance available this year to local governments who would like to learn more about this important public initiative.

By visiting MRSC website at : *http:www.mrsc.org/Subjects/Pub.Safe/transpires.aspx*

By contacting Carl Weimer 360-543-5686 Pipeline Safety Trust
Jim Doherty 206 625-1300 (MRSC)

As a committee member I sure you are interested in public safety. Take the time and call and learn about what's happening in the planning process today.

Respectively Art Coulombe CCOPS
Civil Engr.

Municipal Research and Services Center of Washington

Working Together for Excellence in Local Government

Washington Counties, Cities and Towns with Interstate Pipelines

July 2002

County Information from the OPS Washington Map
City and Town Information from Washington State Utilities and Transportation Commission

Counties with Interstate Pipelines & Cities and Towns with Interstate Pipelines within City or within One Mile of City Limits	Alphabetical List of Cities and Towns with Interstate Pipelines within City or within One Mile of City Limits
Adams County	Aberdeen
Othello	Airway Heights
Benton County	Anacortes
Kennewick	Arlington
Prosser	Auburn
Richland	Battle Ground
Chelan County	Bellevue
Clark County	Bellingham
Battle Ground	Bingen
Camas	Bonney Lake
LaCenter	Bothell
Ridgefield	Bremerton
Vancouver	Burien
Washougal	Burlington
Woodland (Also Cowlitz Co.)	Camas
Cowlitz County	Castle Rock
Castle Rock	Chehalis
Kalama	Chewelah
Kelso	Colfax
Longview	College Place
Woodland (Also Clark Co.)	Colton
Douglas County	Colville
Rock Island	Connell
Franklin County	Covington
Connell	Des Moines
Pasco	Edgewood
	Elma
	Endicott
	Everett
	Everson
	Federal Way
	Ferndale
	Fife
	Gold Bar
	Grandview
	Harrington
	Issaquah
	Kalama

Grant County

Moses Lake

Grays Harbor County

Aberdeen
Elma
McCleary
Montesano

Island County

Oak Harbor

King County

Auburn
Bellevue
Bothell (Also Snohomish Co.)
Burien
Covington
Des Moines
Federal Way
Issaquah
Kent
Kirkland
Maple Valley
Milton (Also Pierce Co.)
Newcastle
Redmond
Renton
Sammamish
SeaTac
Seattle
Tukwila
Woodinville

Kitsap County

Bremerton

Kittitas County

Klickitat County

Bingen
White Salmon

Lewis County

Chehalis
Toledo

Kelso
Kennewick
Kent
Kettle Falls
Kirkland
La Center
La Crosse
Lacey
Lake Stevens
Lakewood
Liberty Lake
Longview
Lynden
Lynnwood
Maple Valley
Marysville
McCleary
Mill Creek
Millwood
Milton
Monroe
Montesano
Moses Lake
Mount Vernon
Moxee
Newcastle
Nooksack
North Bonneville
Oak Harbor
Odessa
Olympia
Othello
Pasco
Prosser
Pullman
Puyallup
Rainier
Redmond
Renton
Richland
Ridgefield
Rock Island
Rosalia
Roy
Saint John
Sammamish
SeaTac
Seattle
Sedro-Woolley
Selah
Shelton
Snohomish
Spokane
Stanwood
Stevenson
Sultan
Sumas

Lincoln County

Harrington
Odessa

Mason County

Shelton

Pierce County

Bonney Lake
Edgewood
Fife
Lakewood
Milton (Also King County)
Puyallup
Roy
Sumner
Tacoma

Skagit County

Anacortes
Burlington
Mount Vernon
Sedro-Woolley

Skamania County

North Bonneville
Stevenson

Snohomish County

Arlington
Bothell (Also King Co.)
Everett
Gold Bar
Lake Stevens
Lynnwood
Marysville
Mill Creek
Monroe
Snohomish
Stanwood
Sultan

Spokane County

Airway Heights
Liberty Lake
Millwood
Spokane

Stevens County

Sumner
Sunnyside
Tacoma
Toledo
Toppenish
Tukwila
Tumwater
Uniontown
Vancouver
Walla Walla
Washougal
White Salmon
Woodinville
Woodland
Yakima
Yelm
Zillah

Chewelah
Colville
Kettle Falls

Thurston County

Lacey
Olympia
Rainier
Tumwater
Yelm

Walla Walla County

College Place
Walla Walla

Whatcom County

Bellingham
Everson
Ferndale
Lynden
Nooksack
Sumas

Whitman County

Colfax
Colton
Endicott
LaCrosse
Pullman
Rosalia
Saint John
Uniontown

Yakima County

Grandview
Moxee
Naches
Selah
Sunnyside
Toppenish
Yakima
Zillah

Municipal Research and Services Center of Washington

Working Together for Excellence in Local Government

Published 12/09

Development of Recommended Practices for Transmission Pipeline Issues

Until recently the federal regulatory agencies that deal with transmission pipeline issues (the Department of Transportation, The Federal Energy Regulatory Commission, the National Transportation Safety Board, and the Pipeline and Hazardous Materials Safety Administration - PHMSA) had not provided any substantial guidance on land use issues related to pipelines. An initial attempt was made in 2004 by the National Transportation Research Board when it published the study, *Transmission Pipelines and Land Use: A Risk Informed Approach*, Report 281 (982 KB). Though that detailed study advocated taking a "risk informed approach," the study failed to provide practical land use recommendations that local governments could adopt in their communities.

However, the study recommended that the Research and Special Programs Administration's Office of Pipeline Safety (RSPA/OPS now called PHMSA) should develop risk informed land use guidance for application by stakeholders and that the process for development of the guidance should: a) involve the collaboration of a full range of public and private stakeholders (e.g., industry and Federal, state, and local governments); b) be conducted by persons with expertise in risk analysis, risk communication, land use management, and development regulation; c) be transparent, independent, and peer reviewed at appropriate points along the way; and d) incorporate learning and feedback to refine the guidance over time.

