

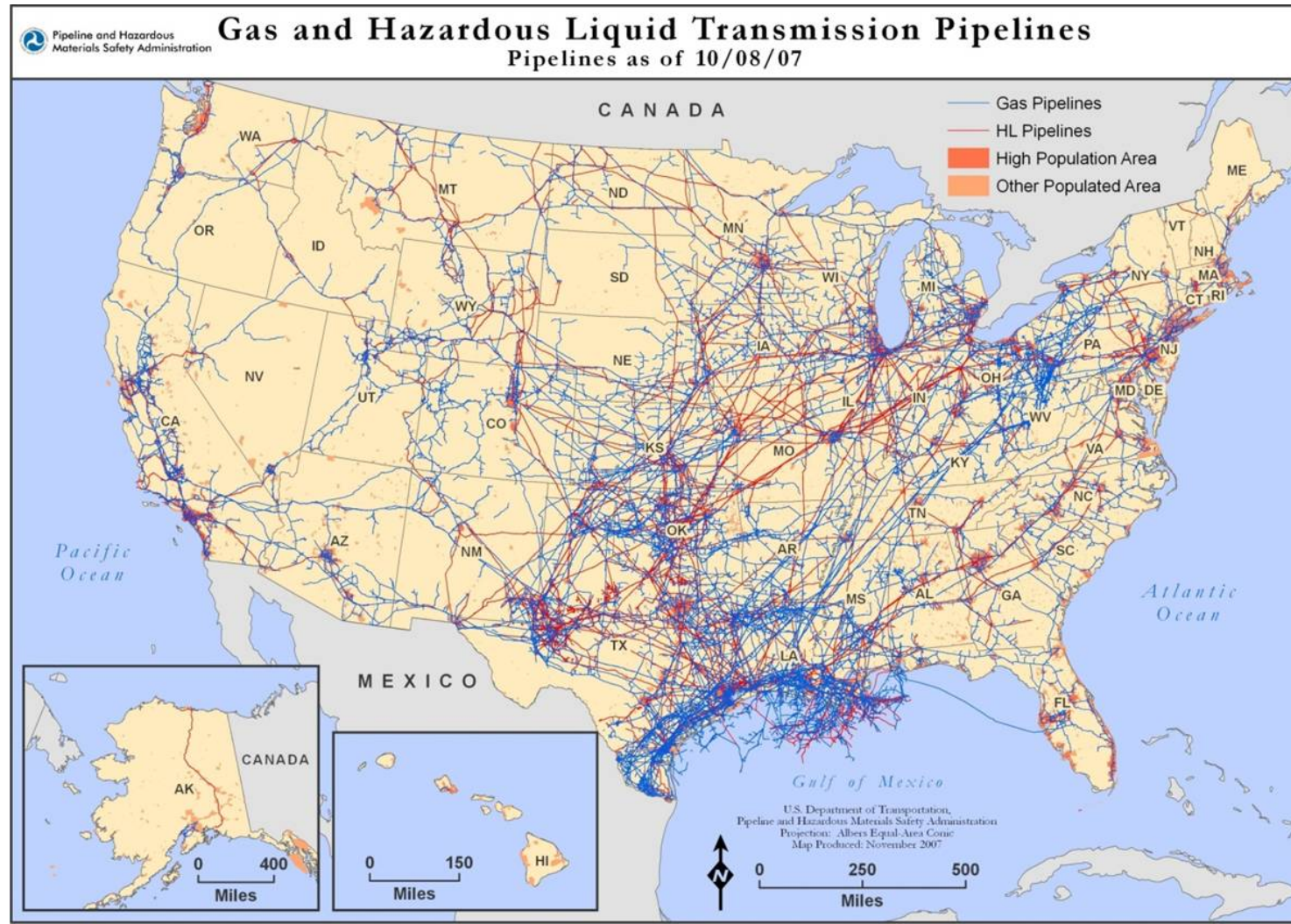
Consultation/Planning Zone in a Rural County

using proposed guidance from the
Pipelines & Informed Planning Alliance
(PIPA)

