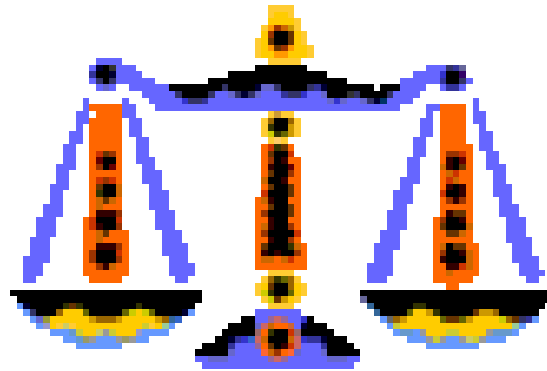


La Center, Washington: Balancing Pipelines and Populations



La Center: Establishing a Framework

- Population
- Character
- Area
- Location
- County
- Annual Growth rate



Photo© Courtesy of Glenn Williams PDX

Washington State Growth Management Act

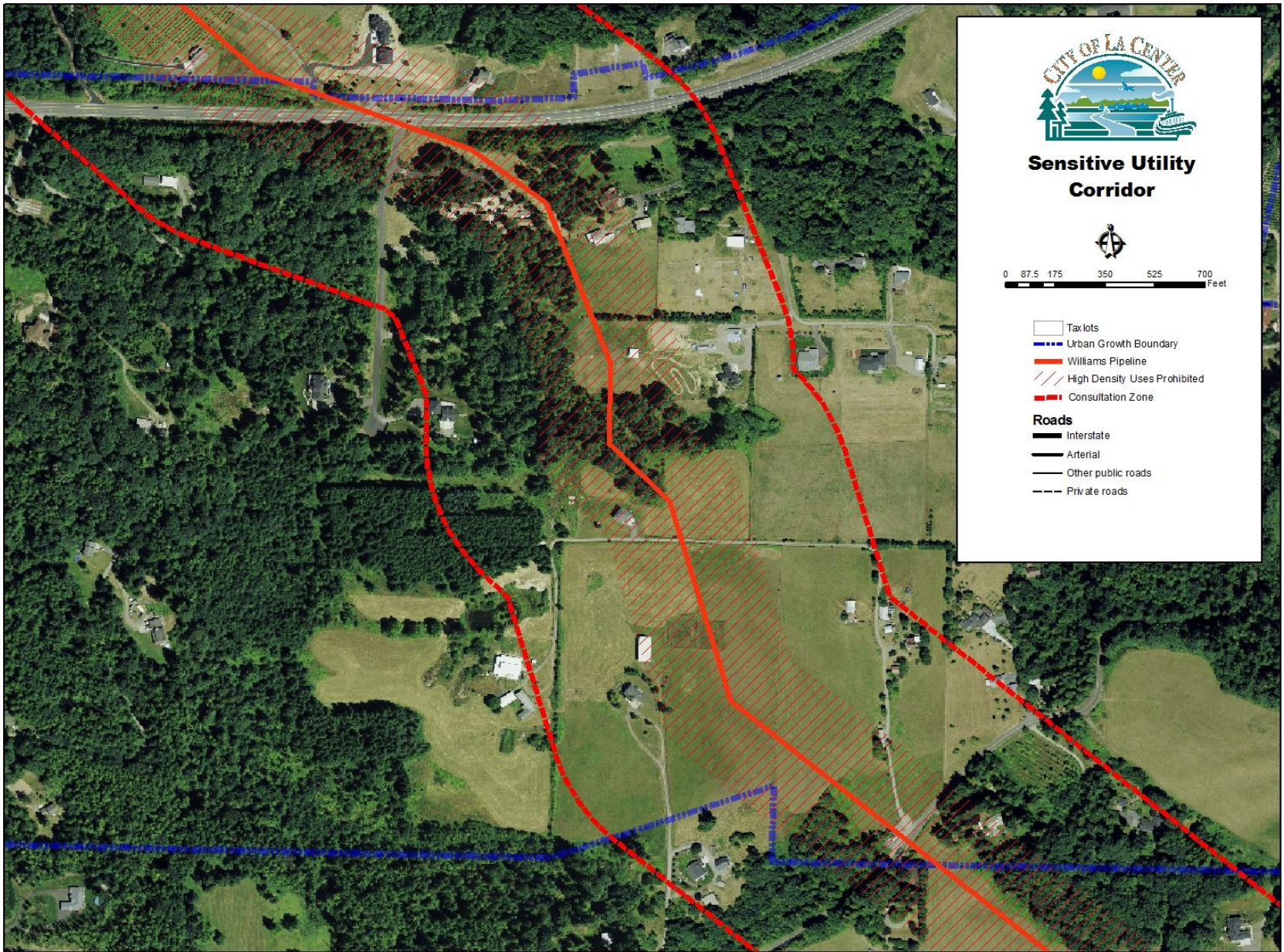
- County Comprehensive Plan
- County works with cities
- Urban Growth Areas
- Continuous Review
- Amendments—Once a year



