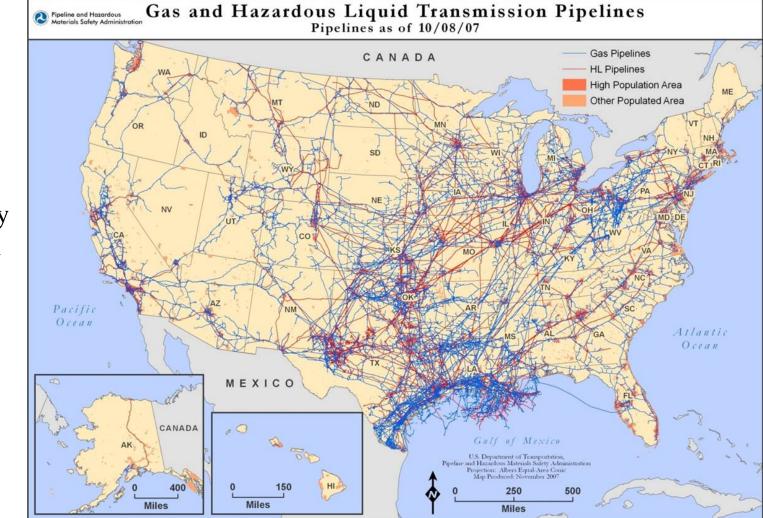
Consultation/Planning Zone in a Rural County

using proposed guidance from the

Pipelines & Informed Planning Alliance (PIPA)

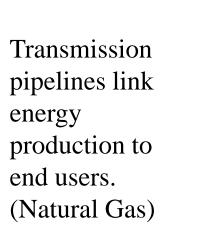
Robert W. Hill Planning, Zoning and Drainage Director Brookings County, SD

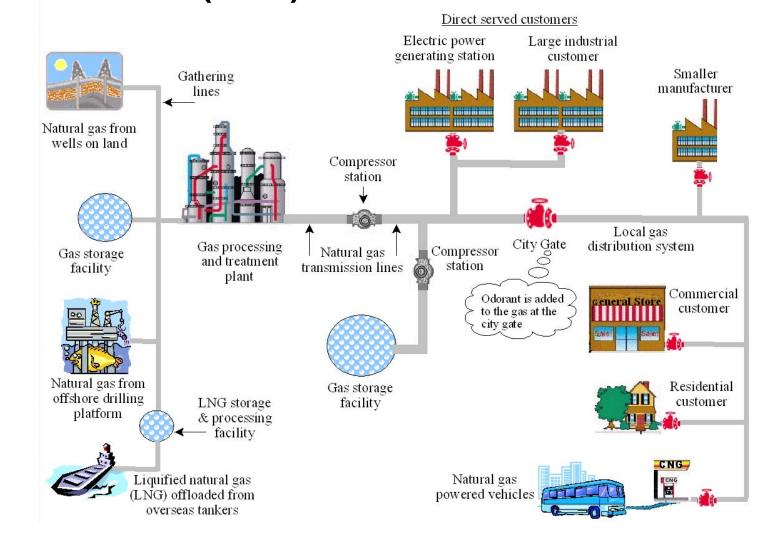
Pipelines and Informed Planning Alliance (PIPA)



Transmission pipelines reach across our country and are located in urban and rural areas.

Pipelines and Informed Planning Alliance (PIPA)





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

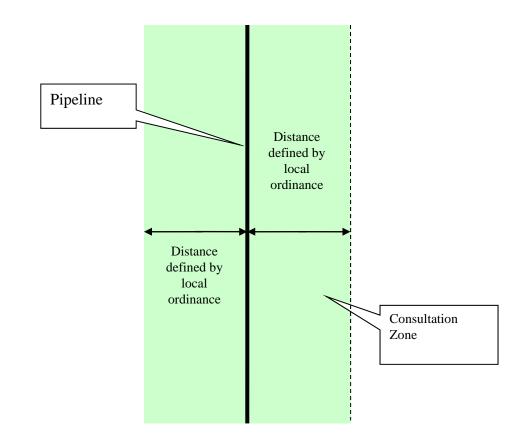
 BL04: Consultation Zone Ordinance Recommended

