D# 78 PLANNING NEAR PIPELINES - REVISED STAFF REPORT

General Description

This docket request was made by the City of Renton Planning Division upon Council referral and proposes revisions to Title IV regulations to guide development near transmission pipelines that carry hazardous liquid substances. In proposing these regulations, consideration was given to reports and data from the Municipal Services Research Center (MSRC) as well as regulations from the City of Redmond. In addition, existing development patterns were considered.

As urban uses expand into areas where transmission pipelines exist, there is a need for regulations that minimize potential conflicts between pipelines and development. Federal and state regulations attempt to ensure pipeline safety by regulating the design, operation, and maintenance of pipelines. However, local governments control land use regulations and can use such regulations to minimize the likelihood of accidental damage to pipelines from construction activities and avoid exposing high-density land uses, vulnerable populations, and emergency functions to risk of injury or damage in the event of a pipeline failure.

MSRC model ordinances and an ordinance adopted by the City of Redmond require setbacks from the edge of hazardous liquid and gas pipelines for most structures. A 50-foot setback is the distance proposed in MSRC's *Model Setback Ordinance for Transmission Pipelines*. And, high consequence land uses such as schools, hospitals, arenas, day care centers, and emergency services require a 500-foot setback. Measuring setbacks from the pipeline creates a consistent setback standard that does not vary based on easement width. However, prescribing setbacks from pipelines does not recognize existing pipeline location and land use patterns. Within Renton, Valley Medical Center, Renton Technical College, and several schools are located within 500 feet of existing hazardous liquid and gas pipelines.

Staff initially proposed amendments incorporating the general setbacks proposed in the MSRC model ordinance as well as the increased setbacks for high consequence land uses and reasonable use provisions incorporated in the City of Redmond's ordinance. However, as work progressed on this docket item, it became clear that the proposed code requirements were impractical, and that requiring notice on property title could provide increased awareness and improved safety. The proposed revisions attempt to balance the need for careful development near pipelines without becoming onerous on applicants or needlessly complicating the City's development regulations.

Impact Analysis

<u>Effect on rate of growth, development, and conversion of land as envisioned in the Plan</u>

The proposal is not anticipated to have an effect on rate of growth, development, and conversion of land as envisioned in the Plan.

<u>Effect on the City's capacity to provide adequate public facilities</u>

The proposal is not anticipated to have an effect on the City's capacity to provide adequate public facilities, generally.

Effect on the rate of population and employment growth
The proposal is not anticipated to have an effect on the rate of population and employment growth.

Whether Plan objectives are being met as specified or remain valid and desirable
The proposal does not modify Plan objectives.

Effect on general land values or housing costs
The proposed amendment is not anticipated to have an effect on general land values or housing costs.

Whether capital improvements or expenditures are being made or completed as expected
No specific capital improvements or expenditures are associated with this proposal.

Consistency with GMA, the Plan, and Countywide Planning Policies
The proposed regulations attempt to better protect public health, safety and welfare by reducing the likelihood of pipeline damage from construction. Thus, the proposed requirements are consistent with GMA, Countywide Planning Policies, and the Comprehensive Plan.

Effect on critical areas and natural resource lands
The proposed amendment is not anticipated to have an effect on critical areas or natural resource lands.

Staff Recommendation
It is recommended that Title IV be amended to include a new section (4-3-070) that requires notice on title that there are hazardous liquid and gas pipelines in the vicinity for properties within 500 feet of such pipelines.

Implementation Requirements
Adopt new code section RMC 4-3-070, as shown on Attachment A.