Photo © courtesy of A McGill

The Challenge

- **Comprehensive Plan—updated 2007**
- **La Center Urban Growth Area expanded**
- **Possible annexation of land to city**
- **Two pipelines**
- **Awareness of past pipeline failures**



An Evolving Approach

- Prescriptive practices
- Research
 - Low-rupture risk
- Responsibility to the public
 - Public safety concerns
 - Take reasonable measures
- Pipeline Safety Trust
 - Consultation and Planning Zones

The Result: Sensitive Utility Corridor Overlay District

Purposes:

- Minimize accidental damage to pipelines due to external forces
- If pipeline fails:
 - Avoid exposing uses requiring evacuation assistance to risk of injury or damage
 - Help reduce adverse impacts
- Improve communications between property owners

What's A Sensitive Utility?

- **Natural Gas Transmission Line**
 - As defined by 49 CFR Section 192.3
 - Inside diameter of 8 inches or more

What's An Overlay District?

- Additional requirements on an existing district
 - Low Density Residential (LDR) District
 - Uses specifically permitted in LDR District can continue
 - Prohibited: Limited or conditional uses previously allowed

Ordinance Applicability

- All existing and proposed land uses within the Sensitive Utility Corridor
- “Development”

Examples:

- Construction, reconstruction, demolition, grading, dredging, mining
- Removal or harvesting of vegetation
- Activities related to cultivation or use of land for agricultural purposes.

Ordinance Applicability

(continued)

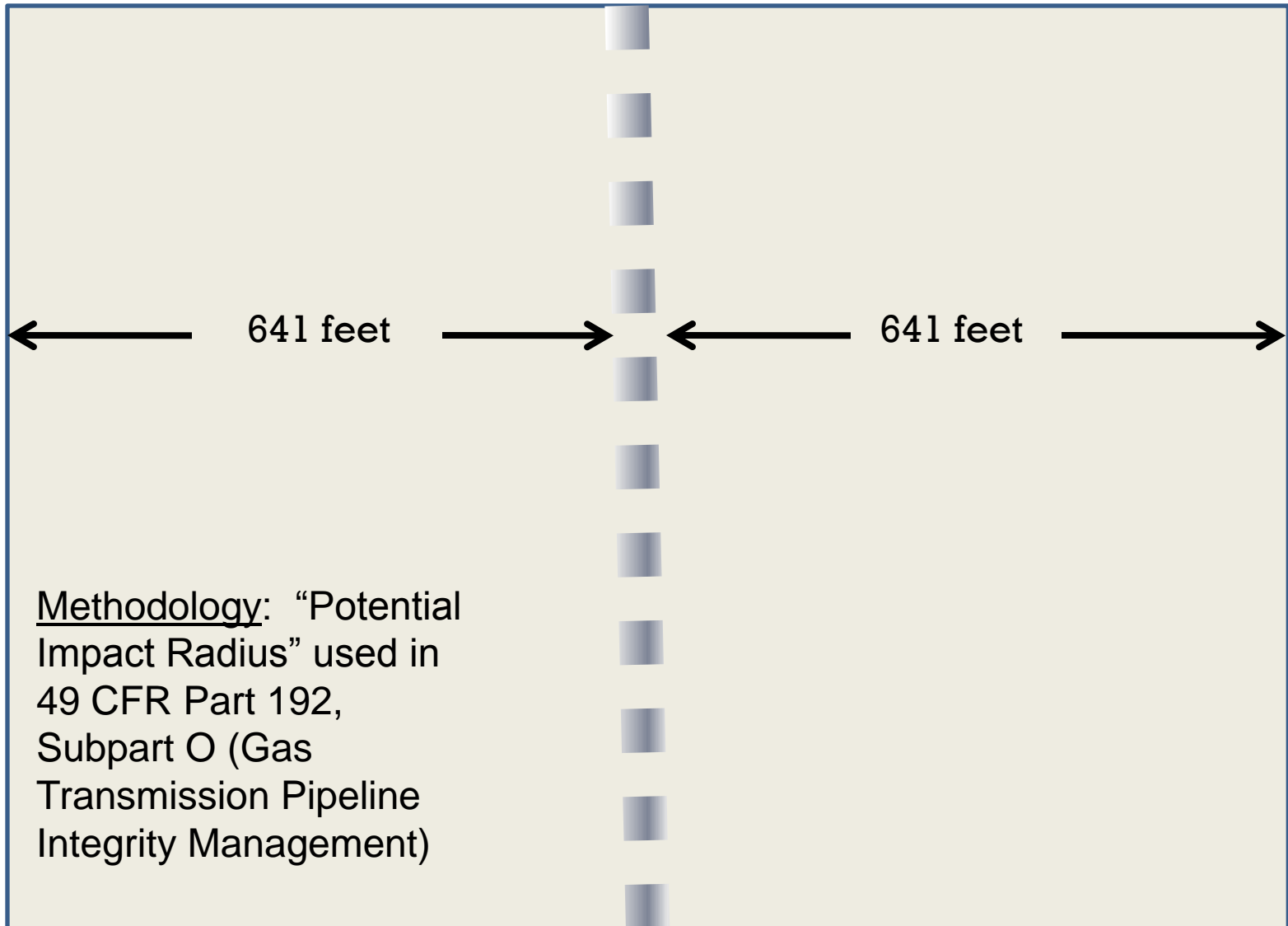
- Excluded from the term “ new construction”
 - An addition to, reconstruction or replacement of certain existing structures if the existing building footprints are used.
- Developer: Individual or legal entity