During 2008 and 2009, PHMSA convened a task force of concerned stakeholders from around the country, including regulators, pipeline operators and local government representatives, to draft recommended practices related to land uses and land development in the vicinity of transmission pipelines. The task force effort is referred to as PIPA, which stands for Pipelines and Informed Planning Alliance. PIPA has completed a draft report and it is hoped the final document will be officially released in 2010. The recommended practices presented below were all discussed and reviewed by those involved in this major effort.

A precursor to the PIPA effort took place here in Washington several years ago, resulting in the 2006 report "Land Use Planning in Proximity to Natural Gas and Hazardous Liquid Pipelines in Washington".

Municipal Research and Services Center of Washington

Working Together for Excellence in Local Government

Updated 02/10

Planning Near Pipelines

Contents

- About Planning Near Pipelines
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- Stakeholders and Their Roles
- The Three Options Open to Local Governments
- Introduction to the PIPA "Recommended Practices"
- PIPA Recommended Practices (Separate Page)
  - Index to All Recommended Practices
  - Baseline Recommended Practices of Interest to Local Governmentss
  - New Development Recommended Practices of Interest to Local Government
- Sample Pipeline Land Use Ordinances (Separate Page)
- Additional Information Resources
- Glossary and Acronyms

About the Funding of Planning Near Pipelines

This series of web pages on planning near pipelines is being provided as part of a federal community technical assistance grant from the United States Department of Transportation, Pipeline and Hazardous Materials Administration (PHMSA). A grant was received to provide technical and other assistance to communities in the state of Washington where hazardous liquid and natural gas transmission pipelines currently exist. These activities will enhance public safety and health in these areas by improving local government land use planning and permitting practices in the vicinity of transmission pipelines.

The Association of Washington Cities (AWC) is the grantee, but its partners are a wide range of Northwest pipeline safety stakeholders: the Pipeline Safety Trust (PST); the Municipal Research & Services Center (MRSC); the Washington State Citizens Advisory Commission on Pipeline Safety ; the Washington State Association of Counties (WSAC); the Northwest Gas Association ; and the Washington Utilities and Transportation Commission (WUTC) See WUTC Pipeline Safety Program.

One of the activities funded by the grant is a comprehensive web page explaining the "recommended practices" for land use planning around pipelines developed by a nationwide taskforce over the past two years. The taskforce was convened by the Pipeline and Hazardous Materials Administration (PHMSA). It is referred to as the Pipelines and Informed Planning Alliance (PIPA), Another activity is consultation visits to local governments in Washington. (See presentations cited below).

Power Point Presentations

- Informed Planning Near Pipelines, presentation prepared by Carl Weimer, Pipeline Safety Trust, 2010 Power Point Version (8 MB) or Adobe Acrobat Version (3 MB)
- PIPA and the Recommended Practices, presentation prepared by Jim Doherty, Municipal Research & Services Center, 2010 Power Point Version (2 MB) or Adobe Acrobat Version (2 MB)

Washington local governments should keep in touch with Jim Doherty at the Municipal Research and Services Center, 206-625-1300, as well as the Pipeline Safety Trust, 360-543-5686. Representatives of both organizations are available to go to Washington communities at no cost, and explain the planning options. Funding for consultation visits to local governments in Washington is included as another activity of the one-year federal grant. Land use ordinances that incorporate some of the recommended practices will be posted in this Web site. (See the Sample Pipeline Land Use Ordinances page. We want this page to be useful to all. If you have suggestions or comments, please contact Jim Doherty at MRSC.

To encourage dialogue among local governments that are addressing land use practices in the vicinity of transmission pipelines, we have established an online discussion group where questions can be posted and information shared. You can join this group, hosted by the Pipeline Safety Trust at Online Discussion. The Trust also hosts two additional online discussion groups that are open to all: SafePipelines focuses on pipeline safety in general; LNGSafety focuses on issues surrounding the safety of existing and proposed liquefied natural gas (LNG) facilities. To register for these discussion groups, go to Online Discussion.

This information is intended to assist local governments in establishing appropriate land use regulations near major energy transmission pipelines: the large diameter pipes (sometimes up to 36 inches in diameter) operating under high pressure, and typically transporting hazardous liquids (gasoline, jet fuel, etc.) or natural gas. There is also a vast network of smaller diameter distribution lines that carry natural gas through our communities -- out to neighborhoods and individual homes and businesses. Though these smaller distribution pipelines have their own risks and can cause considerable injuries and damage, they are not the focus of the information presented here.

Background

Transmission pipelines are located in 28 Washington counties and are either in, or within one mile of over 110 Washington cities. Until the rupture of a hazardous liquid pipeline in a city park in Bellingham in 1999, most local governments in Washington paid scant attention to the transmission pipelines that pass through our cities and counties. The failure of this pipeline had tragic consequences: two young boys and a young man died. In addition, there was severe damage to the environment.

Following the Bellingham disaster, many city and county officials across the state were surprised to discover that federal regulation and oversight of interstate pipelines were relatively lax. Fortunately, federal laws were subsequently amended, and federal regulation is now stronger. In our state, the Washington Utilities and Transportation Commission (WUTC) is actively involved in the regulation of intrastate pipelines and partners with federal regulators to ensure that federal regulations for interstate pipelines are followed. But federal and state pipeline regulation only deals with the design, construction, maintenance and operation of pipelines.

