



“Your Locally Owned and Operated Propane Company”

Sharon Ross- San Juan County Hearing Examiner

Julie Thompson- Planner III, San Juan County Department of Community Development

Good afternoon Julie and Sharon,

We have read over the County staff report, the additional public comments, and the memos from the Public Works, Fire Marshal, Fire Chief and the Eastsound Water Users Association. Our response is for the following comments.

Fire Marshal:

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

Response: We will do whatever the county requires us to do here, however we thought we were doing the neighbors a favor by leaving the trees in. I would think it would be easier and cleaner to say “remove all large trees 20” or larger in diameter within 50 ft of the tank”. 50 ft is the required distance in the NFPA states a storage tank 2,000 gallons and above must be from a building, structure or property line.

Fire Chief:

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

Response: All propane facilities must meet DHS standards, this is a requirement from our insurance provider.

Fire Chief:

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)

Response: We think this is a great idea from the Fire Chief. It helps solve the lower live-in airport hangers and welding business. We are considering a system that we could install on the east downward slope of the hill, (maybe even create a small berm on the east side). This alarm system would have an audible horn and light in the event of a leak. See Memo from Arch Huddleson on specifics.

Fire Chief:

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.

Fire Marshal:

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.

Paul Kamin:

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.

Response: Per the conditions of approval from the county, the need for a 500 gallon per minute for 60 minutes is a requirement. Having read the Fire chief, Fire Marshals, and Paul Kamins memos it appears that the Eastsound water association does not know if it will have enough water to supply 500 gallons per minute to the site. They have laid out some options to alleviate the problem. The options seem to be at the huge expense of Inter Island Propane and have not been requirements to other like facilities on the Island. Arch Hudleson with Meader has laid out another option that we believe would be the safest alternative and greatly reduce the amount of water needed. Leaving water availability to be used elsewhere in an emergency. This option would not require yearly mechanical maintenance and repairs, nor would it ever be subject to equipment failure. The solution is an Intumescent Thermal Coating installed on the tank. As note by Arch, this is "FAVORED for exterior environments found in the Northwest". He asserts that this thermal coating is recognized alternative to water storage or supplemental application, providing a two-hour fire rating, allowing available water resources to be used for other tasks" This coating is stated in the NFPA 58 as "The most practical solution for special protection" See Arch Huddlesons Memo Attached. I would ask the county to allow the thermal coating

to be installed if the Eastsound Water Association cannot provide the required 500 gallons per minute per San Juan County.

We want nothing more than to be the safest fuel storage site in the Islands and are willing to add the alarm system and the thermal coating to our facility to fulfill our obligation to the Orcas community and the Fire Department.

Fire Chief:

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.

We appreciate the level of training and the dedication of the volunteer staff on Orcas Island. Inter-Island Propane would also like to extend ongoing training to the current staff of Firefighters and other First Responders at this facility. Training and familiarity will provide timely and effective response from emergency personnel. If Inter-Island personnel are not on site and/or actively transferring fuel, then all valves will be closed off and no potential for leakage exists. Point of fact, if these primary shut-off valves could be broken off at the threaded coupling level of the tank openings, still no product would be lost, because the soft-sealing media and valve apparatus are located up inside the vessel opening. In this position, these elements are out of harm's way, from either physical impact or thermal denigration. Therefore, requisite onsite Inter-Island personnel would be rendered moot. However, we will be looking for a full-time employee to live and work on Orcas that will be able to respond to all emergencies and any other after hour calls. All contact info will be readily available to the Fire Chief. We will also be providing a 24/7 emergency 800 number to all surrounding neighbors that will have a direct call line to the Police station and Fire personal in the case of an emergency.

Once again, I really believe the we are within the Land Use requirements and the conditions required by the CUP and I would like everyone to know that this is not the old off-island company. We spent a lot of time and money in training, planning and preparation for the safest facility that Orcas has ever seen. We are proud locals, trying to keep propane prices at a sustainable level for all islanders while creating jobs for our neighbors. Thank you for your time

Donny Galt

Inter Island Propane LLC

