SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
(360) 378-2354 | (360) 378-2116
dcd@sanjuanco.com | www.sanjuanco.com

Date: July 25, 2017

To: Sharon Rice
San Juan County Hearing Examiner

From: Julie Thompson Julie Thompson
Planner III

Re: Post-hearing order for PCUP00-17-0018, Inter-Island Propane

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The post-hearing order for PCUP00-17-0018, Inter-Island Propane, was issued July 14, 2017. It allowed for County staff to submit written responses to public comments submitted in writing and oral testimony at the July 13, 2017 public hearing. This memo is in response to that order. Exhibits to this memo include comments from (1) Public Works; (2) the Fire Marshal; (3) the Orcas Island Fire Chief; and (4) Eastsound Water Users Association, the water purveyor.

There was a comment on the permit notification process. The comment stated that it seems to be woefully inadequate and to the disadvantage of both the applicant and the public.

> *County response: San Juan County Code (SJCC) 18.80.030 contains the requirements for notice of project permit applications, public comment, and notice of hearing. These mailing, publication, and posting codes require that the County publish a notice of application in the official County newspaper at least one time. The County exceeded that requirement by publishing notices on May 24 and May 31, 2017 in both The Journal of the San Juan Islands and The Islands' Sounder. A copy of the legal notice was attached to the staff report dated July 3, 2017 as Attachment 5.*
>
> *Further, the code requires that the applicant mail a notice of application, as provided by the administrator, to all owners of property within 300 feet of the boundaries of the subject property, using the names and addresses of those individuals as shown on the tax assessment rolls on the date the project permit application is submitted to the permit center. Notices of application shall be deemed to have been provided on the date the notices are deposited in the mail. The applicant shall provide the administrator with a declaration of mailing and list of those individuals to whom the notice of application was*

mailed. The applicant complied with these requirements on May 24, 2017. Proof of compliance is Attachment 6 to the staff report dated July 3, 2017.

Finally, the applicant is required to post a notice of application of the property on a board purchased from the Department of Community Development. Compliance with this requirement is attested to in Attachment 6 of the staff report dated July 3, 2017.

There was a comment that the lot is light industrial and propane/gas is prohibited in this zone.

County response: Yes, this lot is in the Service and Light Industrial land use district of Eastsound. In SJCC 18.30.460, Eastsound subarea land use regulations, Table 2, Allowed Industrial Uses by Eastsound Land Use District, Bulk Fuel Storage Facilities are allowed by conditional use permit in the Service and Light Industrial district. Bulk fuel storage facilities are defined in SJCC 18.20.020 as the storage of fuel in structures or tanks for subsequent retail sale.

The comments submitted by Paul Kamin date stamped July 12, 2017 contains information that indicated the Eastsound Planning Review Committee (EPRC) was not contacted regarding this proposal. He said it was brought to the committee's attention by a citizen. EPRC did discuss the project and submitted comments to the County.

County response: Attachment 1 to the July 13, 2017 staff report is the Request for Review that was used by staff to distribute the application materials. EPRC is marked on that form and was sent the application materials on May 31, 2017.

Exhibits:

1. Memo from Jeff Sharp, SJC Public Works, dated July 17, 2017
2. Memo from RJ Myers, SJC Fire Marshal, dated July 18, 2017
3. Letter from Scott Williams, Orcas Island Fire Chief, dated July 25, 2017
4. Letter from Paul Kamin, Eastsound Water Users Association, dated July 24, 2017

Exhibit 1

San Juan County Public Works Department

Location:
915 Spring Street
Friday Harbor, WA 98250

Mail:
P. O. Box 729
Friday Harbor, WA 98250

Contact:
P: (360) 370-0500
F: (360) 378-6405

www.sanjuanco.com
pubwks@sanjuanco.com

MEMORANDUM

S.J.C. DEPARTMENT OF
JUL 19 2017
COMMUNITY DEVELOPMENT

Date: July 17, 2017

To: Julie Thompson – Department of Community Development

From: Jeff Sharp – Public Works, Assistant County Engineer

RE: **Inter-Island Propane**
PCUP000-17-0018

The Hearing Examiner has requested written comments from Public Works (PW) for certain aspects of the proposed propane storage and distribution facility at 27 Aeroview Lane. Here are the responses.