There are no federal or state regulations concerning what land uses are appropriate on lands in the vicinity of transmission pipelines. This is a matter of local government control. Unfortunately, even after the Bellingham tragedy, cities and counties have avoided establishing land use development procedures and regulations that take into account the risks presented by transmission pipelines. As urban uses and development expand into areas where existing transmission pipelines are situated, or where new pipelines are being proposed, local government officials need to acknowledge, discuss and address the risks that transmission pipelines pose to our communities, as well as the risks that increased human activities pose to the integrity of these pipelines.

Before considering changes to local land use procedures and regulations concerning transmission pipelines, it is necessary to understand who is involved (the stakeholders) and their respective roles in the process.

Stakeholders and Their Roles

- Local Governments - Cities and counties have primary authority to establish land use regulations within their jurisdictions, including all lands crossed by or near transmission pipeline easements.

- Developers - Developers of residential or commercial projects (both large and small) are frequently direct landowners or have an ownership interest in properties crossed by or near transmission pipeline easements. They often are not knowledgeable about pipeline safety issues.

- Private Landowners - They typically own most of the land crossed by the pipeline operators' easements or near the easements. They will be directly affected by any new land use regulations that impose restrictions on development. [Keep in mind that transmission pipeline easements also cross public lands owned by federal, state, local and tribal governments, or use rights of way controlled by local governments.]

- Pipeline Operators - Easements provide pipeline operators the right to install, operate and repair their pipelines, and to place limits on what can be done by private and public landowners within those easements.

The Three Options Open to Local Governments

1. Do nothing and keep your fingers crossed, hoping that no serious pipeline failures occur within your jurisdiction. There are no federal or state "mandates" requiring that you consider these pipeline safety issues.
2. Assume the worst and impose draconian regulations to safeguard the public from all possible risk in the event that a pipeline does rupture and ignite.
3. Choose from a wide range of "recommended practices" that seek to protect the pipeline from damage and lessen the injuries and damage if a pipeline failure occurs.

Options one and two are extreme positions, and are probably not consistent with the values of your populace. Option three requires that planners and local government officials educate themselves about pipeline safety concerns and the recommended practices discussed here, assess the level of safety concern in their community, then adopt reasonable measures to promote the health and safety of the community.

Introduction to the PIPA "Recommended Practices"

Recommended practices were developed by a taskforce convened by the Pipeline and Hazardous Materials Safety Administration (PHMSA). The taskforce is referred to as the Pipelines and Informed Planning Alliance (PIPA) PIPA has completed a draft report and it is hoped the final document will be officially released in 2010. The recommended practices presented below were all discussed and reviewed by those involved in this major effort. For the development history of the recommended guidelines see Development of Recommended Practices for Transmission Pipeline Issues.

The PIPA report contains "recommended practices" for all of the stakeholder groups, including recommendations for changes that would need to be made at the state level. This web page, however, is intended as a tool for local governments, so the focus will be on practical changes that can be made at the local level that will promote pipeline safety. We encourage you to review the full PIPA document so you have an understanding of the full context and the role of local government in this process. To facilitate quick reference to the text of the full report, the relevant local government practices are presented in the order that they appear in the report.

The following sections set out the Baseline and New Development recommended practices developed by PIPA. The Baseline (BL) practices are designed to prepare stakeholders for either future community development or the siting of new transmission pipelines. The New Development (ND) practices address proposed development in the vicinity of existing transmission pipelines.

Both the Baseline and New Development practices contain a wide range of options. Although they are recommended practices, communities should not hesitate to modify them to address their particular situations and their own tolerance for risk.

Format of the PIPA recommended practices: Each "recommended practice" contains a number designation and a title. Below that is a short practice statement, followed by a more detailed practice description. When possible, references and examples are listed.

If you do not fully understand a particular practice, make note of it and go to the next practice: as you continue reading, the context may help you understand something that confused you earlier. If you have questions, you can contact Jim Dohety at MRSC, 206-625-1300, or the Pipeline Safety Trust, 360-543-5686.

We will regularly update this webpage, adding links to supporting documents as they become available.
Go to PIPA Recommended Practices Page

Additional Information Resources

Agencies and Associations

- Pipeline and Hazardous Materials Administration (PHMSA)
- Pipeline Safety Trust (PST)
- Washington Utilities and Transportation Commission (WUTC)

Related Documents

- Recommended Practices Excerpted from PIPA Report (1.1 MB)
- Land Use Planning in Proximity to Natural Gas and Hazardous Liquid Pipelines in Washington (1.1 MB), June 2006
- Transmission Pipelines and Land Use: A Risk Informed Approach (982 KB), Transportation Research Board, TRB Special Report 281, 2004