Composition of the Corridor

- Consultation Zone (CZ)
- Restricted Pipeline Area (RPA)
- “No Uses Requiring Evacuation Assistance Area” (NUREAA)

Consultation Zone

← 1,282 feet →



Developer Responsibilities: CZ

- To the Pipeline Operator
 - Contact and provide documentation detailing the proposed development activity and location
 - Consult regarding compatibility of development with safe operation of the pipeline.

Developer Responsibilities: CZ

(continued)

- To the City
 - Show CZ on all site plans and plats
 - Include disclosure on the plan or plat face
 - Provide written evidence of operator compatibility review when applying for development permit
 - Submit a State Environmental Policy Act environmental checklist with permit application for parcel within CZ

Developer Responsibilities: CZ

(continued)

- To Their Contractors
 - Mark the CZ and restricted pipeline area on all engineering and construction drawings
 - Mark the restricted pipeline area with a temporary construction fence
 - Flag the restricted pipeline area

City Responsibilities—CZ

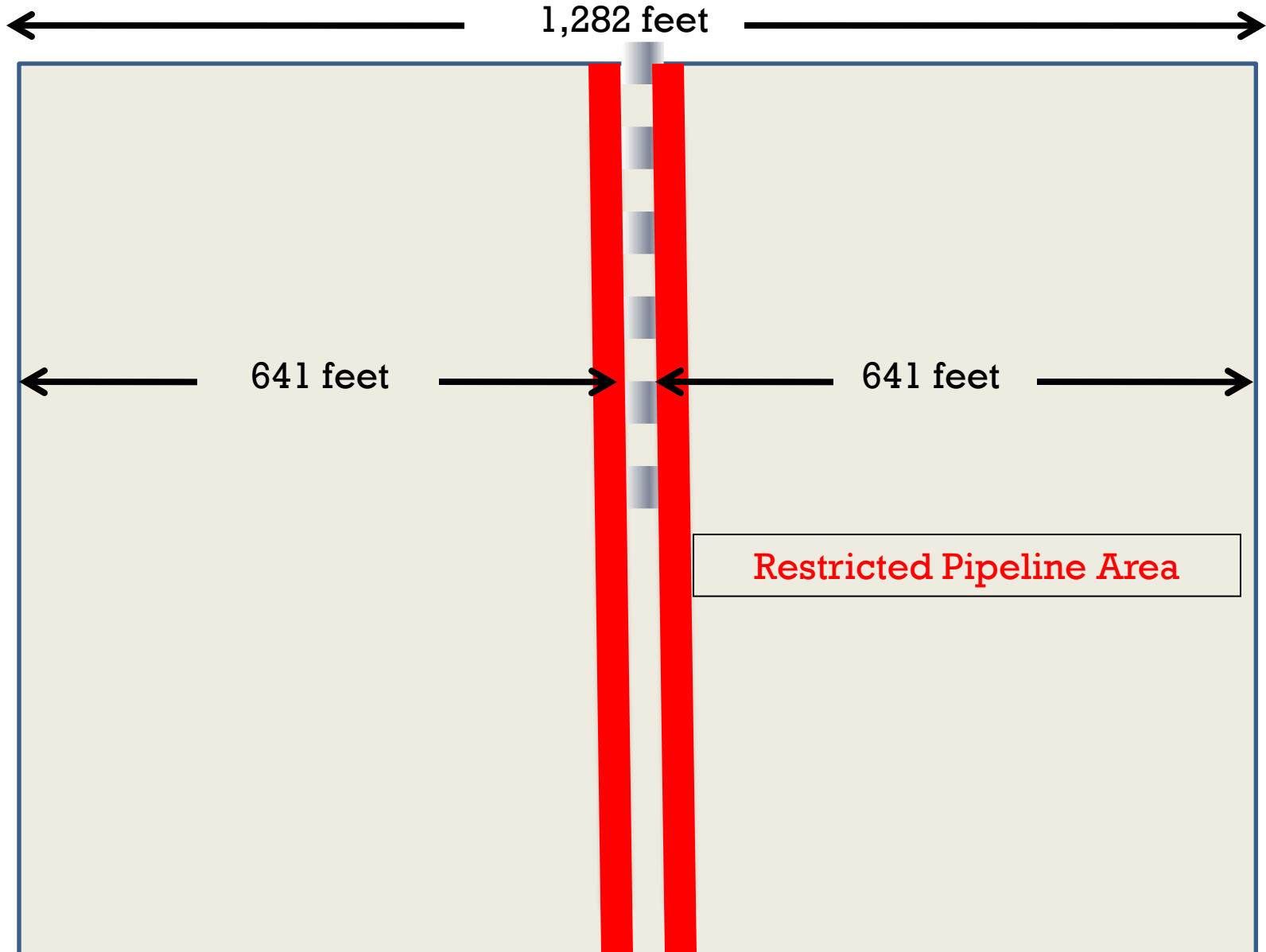
- To the Pipeline Operator
 - Issue permit only if received written verification regarding consultation
- To the “Developer”
 - When applying for a permit or making inquiries:
 - Notify that development is within a CZ
 - Explain the relevant application procedures
 - Provide contact information for the pipeline owner

City Responsibilities—CZ

(continued)

- To “general public”
 - Brochures and permits about potential excavation activities must contain “clear and concise” information about the state’s “one-call” requirements.
 - All maps prepared by the city planning or engineering staff with data about the location of roads and other infrastructure also must contain data indicating the location of the CZ and RPA.

Consultation Zone



RPA

RPA = Area of the pipeline easement

Prohibited Activities*

- Construction
- Expansion of structures
- Other activities involving land disturbance

**Unless pipeline owner gives written approval*

RPA (continued)

