Consultation/Planning Zone in a Rural County using proposed guidance from the Pipelines & Informed Planning Alliance (PIPA)

Robert W. Hill
Planning, Zoning and Drainage Director
Brookings County, SD
Transmission pipelines reach across our country and are located in urban and rural areas.
Transmission pipelines link energy production to end users. (Natural Gas)
Consultation/Planning Zone in a Rural County

• What: Transmission Pipeline (Natural Gas)
• Where: Brookings County, South Dakota
• When: Constructed? Easements dated 1956
• Why: Public Safety
• Who:
  – Brookings County Citizens, pop: 28,220, 47,000 cattle
  – Northern Natural Gas Company
BL04 and BL05

• BL04: Consultation Zone Ordinance Recommended

• BL05: Define Consultation Zone
Proposed Consultation Zone

Absent site-specific information

- 660-1000 feet Natural Gas Pipelines
- 1000-1500 Hazardous Liquid Pipelines
Proposed Planning Zone

- Consultation Zone
- Right-of-Way
- Consultation Zone
- Pipeline
- Planning Zone
- Planning Zone
- Right-of-Way
16,600 miles
## Gas Transmission Pipelines

<table>
<thead>
<tr>
<th>OPERATOR NUMBER</th>
<th>13750</th>
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<tbody>
<tr>
<td>OPERATOR NAME</td>
<td>NORTHERN NATURAL GAS CO</td>
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<tr>
<td>SYSTEM NAME</td>
<td>MARKET AREA</td>
</tr>
<tr>
<td>COMMODITY CATEGORY 1</td>
<td>Natural Gas</td>
</tr>
<tr>
<td>COMMODITY DESCRIPTION</td>
<td>NATURAL GAS</td>
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<tr>
<td>INTERSTATE DESIGNATION</td>
<td>YES</td>
</tr>
<tr>
<td>PIPELINE STATUS CODE</td>
<td>IN SERVICE</td>
</tr>
<tr>
<td>PERSON TO CONTACT</td>
<td>ROYCE RAMSAY (VICE PRESIDENT OF OPERATIONS)</td>
</tr>
<tr>
<td>ENTITY TO CONTACT</td>
<td>1111 S. 103RD ST., OMAHA, NE 68124</td>
</tr>
<tr>
<td>CONTACT ADDRESS</td>
<td>PHONE: (402) 398-7969</td>
</tr>
<tr>
<td>PHONE/FAX/EMAIL</td>
<td>FAX: (402) 398-7118</td>
</tr>
<tr>
<td></td>
<td>EMAIL: <a href="mailto:ROYCE.RAMSAY@NGCO.COM">ROYCE.RAMSAY@NGCO.COM</a></td>
</tr>
</tbody>
</table>
Easements

• Dated/Signed: 1956
• “Blanket” easements up to 160 acres at a time.
• Sufficient depth not interfere with cultivation of soil.
• Pay damages arising from damage to crops, trees, shrubbery, fences or buildings from construction, maintenance or operation of said pipeline.
Brookings County Zoning
605-696-8350 • 601 4th St, Suite 105 • zoning@brookingscountysd.gov

AG District Building Permits

Building Permits are Required for:
- Erecting a NEW structure or building. For example, a home, garage, shed, or grain bin.
- Moving a Structure. For example, moving a residence or any other building onto another site.
- Remodeling a Structure. For example, changes in the building, adding a room, or creating a different style of roof.

Kingbrook Rural Water System Requirements:
- Waterlines Typically have a 30-foot easement
- Landowner responsible to insure that Kingbrook is notified prior to any construction. 605-693-5074/1-800-605-5279

South Dakota One Call
Utility Locates:
- 1-800-781-7474

Building Permits are NOT Required for:
- Buildings less than 120 square feet, such as play houses, tool sheds, and yard storage buildings.
- Minor Repairs, such as residing a structure, shingling, and painting, (remodeling that does not increase the size of the structure.)
- Semi-Portable Agricultural Structures, such as feed bunks, water tanks, temporary grain storage facilities, and calf shelters.
- Fences, Trees, Shrubs, and Retaining Walls. Shelterbelts need to meet required setbacks.
- Private Wells, Stock Dams, Irrigation Facilities, Rural Water Service Lines, Household Septic Systems, provided that they follow DENR rules.

Required Setbacks:
- Lot Size – 35 acres
- Front Yard – 133’ on Township Road
- 150’ on County Road
- Side Yards – 25’
- Rear Yard – 50’
- Note a corner lot will have two front yards

Information Required to Obtain a Building Permit:
- Name, Address, and Phone Number.
- Legal Description of the Property where building is to occur. (Township, Section Number, Location).
- Dimensions of structure to be built.
- Floor plans (for residences only).
- Approximate cost of the building (contractor’s bid).
- Distance from road (setbacks see above).
- Type of sewer & water system (if applicable).
- Truss Rafter Diagram
- Foundation form (can be picked up in our office).

Updated: 2006-02-08
Developers Handbook
Thank You

- Robert W. Hill
- Brookings County
- Planning, Zoning and Drainage Department
- Brookings, South Dakota
- www.brookingscountysd.gov