Glossary and Acronyms

Glossary

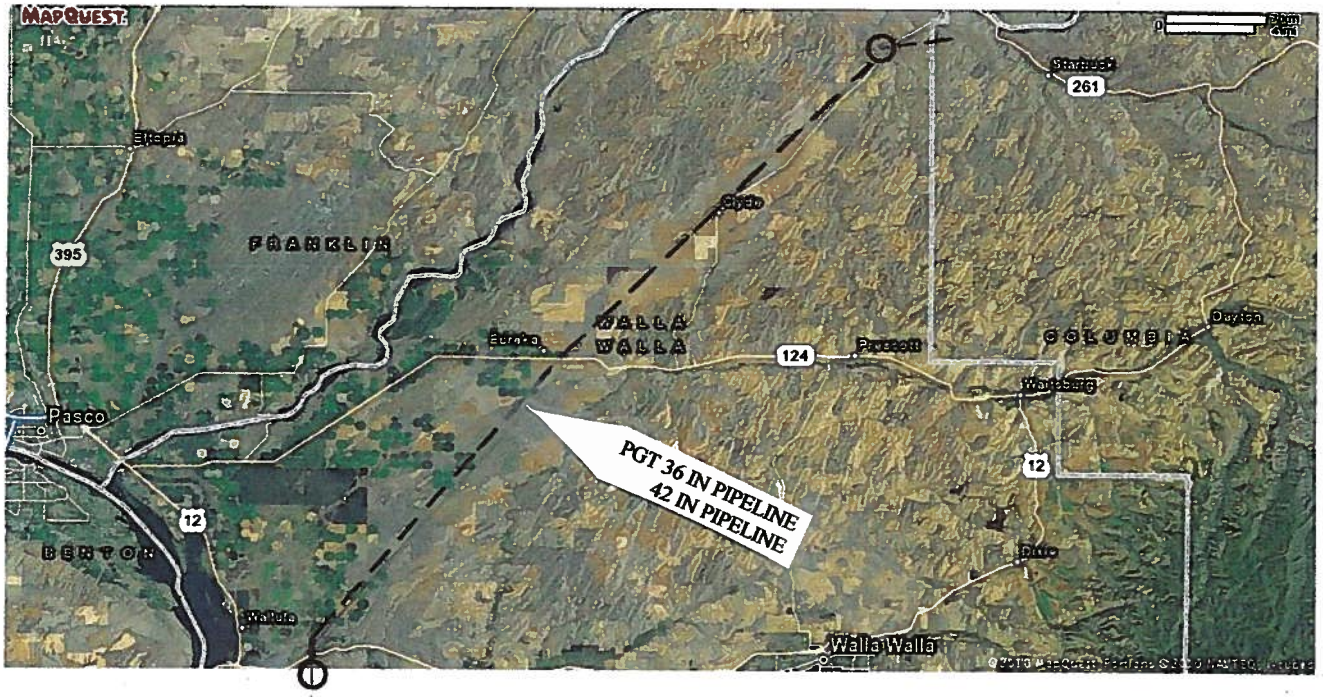
- Distribution Pipeline (Distribution Line): A distribution line is a line used to supply natural gas to the consumer. A distribution line is located in a network of piping located downstream of a natural gas transmission line.
- Easement: An easement is an acquired privilege or right, such as a right-of-way, afforded a person or company to make limited use of another person or company's real property. For example, the municipal water company may have an easement across your property for the purpose of installing and maintaining a water line. Similarly, oil and natural gas pipeline companies acquire easements from property owners to establish rights-of-way for construction, maintenance and operation of their pipelines.
- Encroachment: Encroachment refers to the unauthorized use of a right-of-way in violation of the terms by which the right-of-way was established (e.g., easement).
- Hazardous Liquid: Pipeline safety regulations identify petroleum, petroleum products, or anhydrous ammonia as hazardous liquids.
- High Consequence Area (HCA): A high consequence area is a location that is specially defined in pipeline safety regulations as an area where pipeline releases could have greater consequences to health and safety or the environment. Regulations require a pipeline operator to take specific steps to ensure the integrity of a pipeline for which a release could affect an HCA and, thereby, the protection of the HCA.

- Interstate Pipeline: An interstate pipeline is a pipeline that extends beyond the boundaries of one state. Technically speaking: An interstate pipeline is a pipeline or that part of a pipeline that is used in transportation of hazardous liquids or natural gas in interstate or foreign commerce. Intrastate Pipeline: An intrastate pipeline is a pipeline or that part of a pipeline that is entirely contained within one state's borders. An intrastate pipeline system may be under a state's regulatory jurisdiction as long as that state has a pipeline safety and inspection program that meets or exceeds the federal program. The state may opt to have its intrastate pipelines regulated by federal inspectors.
- Locate: Locate refers to the process of determining the existence and location of an underground facility, such as an oil or gas pipeline, and indicating that location through the use of stakes, flags, paint or some other customary manner. Such markings identify the location of the underground facility so that excavators can avoid damage to the facility when digging.
- Office of Pipeline Safety (OPS): OPS is the agency within the Pipeline and Hazardous Materials Safety Administration (PHMSA), that is responsible for regulating the safety of design, construction, testing, operation, maintenance, and emergency response of U.S. oil and natural gas pipeline facilities.
- One-Call System: A one-call system is a system that allows excavators (individuals, professional contractors, and governmental organizations) to make one telephone call to provide notification of their intent to dig to underground facility operators. The one call center will then notify all underground facility operator members of the intended excavation along with the date and location of the excavation. The facility operators or, in some cases, the one-call center can then locate the facilities before the excavation begins so that extra care can be taken to avoid damaging the facilities. All 50 states within the U.S. are covered by one-call systems. Most states have laws requiring the use of the one-call system at least 48 hours before beginning an excavation.
- Pipeline Operator: A pipeline operator is a company or person who is responsible for the operation, maintenance and management of the pipeline.
- Risk Assessment: Risk assessment is a step in the risk management process. Risk assessment is measuring two quantities of the risk, the magnitude of the potential loss, and the probability that the loss will occur. Risk assessment may be the most important step in the risk management process, and may also be the most difficult and prone to error. Once risks have been identified and assessed, the steps to properly deal with them are much more programmatical.
- Third Party Damage: Third-party damage includes all outside force damage to underground facilities (e.g., pipelines) that can occur during excavation activities. Responsibility for preventing underground facility damage is shared by all stakeholders.