• BL05: Define Consultation Zone

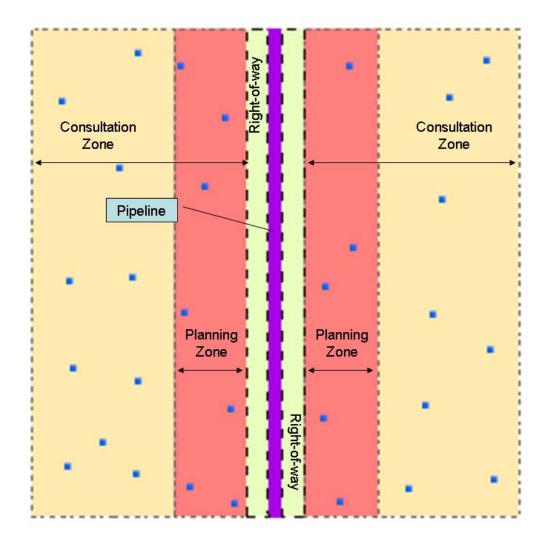
Proposed Consultation Zone

Absent site-specific information

- 660-1000 feet Natural Gas Pipelines
- 1000-1500 Hazardous Liquid Pipelines

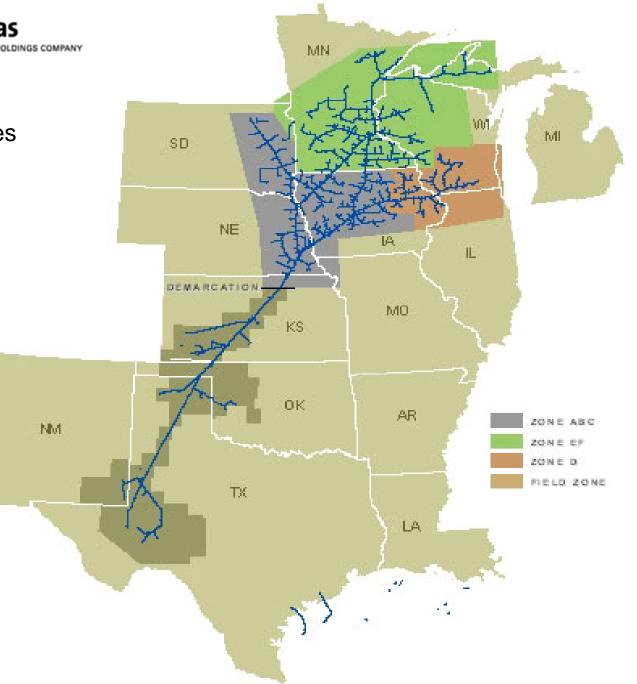


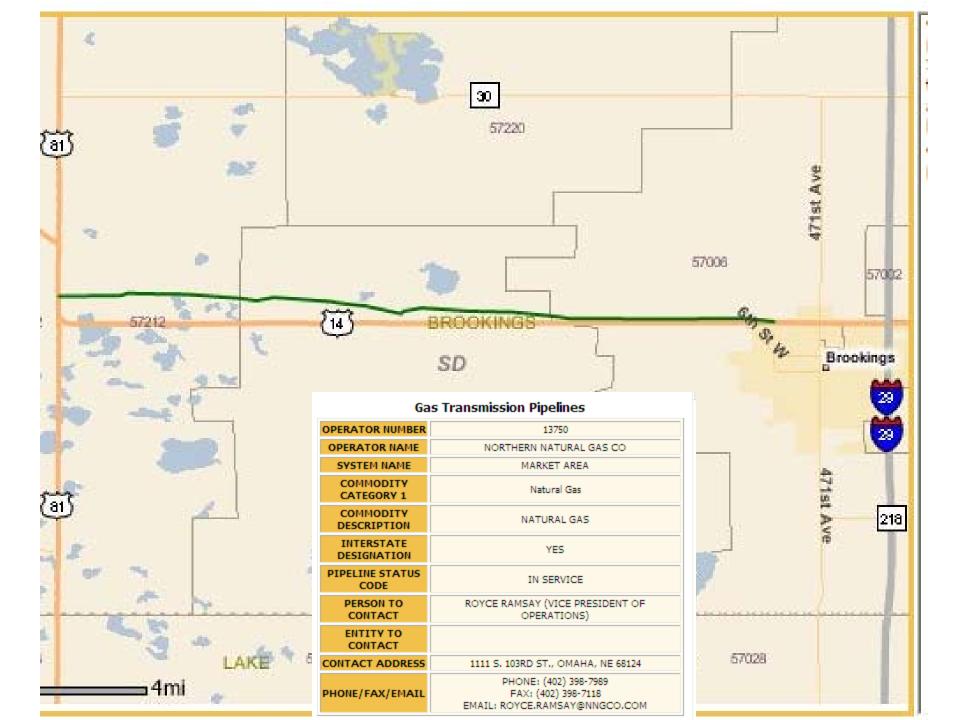
Proposed Planning Zone





16,600 miles





Pipeline Area 18

15

15

15

14

13

18

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15





16

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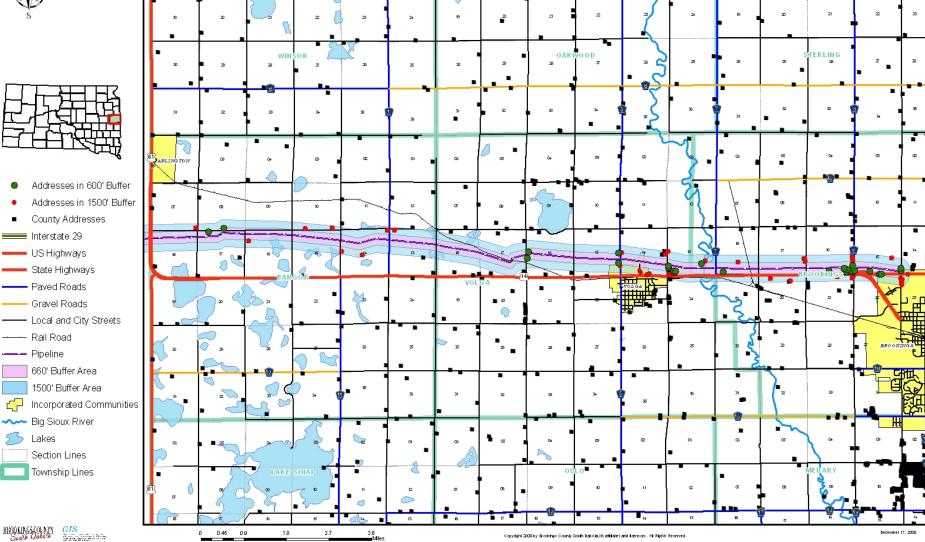




- County Addresses
- Interstate 29
- US Highways
- State Highways
- Paved Roads
- Gravel Roads
- Local and City Streets
- Rail Road
- Pipeline
- 660' Buffer Area
- 1500' Buffer Area
- --
- ----- Big Sioux River
- Lakes 53
- Section Lines







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.
- <u>MOVING A STRUCTURE</u>. For example, moving a residence or any other building onto another site.
- <u>REMODELING A STRUCTURE</u>. 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. 605-983-5074/1-800-605-5279

SOUTH DAKOTA ONE CALL

UTILITY LOCATES:

<u>1-800-781-7474</u>

BUILDING PERMITS ARE NOT REQUIRED

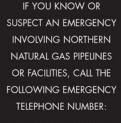
- Buildings Less Than 120
 square FEET, such as play
 houses, tool sheds, and yard
 storage buildings.
- MINOR REPAIRS, such as residing a structure, shingling, and painting. (Remodeling that does not increase the size of the structure.)
- SEMI-PORTABLE AGRICULTURAL STRUCTURES, such as feed bunks, water 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).



OPERATIONS COMMUNICATION CENTER EMERGENCY NUMBER 1-888-367-6671

For more information Visit our web site at: http://www.northernnaturalgas.com /html/publiceducation.asp



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(evice)

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000 Gas Manager d Street a 68124-1

















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Know what's Delow.