Allowed Activities

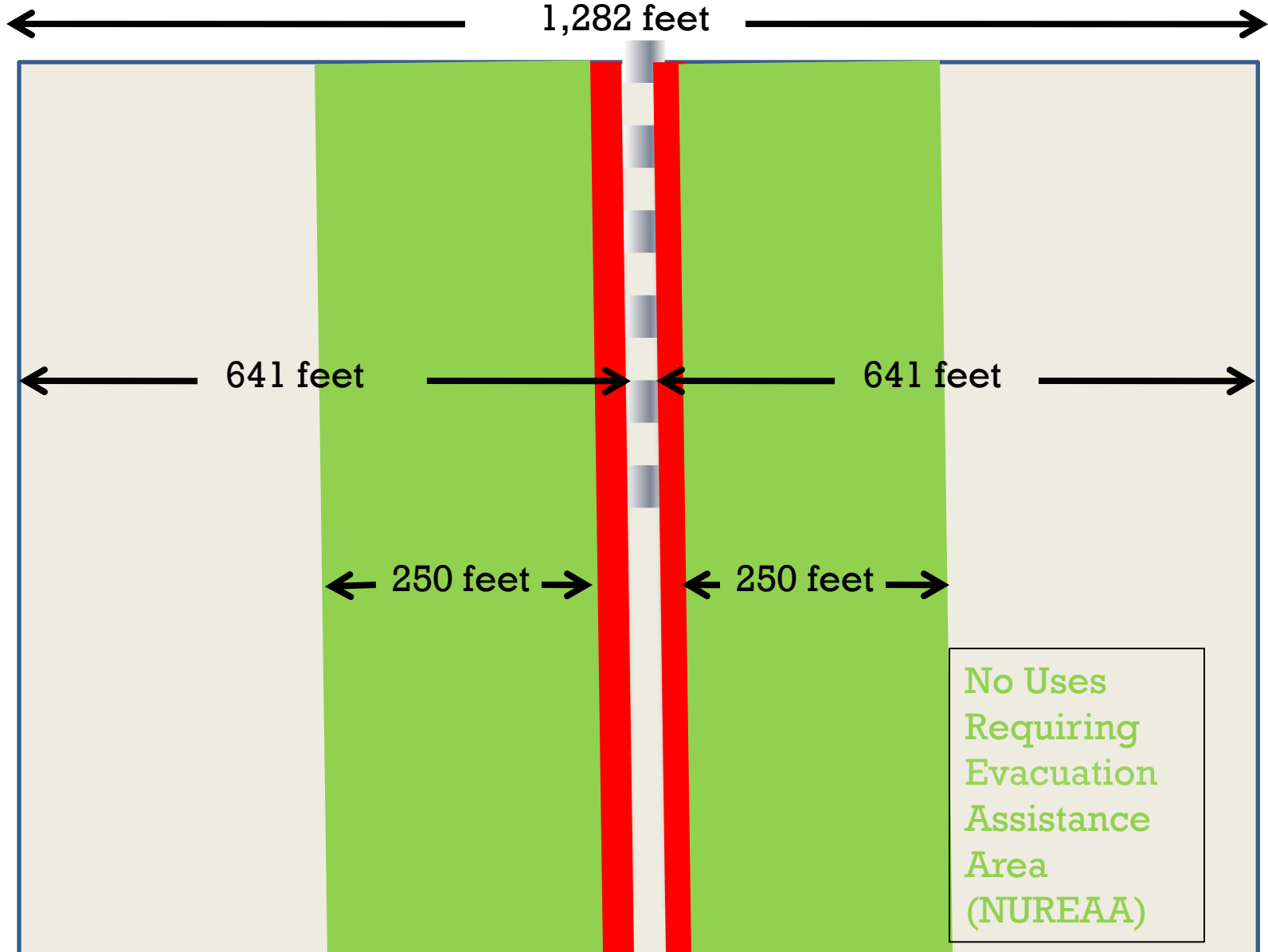
- Pipeline or appurtenances
- Facility producing, consuming, processing or storing gas transported by the pipeline
- A crossing utility line
- A utility service connection
- A road
- A surface parking lot

Responsibility of Owner of Property With RPA

Before transferring title:

- Deliver a document to the proposed grantee describing
 - The restricted pipeline area
 - The limitations on its development
 - Name and address of the pipeline owner or operator

Consultation Zone



NUREAA

NUREAA = Within 250 feet of outer edge of pipeline easement

Prohibited uses** include:

- Congregate living
- Hospitals
- Schools (public and private)
- Other uses—as determined by the City Planner—posing a safety concern because of the characteristics of the occupants, development, or site

** *Uses requiring evacuation assistance*

Uses Requiring Evacuation Assistance—Outside the NUREAA

Area from outer edge of NUREAA to outer edge of CZ

- Uses requiring evacuation assistance allowed:
 - Hearing must be held
 - County Fire Marshal must make certain recommendations

Fire Marshal Recommendations (Partial List)