Acronyms

- API: American Petroleum Institute
- CGA: Common Ground Alliance
- CFR: Code of Federal Regulations
- FERC: Federal Energy Regulatory Commission
- HAZMAT: hazardous materials
- IBC: International Building Codes
- IFC: International Fire Code
- LNG: liquified natural gas
- MAOP: maximum allowable operating pressure
- MRSC: Municipal Research and Services Center, Seattle
- NFPA: National Fire Protection Association
- NPMS: National Pipeline Mapping System
- NTRB □ National Transportation Research Board
- PHMSA: Pipeline and Hazardous Materials Administration
- PIPA: Pipelines and Informed Planning Alliance
- PIR: potential impact radius
- PSIG: pounds per square inch gauge
- WUTC: Washington Utilities and Transportation Commission

COMPRESSOR STATION NO. 7



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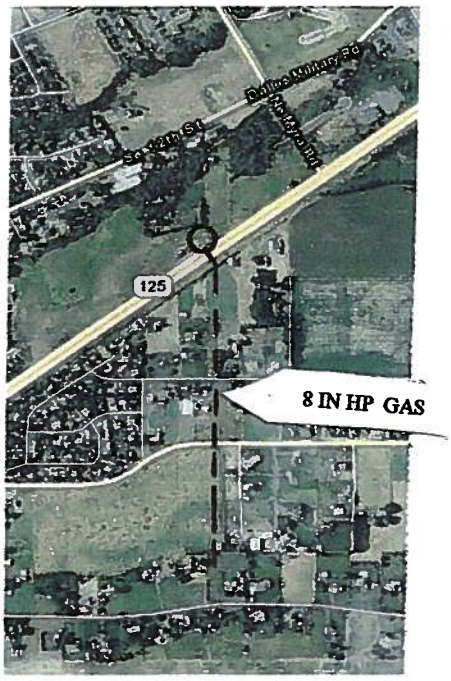


