

Hearing Examiner
File: #PCUP00-17-0018
San Juan County Depart. Of Community Development

Propane has a boiling point of -44°F, and is a colorless, odorless gas at ambient temperature and pressure. It is 1.56 times heavier than air, causing it to stay low and follow the path of least resistance. It expands more than 200 times its liquid volume, creating a significant vapor cloud when released. Propane can form an explosive mixture with air at room temperature. Due to its relatively low flammable range of between 2.2 percent and 9.5 percent within air, propane can ignite readily. Since propane will not evaporate (heavier than air) and be diluted and distributed into the air like a gasoline spill, it can travel a considerable distance. Vapor may accumulate in hazardous amounts in low-lying areas especially in stagnant air flow areas or inside confined spaces. If there is a source of ignition, then fire may occur and/or a flash back to a leak or open container. If the gas is not ignited, then a health hazard may develop. In higher levels, propane can displace the air, limiting oxygen, causing suffocation.

The liquefied propane gas can cause flash vaporization resulting in a BLEVE explosion (Boiling Liquid Expanding Vapor Explosion). Heat from a fire can cause a rapid build-up of pressure inside the cylinder. Explosive rupture and a sudden release of large amounts of gas may result. The cylinder may be rocketed a distance or explode sending lethal shrapnel hundreds of feet.

These are the inherent dangers of propane transfer and storage. Although safety procedures may minimize these dangers, they cannot guarantee an accident will not occur. An accident may not happen in the first few years of construction, while the storage tank(s) and delivery trucks are new and the employees are fresh out of their safety training and certification. Eventually, staff become complacent, learn how to take short-cuts and by-pass safety protocol. Equipment starts to deteriorate from use and the salty air. Maintenance of equipment gets behind schedule because of being in a remote location. Maybe the company is sold to a company that puts profit over safety. Eventually, time is against safety and the chances of a serious accident increases.

A high concentration of people live and work in the immediate area of the proposed propane storage facility. These homes and hangers will be occupied for the next 5, 20, and 50 years. The chances of us being involved in a major accident at some time in the life of this propane storage facility is almost inevitable. We do not want to have to live with the fact that at any given time, without notice, we may be evacuated or worse loose our home or lives to a hazardous situation that should not be allowed with such close approximation to homes.

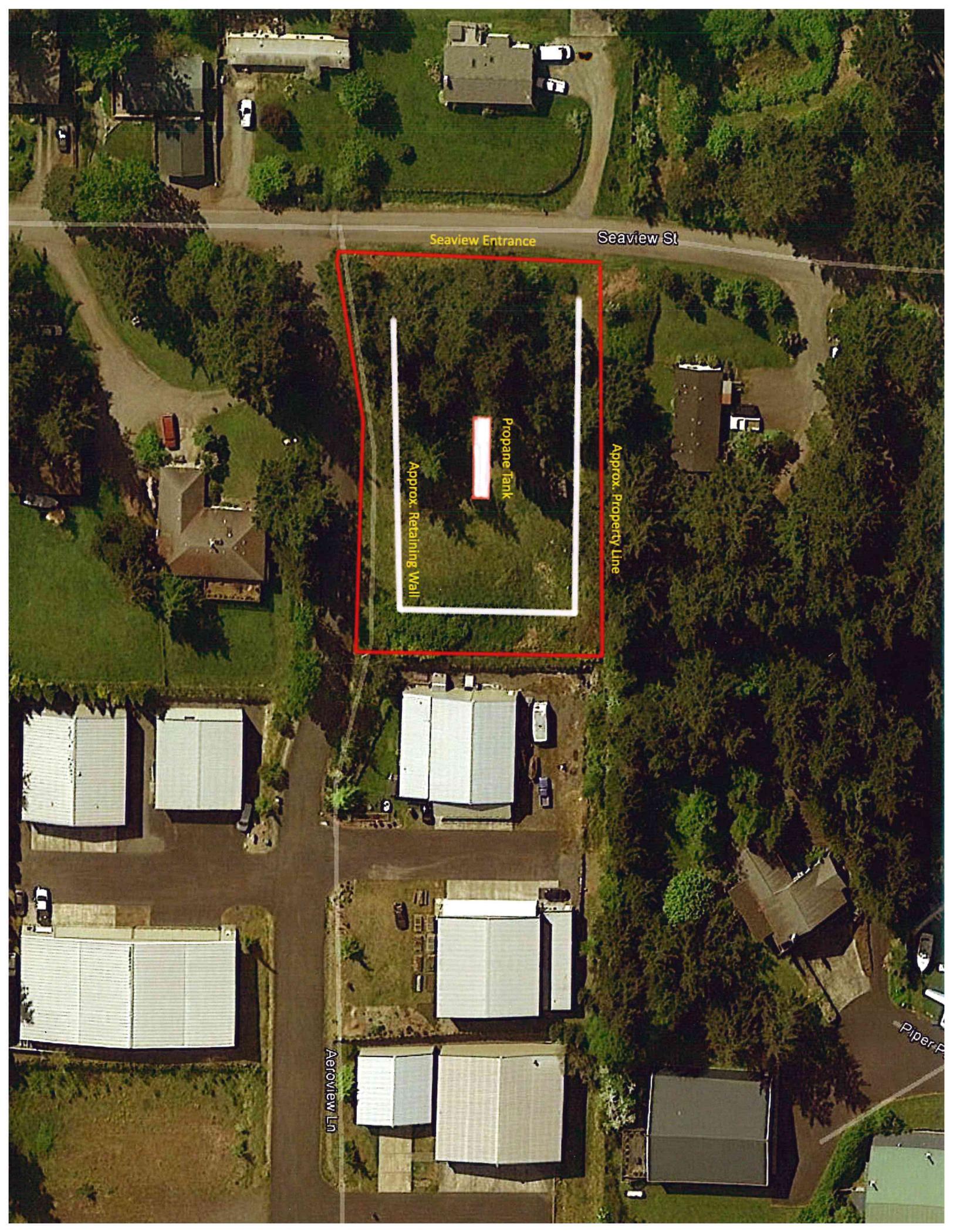
Respectfully,



Kim Middleton

Wayne Munich

EF 28



Seaview Entrance

Seaview St

Approx. Property Line

Propane Tank

Approx. Retaining Wall

Aeroview Ln

Piper-P