1. *The classification of (and therefore part responsible for maintenance of) Aeroview Lane, and if private, what are the implications of the proposal on a private road.*

   Response: Aeroview Lane is private. San Juan County has no maintenance responsibility for this private roadway. Presumably there is an existing property owner's association and/or maintenance agreement in place for Aeroview Lane. PW has no specific knowledge in regard to such a maintenance arrangement. The existing paved road appears to be of sufficient width for two-way traffic, therefore should be appropriate for the proposed use. PW has no specific knowledge of the existing roadway pavement section.

2. *The adequacy of Seaview Street to accommodate Applicant vehicles.*

   Response: Seaview Street is a public roadway maintained by San Juan County. The existing paved roadway is of sufficient width for two-way traffic, therefore should be able to accommodate Applicant vehicles. The existing roadway is constructed with bituminous surface treatment (chip seal) over granular material, similar to other County roads in the vicinity. There are no maintenance concerns with the proposed increase in truck traffic.

Exhibit 2

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OFFICE OF THE FIRE MARSHAL

Date: July 18, 2017

To: Julie Thompson, Planner III
San Juan County Community Development

From: RJ Myers, San Juan County Fire Marshal

Re: PCUP00-17-0018, 27 Aeroview Lane TPN: 271158011000
Locate 30,000 gallon propane storage tank and propane storage and distribution center
Inter-Island Propane

The following are pertinent code requirements to address public comment regarding this installation.

Response to Hearing Examiner Order dated 07/14/2017:

Adequate with and road turnaround for Seaview and Aeroview Streets:

Seaview Street is 20 feet wide adjacent to the proposed site, north of the site are two areas that fire apparatus could turn around as well as a large lot at the end of Seaview Street. Aeroview is 20'6" wide adjacent to the proposed site. There is an automatic gate located at the southeast corner of the site that accesses the hangars on Aeroview Lane. it is 14'6" wide, then the road widens out to 20'+ again and has multiple areas where a fire truck could turn around adjacent to the hangars on Aeroview.

Emergency Egress from Aeroview Lane in the event of a major incident:

In the event of an emergency in which the Fire District closes Seaview Street adjacent to the project site, emergency egress, via vehicle, would be available from the residences in the vicinity. Egress would be to the north and the east of the proposed site using private drives, entering onto port property, and crossing the airport in Eastsound. The airport would need to be closed in order to facilitate emergency egress if Seaview Street is closed. See diagram below labeled "Emergency Egress Routes."

It is worth noting that Table 6104.3 of the IFC notes that there is a requirement for tanks up to 30,000 gallons to be 50 feet from:

> *"buildings, public ways or lot lines of adjoining property that can be built upon".*