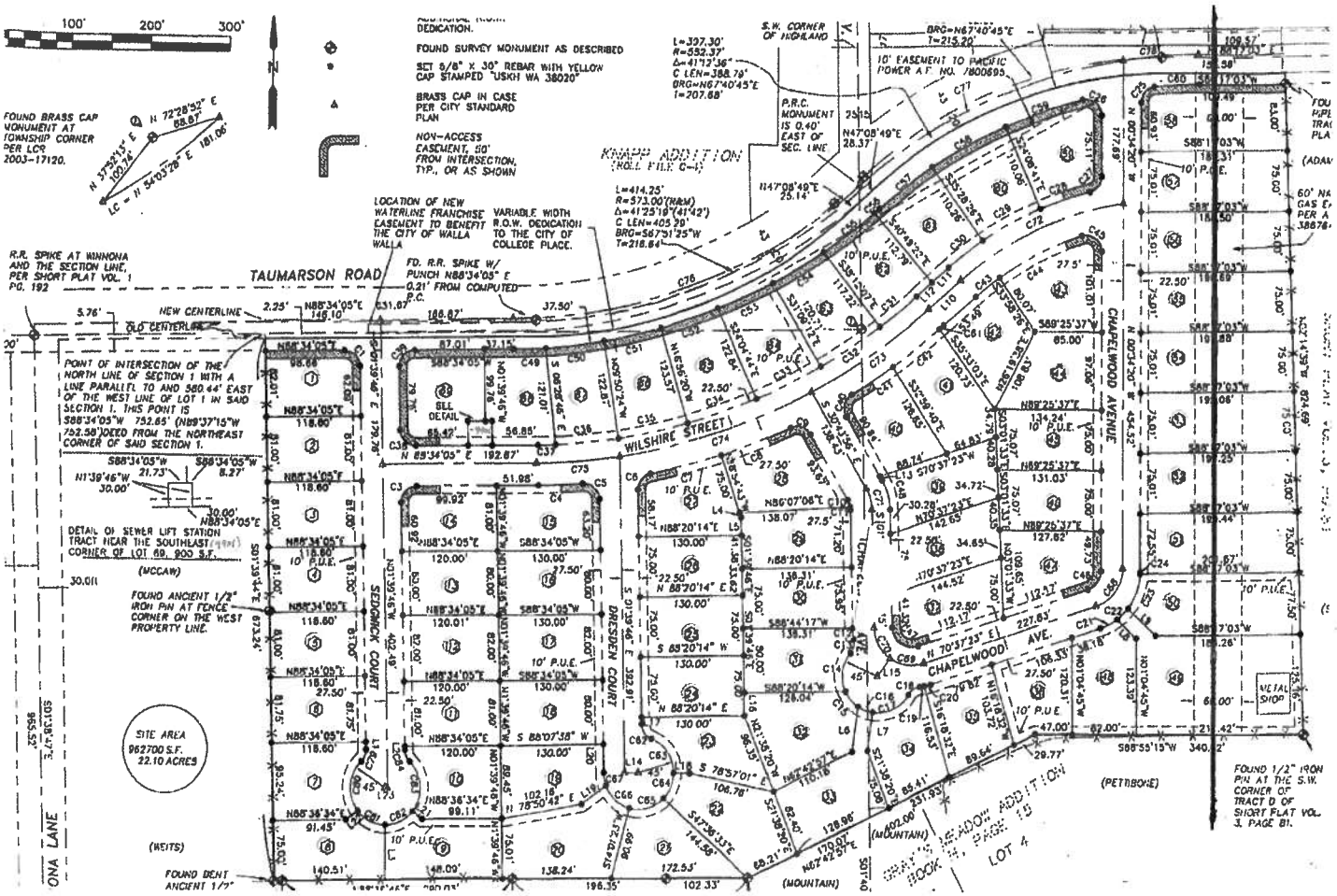
GAS TRANSMISSION NORTHWEST CORPORATION

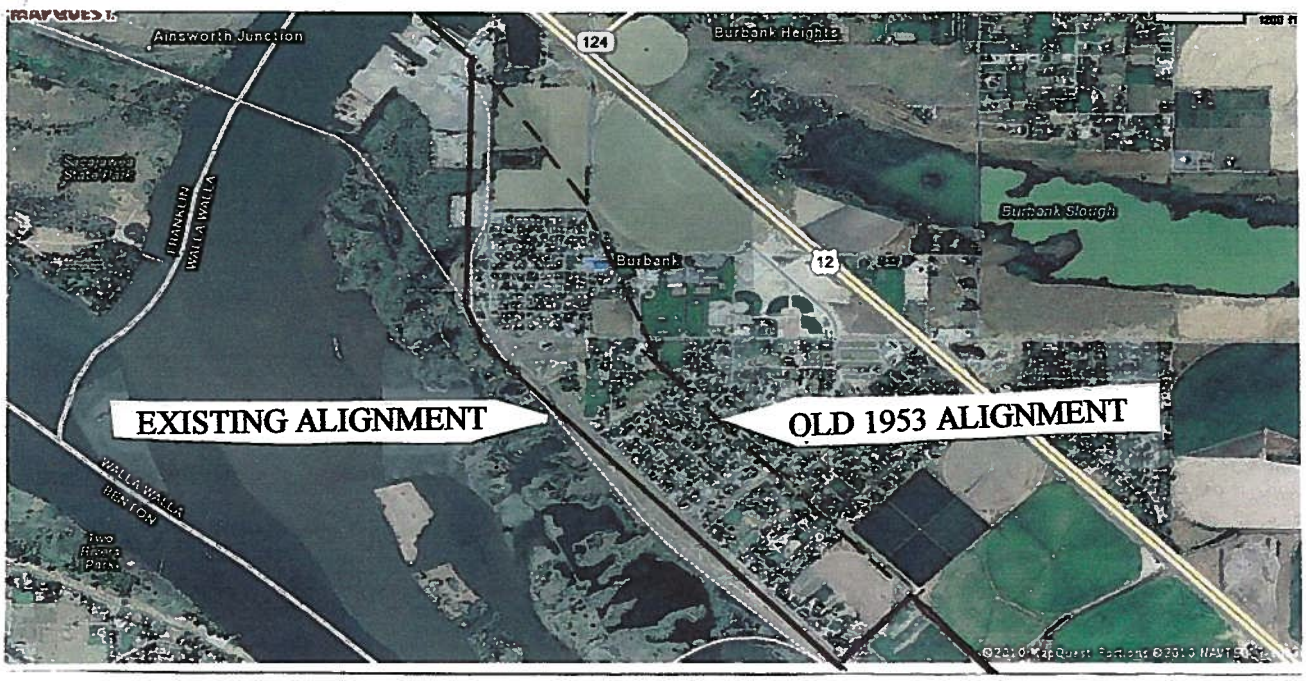
3-A

VALLEY ACRES

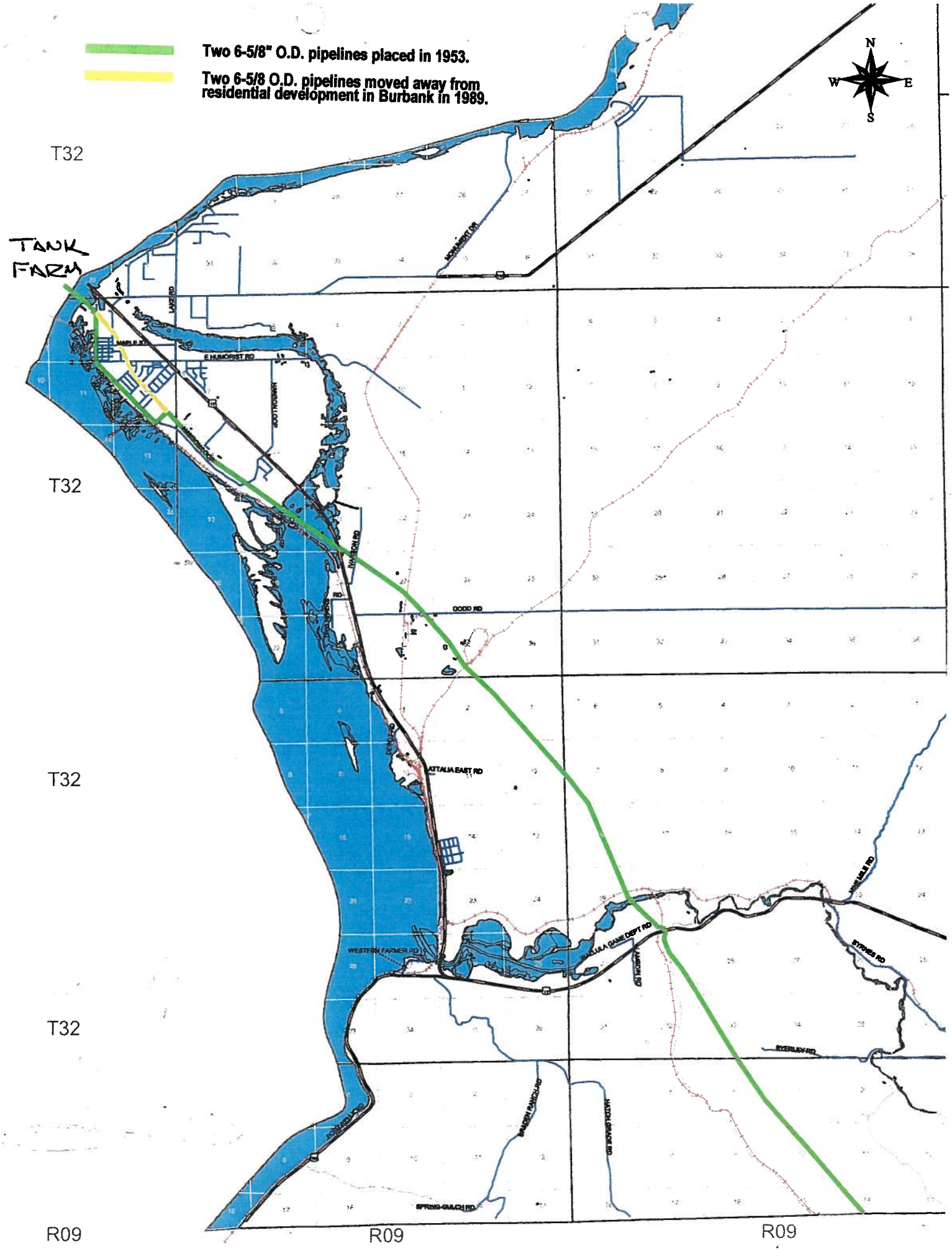
35-06-01

56





CHVRON LIQUID PIPELINES



Two 6-5/8" O.D. pipelines placed in 1953.
Two 6-5/8 O.D. pipelines moved away from residential development in Burbank in 1989.
N
W
E
S
T32
T32
T32
T32
TANK FARM
MAPLE ST
E HUMORIST RD
LAKE RD
MONUMENT DR
HANSON LOOP
HANSON RD
DODD RD
ATTALIA EAST RD
WESTERN FARMER RD
WALLULA GAME DEPT RD
NINE MILE RD
SYRHES RD
SYERLEY RD
BRADEN RANCH RD
HATCH GRADE RD
SPRING GULCH RD
R09
R09
R09

Committee Members
Bob Archey, Chair • VaNessa Duplessie, Vice-Chair
Pete Kmet • Bill Rickard • Art Coulombe
Carl Weimer • Ron Schmitt • Duane Henderson
Grant Jensen • George Hills • Dave Knoelke

Washington State Citizens Committee on Pipeline Safety

March 24, 2010

Whatcom County Planning Commission
Becky Boxx, Coordinator
Whatcom County PDS
5280 Northwest Drive
Bellingham, WA 98226

RE: Proposed Pipeline Safety & Development Changes - Docket #ZON2007-00014

The Citizens Committee on Pipeline Safety (CCOPS) fully supports the Whatcom County Pipeline Safety & Development Changes as proposed in Docket #ZON207-00014

CCOPS has been directly involved with the efforts at the local, state and national level to develop and implement guidelines and best practices for land use in proximity to Hazardous Liquid and Gas Transmission Pipelines.

We are active members of the team that received a Federal grant to provide education and technical support to local governments in Washington State in addressing these land use issues and implementing guidelines and best practices.

The above mentioned proposed Whatcom County Ordinance is a very positive step toward implementation of the land use guidelines and best practices in order to prevent and minimize unnecessary risk to the public health, safety, and welfare due to hazardous liquid and gas transmission pipelines.

Sincerely,

Bob Archey

Bob Archey
Chair, Citizens Committee on Pipeline Safety

DRAFT

PO BOX 47250 • OLYMPIA, WASHINGTON • 98504-7250
WEBSITE: www.utc.wa.gov/pipeline/ccops

Proposed Pipeline Safety & Development Changes
Docket #ZON2007-00014

Purpose.
The purpose of this section is to help prevent and minimize unnecessary risk to the public health, safety, and welfare due to hazardous liquid and gas transmission pipelines. Recognizing it is impossible to eliminate risk entirely, this section is intended to:

(1) Minimize the likelihood of accidental damage to hazardous liquid and gas transmission pipelines due to external forces, such as construction equipment.

(2) Avoid exposing land uses with high on-site populations that are difficult to evacuate and land uses that serve emergency functions to risk of injury or damage in the event of a pipeline failure.

(3) Help reduce adverse impacts in the event of a pipeline failure.

(4) Supplement existing federal and state regulations related to hazardous liquid and gas transmission pipeline corridor management.