EMERGENCY TELEPHONE NUMBER. COMMUNICATION CENTER'S TOLL-FREE

YNA 110 TUH2 OT TYMETTA TO 2. If you used warn others to stay away. 2. If you used your excavation equipment tos struck a pipeline, do not attempt to move the equipment. Shut the equipment of and leave offered. ERS AWAY FROM THE AREA. KEEP OTH-IGNITE A GAS LEAK (CELLULAR TELEPHONES, UCHTERS, FLASHUCHTS, VEHICLE IGNITION, TWO-WAY RADIOS, ETC.) 1. If you suspect a leaking or damaged pipeline, leave the area YAM TAHT OVIHTYNA 3TA9390 TH



1-288-767-7677

ized gas. In that case, the gas will have a slight "rotten egg" petroleum smell at times. Occasionally, our pipelines contain odor-· Natural gas is usually colorless and odorless, but may have a

. A hissing, whisting or roaring sound.

HEAR

- natural disaster, such as flood or earthquake.
- · Exposed pipeline, which may have been caused by a

as well as your local tire or police department. Communication Center Emergency number at 1-888-367-6671,

the dred.

SMELL

A GAS LEAK

IF YOU SUSPECT

STEPS YOU SHOULD TAKE

3. Once away from the pipeline, call our 24-hour Operations

- · Fire or explosion near or involving the pipeline
- · Dirt being blown or appearing thrown into the air.
- · Water bubbling at a creek, pond, river or any wet area.
- no apparent reason. · Vegetation over or near the pipeline which appears to be dead or dying for
- SEE

CALL RIGHT AWAY IF YOU.

one were to occur in your area.

record. However, it is important to know how to recognize the signs of a leak it National Transportation Safety Board statistics support the industry's safety Leaks from a natural gas pipeline are extremely rare. Year after year the







WITH NATURAL GAS PIPELINES



Si usted necesita una versión en español de este folleto, llame al 888-367-6671

PIPELINE INFORMATION



Northern Natural Gas operates underground natural gas pipelines and compressor stations in your area. We are providing this safety information as part of our pipeline damage prevention program to our neighbors who live and work in the vicinity of our facilities. Please share this information with others.

WHAT IS NATURAL GAS? Natural gas is the cleanest burning fossil fuel. It moves silently, safely and efficiently through an

extensive network of interstate pipelines in the

United States, and Northern's pipeline is a part of that network.

Below are some reassuring facts about natural gas:

- Natural gas is not a poison or toxic.
 Natural gas is colorless and odorless in its natural state.

- Natural gas will not ignite on its own. To burn,
- gas requires both a precise amount of oxygen and an ignition source.
- · Natural gas is lighter than air and will rise
- and diffuse rapidly.
- ARE PIPELINES SAFE? Natural gas pipelines are the safest method of

transporting energy. They lie underground, virtu-ally unseen as they deliver large volumes of gas to their customers. Although Northern follows strict pipeline safety procedures, it is still important for everyone living and working near gas pipelines to know basic safety information.

Also, pipelines are part of the critical infrastruc ture of the United States energy grid. While pipeline companies and employees across the nation are on a heightened state of alert, we con tinue to monitor and patrol the pipelines regularly via aircraft, vehicles, and/or on foot. Please call local law enforcement if you see anything out of the ordinary in your area. Together, we can take precautions that will keep America strong.



People doing excavating, digging or grading are the most frequent cause of pipeline damage and failures. Whether you are planning to build a major development or landscape your property, you should protect your safety and the safety of those around your work site by notifying your state's One-Call Center before you begin.

When notified in advance by the One-Call Center, Northern Natural Gas personnel will stake the exact location of the pipeline. This free service allows you to begin your project with the assurance that your safety will not be compromised and our pipeline will not be damaged.

WHAT IF I DIG AND DISTURB A PIPELINE? If you hit or contact a pipeline in any way, inform Northern Natural Gas Immediately, A gouge, scrape, scratch, dent or crease to a pipe or its coating may cause a future safety prob lem. It is imperative that Northern Natural Gas inspects and repairs any damage to our pipeline, no matter how minor it may seem

WHAT SAFETY PROCEDURES SHOULD YOU TAKE? When it comes to the safety of you or anyone else near a pipeline, it is important to know the procedures you should take when someone has damaged a pipeline or when you suspect a gas leak.