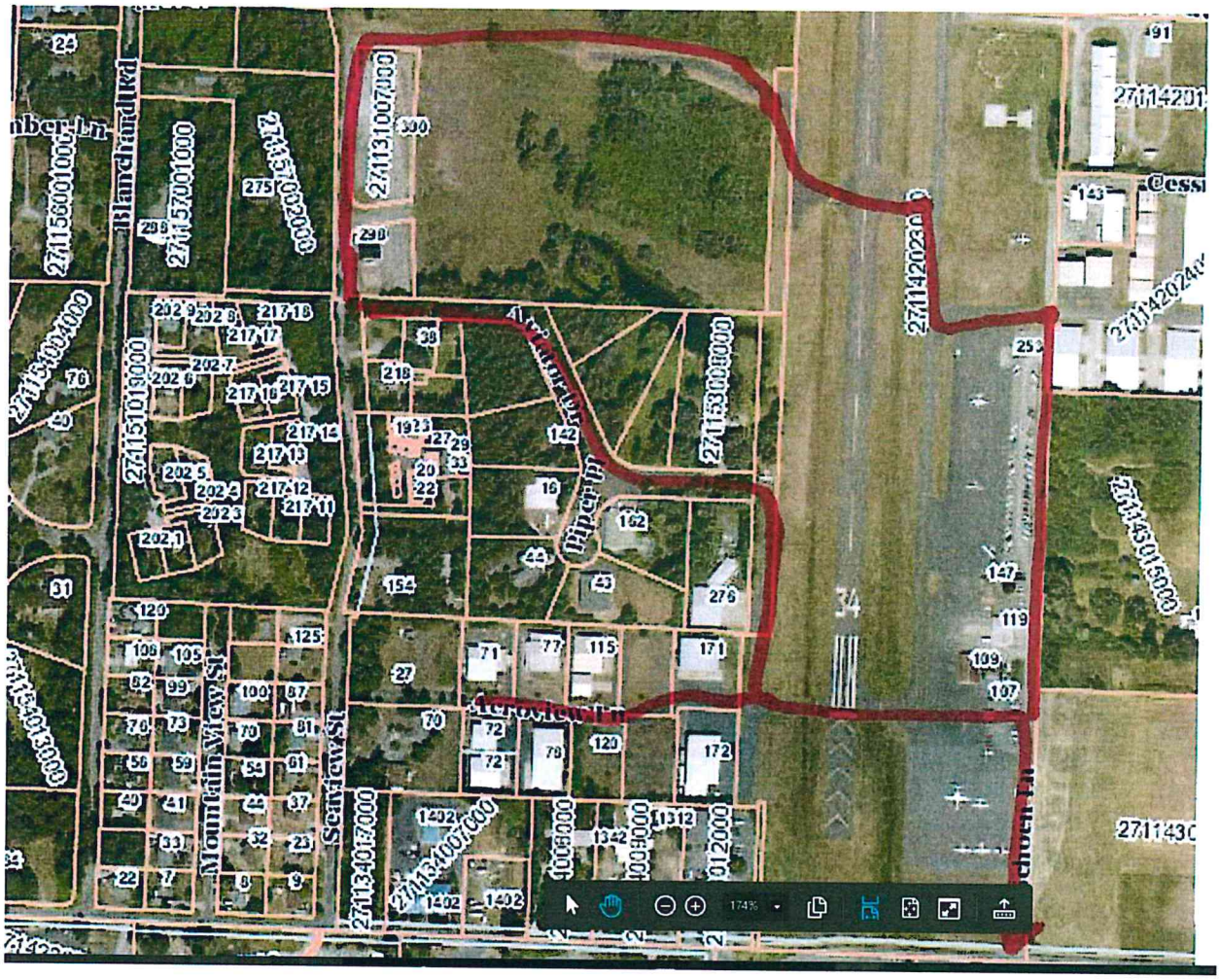
The following statement helps to understand the reason for the setback. This statement is contained in the code commentary for Table 6104.3:

"Separating and protecting containers from each other and from buildings and heat-producing appliances are the principal means for preventing container failures and accidental ignitions. Separation serves at least two purposes. Outside a building, separating tanks from structures allows escaping gas to disperse or dilute before it can enter a building or come in contact with an ignition source. Similarly, the container is protected to an extent from a hazardous exposure if escaping gas is ignited, and the tank is protected if the building becomes involved in fire".

Availability of Fire Flow:

Calculations of available fire flow are not available at this time. The fire flow requirements outlined in Chapter 13.08 SJCC have not been proven in writing by the applicant or by the water supplier (Eastsound Water Users Association). The need for 500 gallons per minute for 60 minutes is a requirement of the San Juan County Code for Commercial Fire Flow and is the flow necessary for the hydrant that needs to be installed adjacent to this property as outlined in my correspondence from June 26, 2017. Provision of fire flow calculations prior to any site development could be made a condition of approval.

Emergency Egress Routes



Orcas Island Fire & Rescue

Neighbors Serving Neighbors since 1948

Exhibit 3

July 25, 2017

San Juan County Planning Department,
Subject: Recommendations for the proposed propane facility on Orcas Island.

1. Tall trees are to be removed from the perimeter of the property.

2. Achieve current security measures for large propane storage facilities in order to meet the DHS (Department of Homeland Security) standards.

3. Installation of a leak detection system that sends an alarm to a monitoring company, or, it has an audible and/or visual alarm on property to notify the community and the fire department of a leak. (Note: The property owner who resides in the hanger, which is located down slope and adjacent to the proposed propane facility lot, is a mechanic and a welder. He works with his welding equipment frequently. A leak from the proposed propane facility may affect property and life safety if a quantity of gas builds up within the property owner's hanger. This is a known activity which exists prior to the construction of a propane storage facility)

4. I recommend more than the 500 GPM hydrant system because we are usually unable to consistently achieve the rated GPM for a hydrant system due to residual pressure requirements in the water main/supply piping. If the residual pressure in the water system is too low then damage may occur to the pipes or contaminants can be introduced into the drinking water supply.