The provisions of this section are intended to protect the health, safety and welfare of the general public and are not intended to protect any particular individual, class of individuals, or organization.

Development Application Submittal Requirements.

(1) Applicants shall show hazardous liquid and gas transmission pipeline corridors and applicable setbacks on site plans and subdivision plats when proposed development is located within 660 feet of the pipeline corridor. Minor modifications to existing structures that do not involve significant land disturbance on-site or changes to off-site improvements are exempt from this requirement.

(2) Consultation Zone along hazardous liquid and gas transmission pipeline corridors

(A) Consultation Zone Distance. The consultation requirement applies to development permits involving any parcel that is within 660 feet of the centerline of a hazardous liquid and gas transmission pipeline corridor. The 660 foot consultation zone distance may be lessened for certain development activities if the distance changes are first reviewed with the pipeline operator(s) and found to be consistent with prudent pipeline operation given the local conditions, such as terrain, soil types, etc. There must be written documentation from the pipeline operator(s) showing their agreement to any lessening of the consultation zone distance for certain types of development permits. The intent of this section is to provide flexibility and to avoid unnecessary paperwork and delays in the permitting process while also making sure that all activities that may impact the integrity of a hazardous liquid or gas transmission pipeline are thoroughly reviewed.

(B) Consultation Zone Notification

Whenever any individual applies for a development permit within the consultation zone established for hazardous liquid and gas transmission pipelines, the staff at the permit counter shall notify the individual that they are within the consultation zone, explain the

relevant application procedures, and provide contact information for the applicable pipeline operator(s). This same procedure shall be followed whenever an individual inquires about development regulations or zoning restrictions for property within the consultation zone.

(C) Complete Application for Development Permit within Consultation Zone.
A complete application for any development permit within the designated consultation zone must include written verification from the applicant that:

(i) The applicant has contacted the pipeline operator(s) and has provided the pipeline operator(s) with documentation detailing the proposed development activity and where the activity is to take place; and

(ii) The pipeline operator(s) has reviewed the documents for compatibility with continued safe operation of the hazardous liquid or gas transmission pipeline (s).

(iii) The written verification required by this section can be in any form acceptable to the county, including electronic communications, so long as it is clear that the pipeline operator(s) has received and reviewed documentation showing the proposed activity and its location.