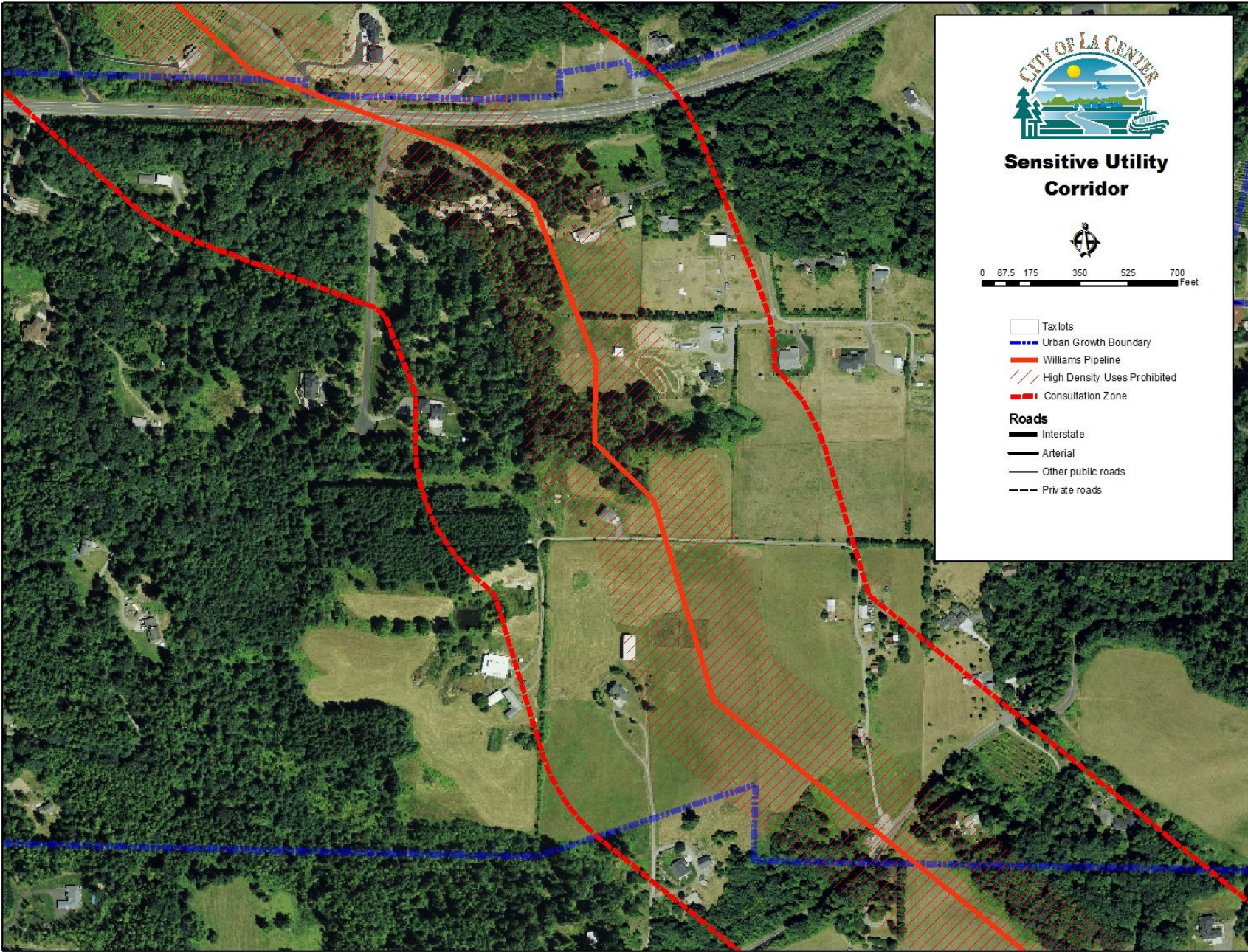
- **Structure**
 - Can protect occupants from the immediate effects of a catastrophic pipeline explosion
 - Has a performance-based design that provides adequate time for evacuation to a safe place in the event of a pipeline leak or fire
- **Emergency procedures are in place**