   Note: A likely fire scenario for this facility is a vehicle fire requiring water flow from 2 or more attack lines in order to:

   1.) Cool the 30,000 gallon propane tank and/or the supply truck's propane tank (approx. 250-500 GPM cooling water from a ground monitor/nozzle)
   2.) Extinguish the vehicle fire (approx. 250-350 GPM)
   3.) Provide fog stream protection of fire crews operating on scene and in close proximity to propane tanks/vehicles (approx. 100-200 GPM).
   4.) If the fire were to spread to adjacent lots or structures, we have already exceeded the GPM for the water supply/hydrant system and will be unable to address additional fire operations in the immediate neighborhood.

   a. An alternative to immediately upgrading the water system would be the installation of one or two 5000 gallon water tanks for an on-site suppression/deluge system which would allow the water supply/hydrant system to be used for additional firefighting/protection operations. (Note: Two 5,000 gallon water tanks is preferred due to the extended length of time a propane tank emergency can take to completely mitigate)

San Juan County Fire Protection District # 2
45 Lavender Lane, Eastsound, WA 98245
360-376-2331

b. A 5000 gallon water tank on site supplying water to a 250-500 GPM deluge system would only allow approx. 10-20 minutes of cooling water for the propane tank. The 250-500 GPM is an estimated range based on the engineer's reference of NFPA requirements for a system with certain established safety features and the more general calculations used by the fire service for a tank of this size. (Note: It may take hours for a 30,000 gallon propane tank to finish venting depending on the severity of the emergency)

5. My initial recommendations to the evacuation planning. (Community members have mentioned Code requirements for a propane facility of this size and I have not received definitive information regarding this Code).

   a. An option for helping with the road congestion due to a fire or evacuation is to put in a Fire Department (concrete and/or asphalt) parking pad just off of Seaview (or Aeroview) on the propane facility property. This will allow us to respond and stage a vehicle for fire department operations. Even this will not completely facilitate efficient evacuation of the area. Fire hydrants and hose locations will need to be pre-planned in order to prevent fire hose being a hindrance to vehicle evacuation traffic. Cars/trucks driving over pressurized fire hose may cause ruptures in the hose endangering firefighting operations.
   b. The fire department will utilize the reverse 911 system and Door-to-Door fire department member response to notify community members of the need for evacuation. (Note: We are limited on the door-to-door response by the number of volunteers who arrive on scene)
   c. The fire department uses private property roads and egress points to facilitate evacuation in the case of an emergency.

6. The Orcas Island Fire Department trains its firefighters to the HAZMAT Awareness Level. At a general understanding of this Level, the firefighters are trained to recognize a hazardous situation and initiate evacuation of the area and prevent entry. It does not qualify the firefighters for advanced operations and performing emergent/temporary repairs for leaks. If this facility is built then I think a trained employee of the company should be available 24/7 for emergent operations concerning the facility. This would include a response to the facility of less than 1 hour due to the remote logistics of Orcas Island (or any island in San Juan County) and the potential water supply limitations discussed above.

Scott Williams, Fire Chief

San Juan County Fire Protection District # 2
45 Lavender Lane, Eastsound, WA 98245
360-376-2331

Exhibit 4

July 24, 2017

Eastsound Water

TO: San Juan County Community Development
FROM: Eastsound Water
RE: Fire Hydrant and Flow Capacity on Seaview St.

Eastsound Water has installed and maintains a number of fire hydrants in the Seaview Area. A map of their locations and "MODELED FLOW CAPACITY" is attached.

Eastsound Water's engineers have used hydraulic modeling software to simulate Eastsound Water's distribution system. This model is the source of these Fire Hydrant flow capacities. Eastsound Water can do actual flow tests of hydrant, but do so requires public notice of customers in the vicinity and specific plans for dechlorinating and "disposing" of the water.

Scott William, Orcas Fire and Rescue Chief, and San Juan County Fire Marshall RJ Myers have expressed desire for an additional fire hydrant on Seaview for the InterIsland Propane project. This hydrant has been added to the maps, but has not yet been engineered, modeled or installed.

The location of the proposed InterIsland Propane fire hydrant on Seaview is on a 4" water main, and is some 40 or more feet higher in elevation the closest hydrant on Aeroview. Eastsound Water cannot confirm or commit that a fire hydrant in this location is capable of providing 500 gpm of flow.