(3) A SEPA checklist submitted by an applicant for a development permit involving any parcel that is within 660 feet of the centerline of a hazardous liquid or gas transmission pipeline easement must reference the transmission pipeline(s) and provide information concerning any impact the activity will have upon the integrity of the hazardous liquid or gas transmission pipeline (s).

(4) All other applicable development application submittal requirements apply.

Pipeline Corridor Protection Requirements.

(1) Hazardous Liquid and Gas Transmission Pipeline Corridor. No significant land disturbance or construction or expansion of structures is allowed within hazardous liquid or gas transmission pipelines corridors.

(2) Exemptions. Streets, utilities, trails and similar uses shall be exempt from requirements (1).

(3) Pipeline Corridors shall be identified and protected during construction by placement of a temporary barricade and on-site notices. Barricades and on-site notices are subject to review by the Code Administrator.

(4) Reasonable Use Provision.

(A) The required pipeline corridor protection requirements from hazardous liquid and gas transmission pipeline corridors shall not deny all reasonable economic use of property. If an applicant demonstrates to the satisfaction of the Hearing Examiner that strict application of these requirements are greater than any legal easement requirements, and would deny all reasonable economic use of the property, the requirements may be lessened subject to appropriate conditions.

(B) An applicant for relief from strict application of the requirements shall demonstrate

the following:

(i) No reasonable economic use of the applicant's property can be made if the requirements are strictly applied; and

(ii) The proposed use on the corridor is the minimum necessary to provide the applicant with a reasonable economic use of the property; and

(iii) All reasonable mitigation measures have or will be implemented or assured; and

(iv) The inability to derive any reasonable economic use is not the result of the applicant's actions or those of the applicant's predecessors in title; and

(v) The pipeline corridor protection requirements are greater than any legal easement or right-of-way requirements for the corridor; and

(vi) The pipeline location has been definitively determined.

(C) As a condition of any relief granted under this section, the applicant shall be required to record an instrument against the title of the property notifying all subsequent purchasers of the fact that a lesser requirement on the pipeline corridor has been approved and of any and all conditions placed on the grant of relief.

Requirements for Land Use Compatibility.

(1) High Consequence Land Uses.

(A) New high consequence land uses proposed for location within 500 feet of a hazardous liquid or gas transmission pipeline corridor are prohibited.

(B) Proposed expansions to existing high consequence land uses located within 500 feet of a hazardous liquid or gas transmission pipeline corridor shall at a minimum be designed to avoid increasing the level of risk in the event of a pipeline failure, and where feasible, reduce the risk compared to the existing development. Potential techniques to minimize or reduce risk include but are not limited to:

(i) Site design features, such as maintaining or increasing the distance between occupied structures, or structures that provide critical lifeline functions, and the hazardous liquid or gas transmission pipeline and anticipated blast zones or flow paths for leaking hazardous materials.

(ii) Building features, such as design to avoid a significant increase in on-site population or to expedite evacuation.

(iii) Technological features, such as accelerated notice of a pipeline failure to the high consequence land use to facilitate evacuation or features that help to avoid damage in the event of a pipeline failure.

(iv) Operational features, such as emergency plans and education programs for occupants and employees concerning pipeline safety, developed in accordance with the procedures in (2)(B)(ii).

Minor modifications to existing buildings are exempt from this requirement.

(2) Other Development.

(A) Applicants for the following types of new or expanded development shall use appropriate mitigation measures to help reduce adverse impacts in the event of a pipeline failure:

(i) Commercial or industrial.

(ii) Multi-family.

(iii) Religious facilities.

(iv) Other developments as required by the Code Administrator that, because of proximity to a hazardous liquid or gas transmission pipeline corridor, pose a safety concern due to characteristics of the occupants, development, or site.

(B) Mitigation measures intended to reduce risk and minimize impact in the event of a pipeline failure include but are not limited to:

(i) Site and building design techniques such as maximizing the distance between new or expanded development and anticipated blast zones or flow paths for leaking hazardous materials and controlling ignition sources.

(ii) Emergency procedures such as emergency plans and guides, employee training and drills, and education programs for occupants and employees concerning pipeline safety, such as what to be aware of and how to respond in the event of a problem.

(a) Applicants shall consult with the Fire Marshal regarding the level of emergency planning and procedures appropriate for the proposed development. Based on the nature, occupancy, or location of a proposed development, the Fire Marshal may require emergency plans and procedures for any occupancy classifications.

(b) Emergency plans and procedures shall be consistent with the Fire Code and shall be approved by the Fire Marshal.

Definitions

Gas Transmission Pipeline means a "transmission line" as defined in 49 CFR § 192.3

Hazardous Liquid Pipeline means a "pipeline" as defined in 49 CFR § 195.2

High Consequence Land Use means a land use that if located in the vicinity of a hazardous liquid or gas transmission pipeline represents an unusually high risk in the event of a pipeline failure due to characteristics of the inhabitants or functions of the use. High consequence land uses include:

(1) Land uses that involve a high-density on-site population that are more difficult to evacuate. These uses include schools (through grade 12), hospitals, clinics, multi-family housing or other facilities exclusively for elderly or handicapped, stadiums or arenas, and day care centers, and does not extend to family day care or adult family homes.

(2) Land uses that serve critical "lifeline" or emergency functions, such as fire and police facilities, utilities providing regional service, or water supplies if exposed to a significant risk that will curtail its lifeline function for a critical period of time.

(3) Uses with similar characteristics as determined by the Code Administrator.

Pipeline Corridor means the pipeline pathway defined by rights-of-way and easements in which the pipelines and facilities of a hazardous liquid or gas transmission pipeline operator are located, including rights-of-way and easements over and through public or private property.