If you or anyone else accidentally damages or suspects a gas leak on a Northern Natural Gas pipeline, follow the procedures below:

- Leave the area immediately and warn
- others to stay away. 2. If you suspect your excavation equipment has struck a pipeline, do not attempt to move the
- equipment. Shut the equipment off and leave the area. 3. Once away from the pipeline, call our 24-
- hour Operations Communication Center Emergency number at 1-888-367-6671, as well as your local fire or police department.

The Operations Communication Center is made up of a dedicated team trained in emergency situ ations, who are available 7 days a week, 24hours a day. They are trained to respond and direct any emergency calls to the proper authori ties, gather the most accurate information regarding an incident and dispatch the proper company personnel to the location of the emergency as quickly as possible.



HOW CAN YOU TELL WHERE A PIPELINE IS IOCATED?

IF YOU ARE A

OFFICIAL

guide

1-888-367-6671

anition sources.

ple within the safety zone.

operate pipeline valves.

done to protect lives and property.

A public safety official must take whatever steps are nec-

essary to safeguard the public in the event of a pipeline emergency. The following suggestions are offered as a

· Notify the appropriate pipeline company. Report the

our toll-free 24-hour Operations Communication

· Establish a safety zone around the emergency site

type (leak, rupture, fire) and the location of the emer-

gency. If it's a Northern Natural Gas pipeline, call

and control access. This may include evacuating peo-

If gas is not burning, avoid doing anything that may ignite it. Be aware of wind direction and potential

· If gas is burning, control secondary fires, but do not

While emergency response agencies are doing their

part, our pipeline employees will do what needs to be

· They will first protect people from injury by removing

all persons from the danger zone. If a fire doesn't

already exist, they will remove any sources of igni-

They will help people in distress.
They will eliminate the natural gas source. If it is pos-

sible to do so from the location of the emergency,

off at a remote location. It's important for you to

ing the valves that isolate the affected facilities.

· Is your group or agency interested in a presentation

they will. In many cases, the natural gas must be shut

know that our employees are responsible for operat

or additional information? Call our emergency num-

education liaison. Together we will determine the

appropriate Northern Natural Gas field location

their local representative for more details.

· For more information visit:

www.pipelineemergencies.com

ARE YOU AN IDENTIFIED SITE?

be identified sites

ties.

utive). OR

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Pu

...800-892-0123

...800-292-8989

.800-344-7233

.800-482-7171

..800-252-1166

800-331-5666

...800-321-2537

...800-522-6543

800-781-7474

.800-344-8377

...800-242-8511

As part of its integrity management program

An identified site is one of the following:

1. Beaches, playgrounds, recreational facili-

campgrounds, outdoor theaters, stadiums,

recreational areas near a body of water,

areas outside a rural building such as a

open structures that are occupied by 20 or

more people on at least 50 days in a 12-

month period (the days need not be consec

more people on at least five days a week

days and weeks need not be consecutive).

other facilities occupied by persons who are

would be difficult to evacuate. If you believe

ered an identified site, or if you know of any

confined, are of impaired mobility, or who

your facility or location should be consid-

other locations that could be considered an

Northern will use this information to help priori-

tize segments of its pipeline system for integrity

assessment. Your assistance will help Northern

ensure it is making its system safe for the pub-

lic, its employees, and the environment.

identified site, please send an e-mail to

HCAinformation@nngco.com or call

1-866-865-0766.

for 10 weeks in a 12-month period (the

religious facility, other outside areas or

2. Office buildings, community centers, gener-al stores, 4-H facilities, roller skating rinks or other buildings, that are occupied by 20 or other buildings, that are occupied by 20 or

Schools, day-care facilities, retirement facilities, assisted-living facilities, prisons,

for high consequence areas, Northern Natural

Gas is actively seeking locations considered to

nearest you and then provide a means to contact

ber at 1-888-367-6671 and ask to establish a public

2

WE NEED

YOUR HELP

attempt to put out pipeline fires. Do not attempt to

PUBLIC SAFETY

Since natural gas pipelines are built underground, line markers are used to indicate the approximate location of the pipelines. However, these markers do not indicate how deep the pipeline is buried. Also, the route can take twists and turns between markers.