Determination of the fire flow capacity for an InterIsland Propane hydrant on Seaview will require contracting our engineer to "run the hydraulic model". Eastsound Water would like to have specific parameters laid out prior to undertaking this step. These parameters should include specific flow requirements from Orcas Fire and Rescue; the specific location on Seaview where they would like to locate the fire hydrant and the flow requirements of any "cooling system" associated with the InterIsland Propane Tank. Eastsound Water's last discussions with Chief Williams was that he would like to see 1000 gpm of fire flow capacity at this location.

It is possible, perhaps likely, that the 4" water main on Seaview will need to be upsized to meet the fire flow demands associated with InterIsland Propane's requirements.

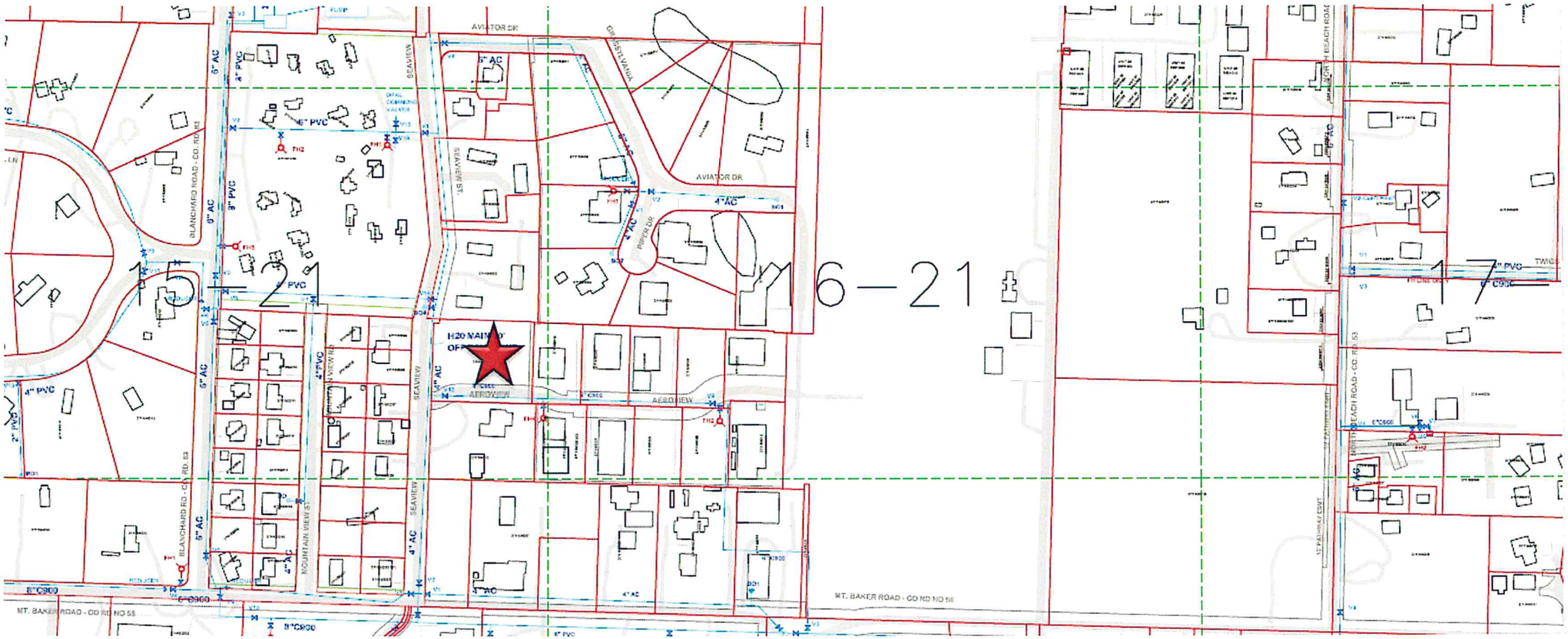
Eastsound Water is willing to have our engineer develop a cost estimate for doing an actual fire flow testing, running our hydraulic model, and upsizing the water mains. In accordance with Eastsound Water's bylaws, all such costs will be the responsibility of the developer of the InterIsland Propane site.