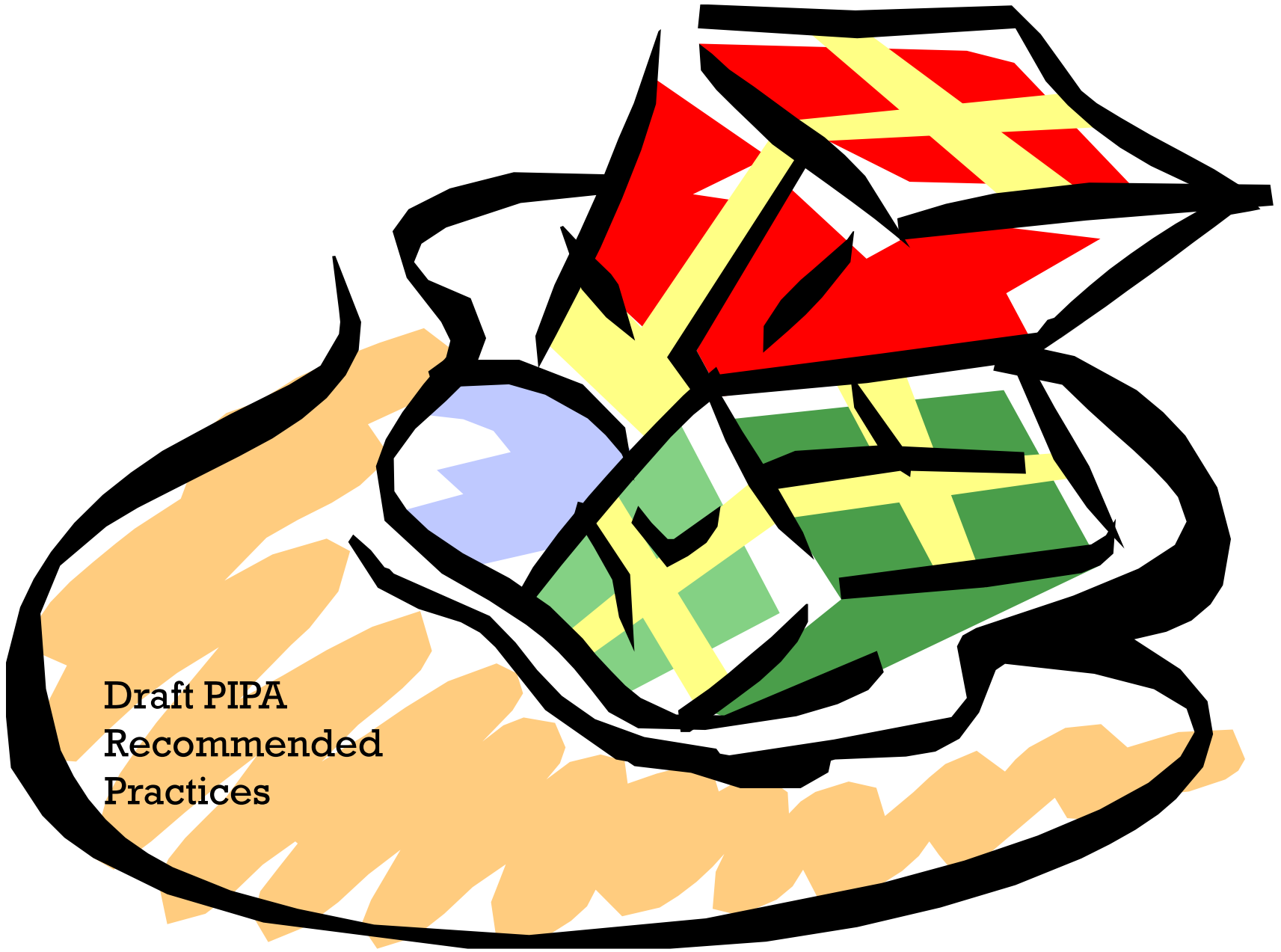


Sensitive Utility Corridor



- Tax lots
 - Urban Growth Boundary
 - Williams Pipeline
 - High Density Uses Prohibited
 - Consultation Zone
- Roads**
- Interstate
 - Arterial
 - Other public roads
 - Private roads





Draft PIPA
Recommended
Practices

Draft PIPA Recommended Practices

- **Baseline (BL) Recommended Practices**
 - Preparing for future development or new pipeline siting
- **New Development (ND) Recommended Practices**
 - New developments proposed in vicinity of pipelines

Draft PIPA Recommended Practices in La Center Regulations

- **Consultation Zone**
 - BL 04—Adopt an ordinance
 - BL 05—Define the CZ
- **Planning Zone**
 - BL 06—Adopt a planning zone
 - Consider adopting recommended New Development (ND) practices 11 through 23
- **Real Estate Disclosure**
 - BL 18—Pipeline Easements

Resources

- Dale Miller, City Planner, La Center
(360) 263-2484
dmiller@ci.lacenter.wa.us
- PIPA Draft Recommended Practices
<http://www.pstrust.org/>