Never assume the pipeline lies in a straight line. Always call your state's One-Call Center before digging. It is a crime for any person to deliberately dam age, destroy or remove any pipeline sign or right-ofway marker.

Pipelines can lose cover by natural erosion or other forces. Certain types of deep farming activities require advanced notification. Some examples are: chisel plow ing, waterway work, and drain tiling. If you observe indications that a pipeline is shallow or exposed, contact the Northern Natural Gas 24 hour Operations Communication Center 1-888-367-6671

WHAT IS A PIPEUNE RIGHT-OF-WAY? A pipeline right-of-way is the strip of land over a pipeline. A right-of-way agreement between our pipeline company and a property owner is called an easement. Easements provide our pipeline company with permanent, limited access to the land to enable us to operate, test, inspect, maintain and protect our pipeline.

CAN LBUILD/DIG ON A RIGHT-OF-WAY? Pipeline right-of-way must be kept free from structures and other obstructions. If a pipeline crosses your property, please do not plant trees or shrubs on or near the right-of-way without first having our Northern Natural Gas personnel mark the pipeline, stake the easement and explain construction guidelines to you.

WHO SHOULD I CALL IF I DETECT A GAS LEAK IN MY HOMES

If you suspect a natural gas leak inside your home or on your service line, immediately evacuate and contact 911 and your local gas company. Northern Natural Gas operates the pipelines that deliver gas to local gas distribution companies. The distribution companies then deliver the gas to homes and businesses.

TRANSMISSION PIPEUNE MAPPING The U.S. Department of Transportation's Office of Pipeline Safety has developed the National Pipeline Mapping System (NPMS) to provide information about pipeline operators and their pipelines. The NPMS website is searchable by zip code or by county and state, and can display a county map that is printable. For a list of pipeline operators with pipelines in your area and their contact information. go to www.npms.phmsa.dot.gov/



Before you begin any excavation project, call your state One-Call Center. This service is available to you, free of charge, so that you can proceed safely with any digging, trenching, blasting, excavating, drilling, plowing, boring, augering and grading. Never guess where a pipeline is located. If you ever damage or hit a Northern Natural Gas pipeline, no matter how minor the contact may seem, call Northern Natural Gas immediately so we can assess the damage.

Please share this information with family, friends, and

coworkers. If you are a farmer or rancher pass along

the information to tenants, hired-hands and contractors

8-1-1 was launched to make it easier to contact your

one-call center, If 811 is not yet operational in your

In May, 2007 a new nationwide phone number

area, continue to use these toll free numbers:

excavating on your property.

Illinois

Kansas

Michigan

Minnesota

Nebraska

Texas

Wisconsin

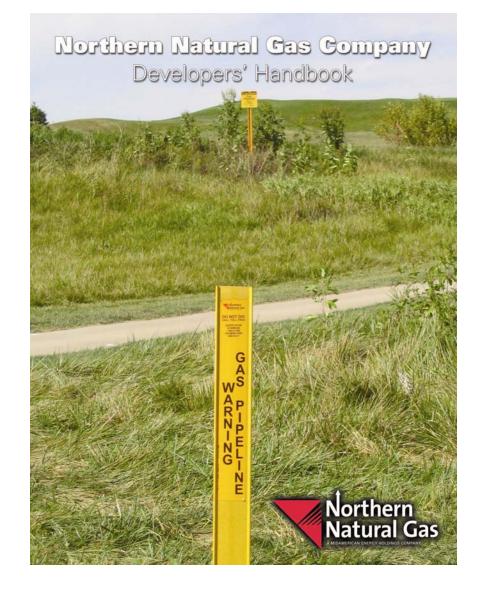
lowa

New Mexico

Oklahoma

South Dakota

Developers Handbook



Thank You

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