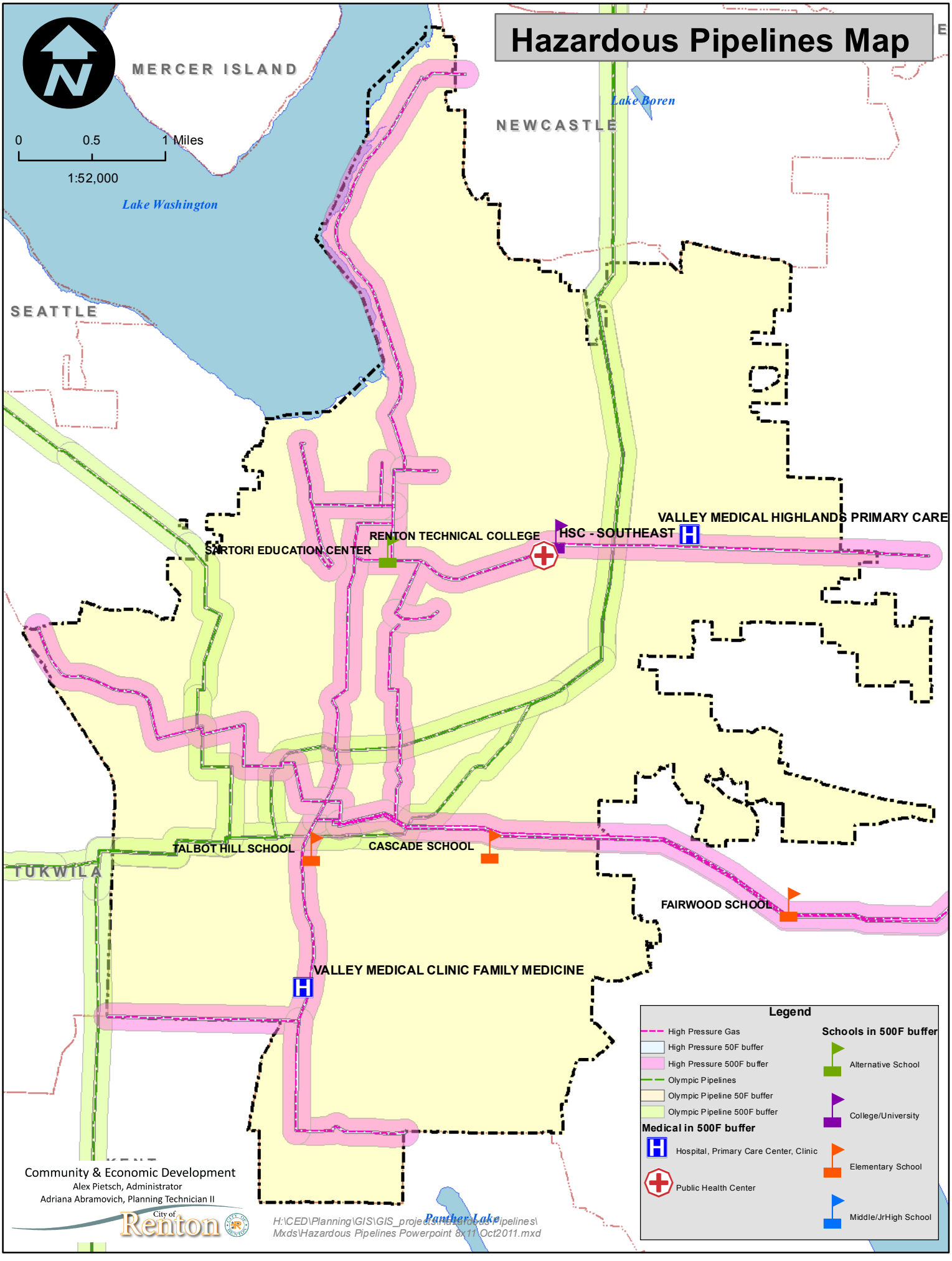
4-3-070 PIPELINE NOTICE:

A. PURPOSE AND APPLICABILITY:

Recognizing it is impossible to eliminate risk entirely, the requirements in this section are intended to reduce the likelihood of accidental damage to the hazardous liquid and gas pipelines resulting from development and land disturbance near. This section applies to all development within 500 feet of hazardous liquid or gas pipelines.

B.REQUIRED NOTICE ON TITLE:

All development within 500 feet of hazardous liquid or gas pipelines shall, as a condition of approval, be required to place a note on title notifying future owners of the presence of a hazardous liquid or gas pipeline in the vicinity and advising contact with the pipeline owner before any ground disturbance.


Hazardous Pipelines Map
MERCER ISLAND
NEWCASTLE
Lake Boren
Lake Washington
SEATTLE
0
0.5
1 Miles
1:52,000
VALLEY MEDICAL HIGHLANDS PRIMARY CARE
HSC - SOUTHEAST
RENTON TECHNICAL COLLEGE
SARTORI EDUCATION CENTER
TALBOT HILL SCHOOL
CASCADE SCHOOL
TUKWILA
FAIRWOOD SCHOOL
VALLEY MEDICAL CLINIC FAMILY MEDICINE
Legend
High Pressure Gas
High Pressure 50F buffer
High Pressure 500F buffer
Olympic Pipelines
Olympic Pipeline 50F buffer
Olympic Pipeline 500F buffer
Medical in 500F buffer
Hospital, Primary Care Center, Clinic
Public Health Center
Schools in 500F buffer
Alternative School
College/University
Elementary School
Middle/JrHigh School
Community & Economic Development
Alex Pietsch, Administrator
Adriana Abramovich, Planning Technician II
City of Renton
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Panther Lake