In the Spirit of Service,

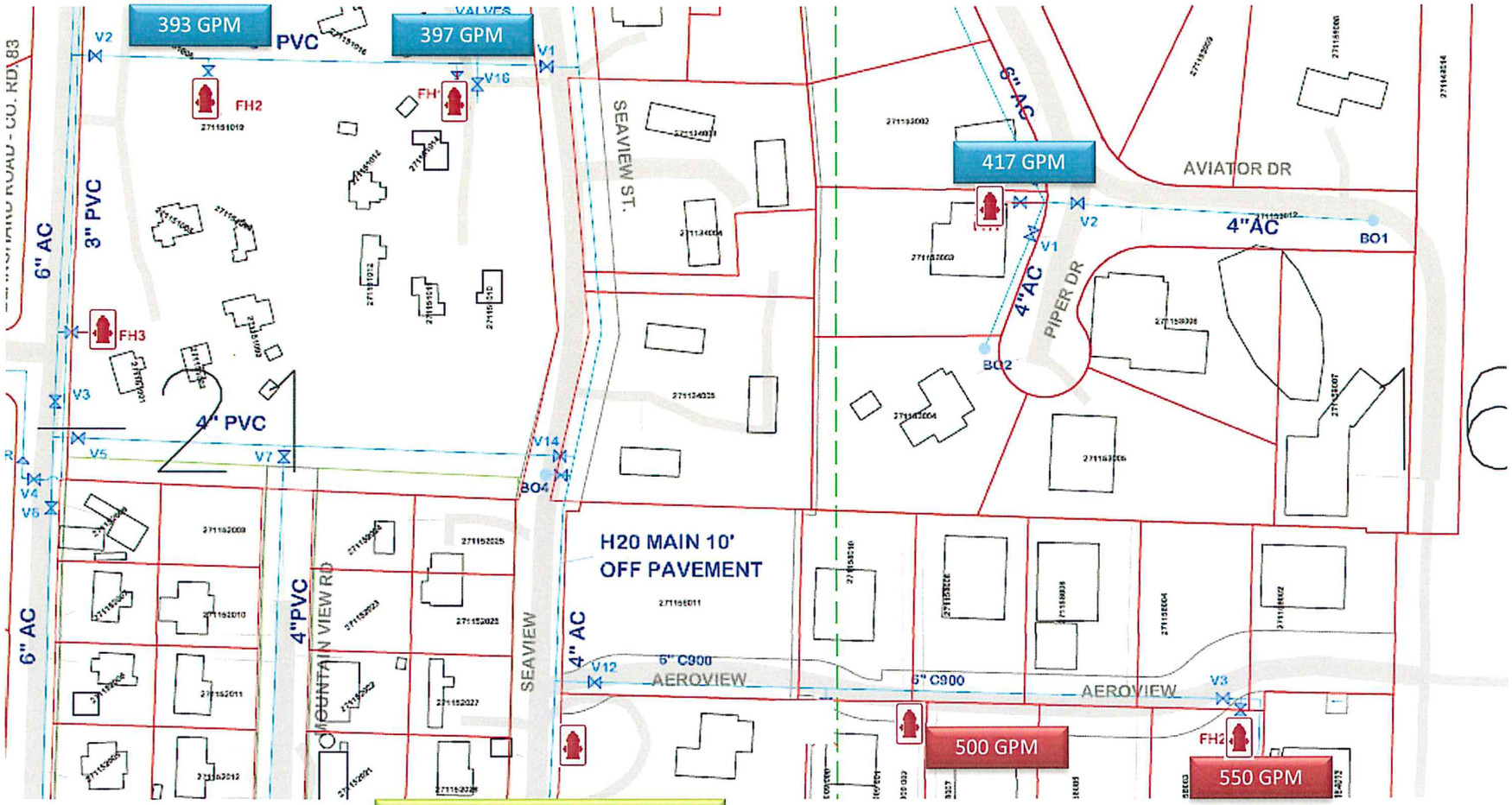
Paul Kamin

General Manager

Eastsound Water Users Association
PO Box 115 286 Enchanted Forest Rd
Eastsound WA 98245 360 376 2127
www.eastsoundwater.org fax 888 523 2470



Eastsound Water Distribution System For Seaview St. pkamin 7/19/17



NEW HYDRANT Location for InterIsland Petroleum