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

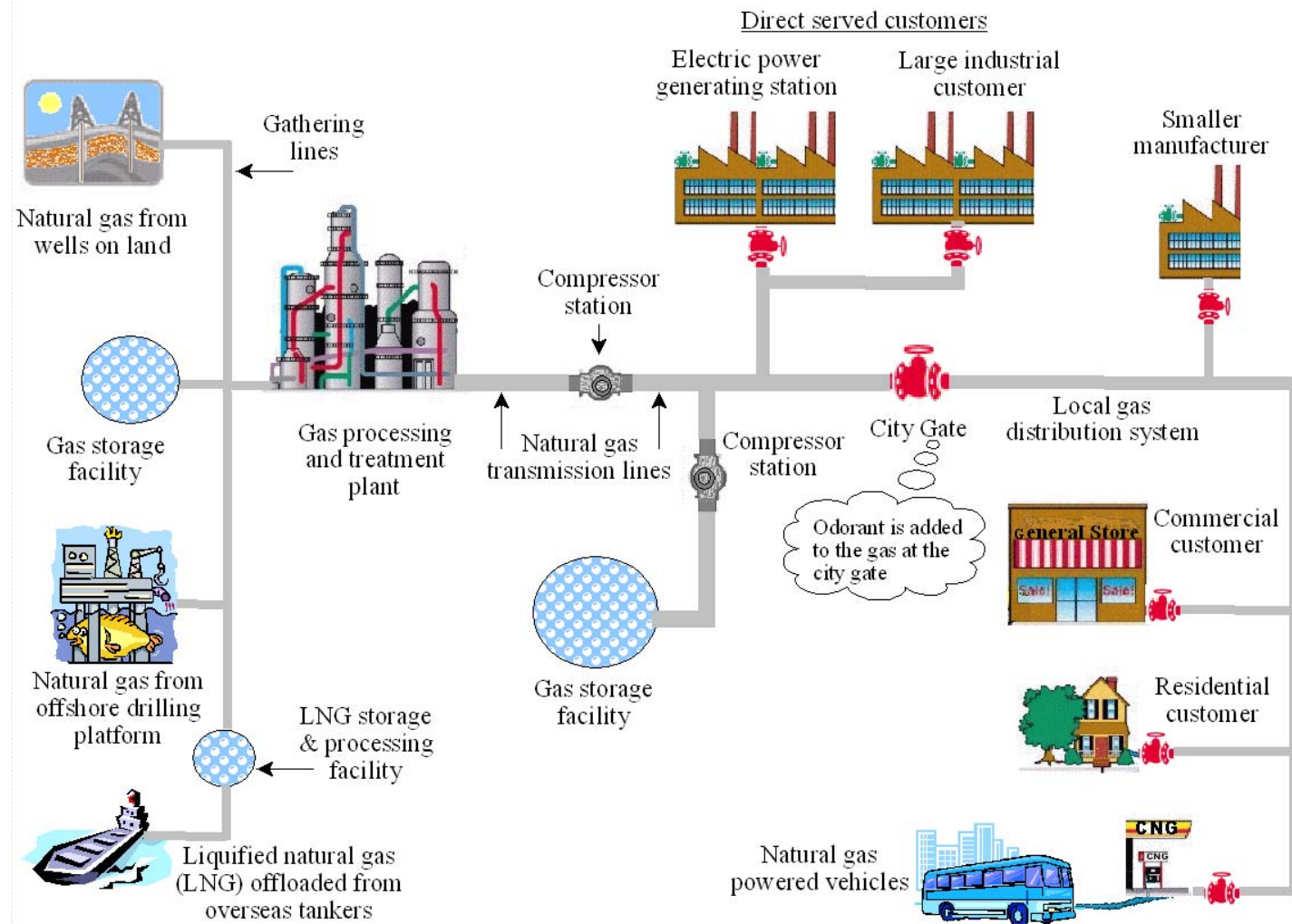
Pipelines and Informed Planning Alliance (PIPA)

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



Pipelines and Informed Planning Alliance (PIPA)

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

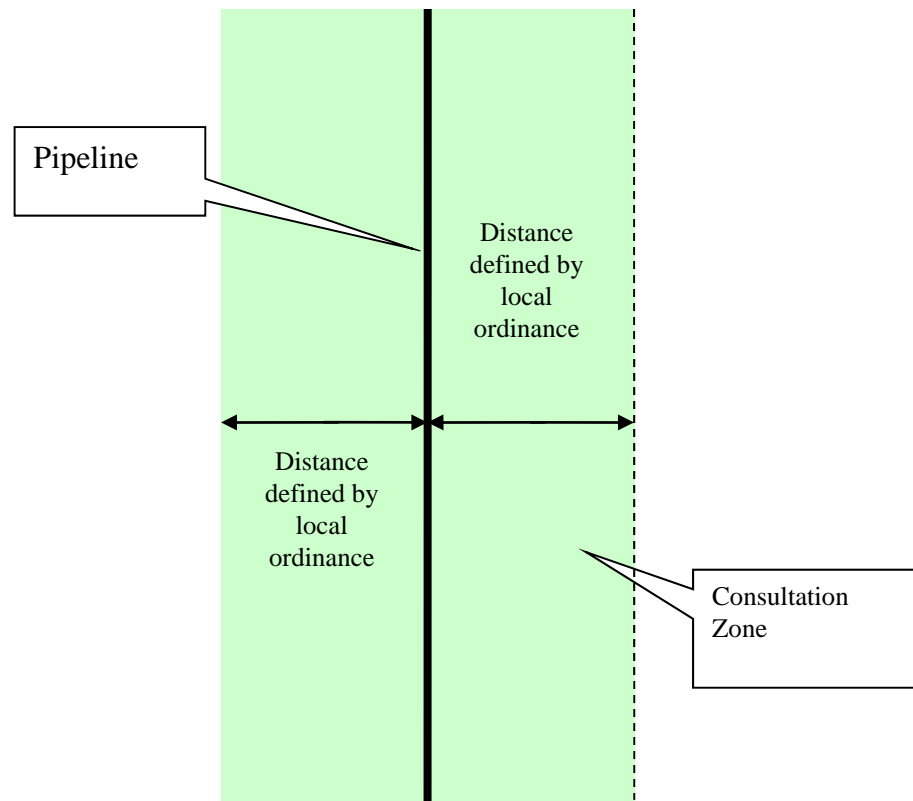
BL04 and BL05

- BL04: Consultation Zone Ordinance Recommended
- BL05: Define Consultation Zone

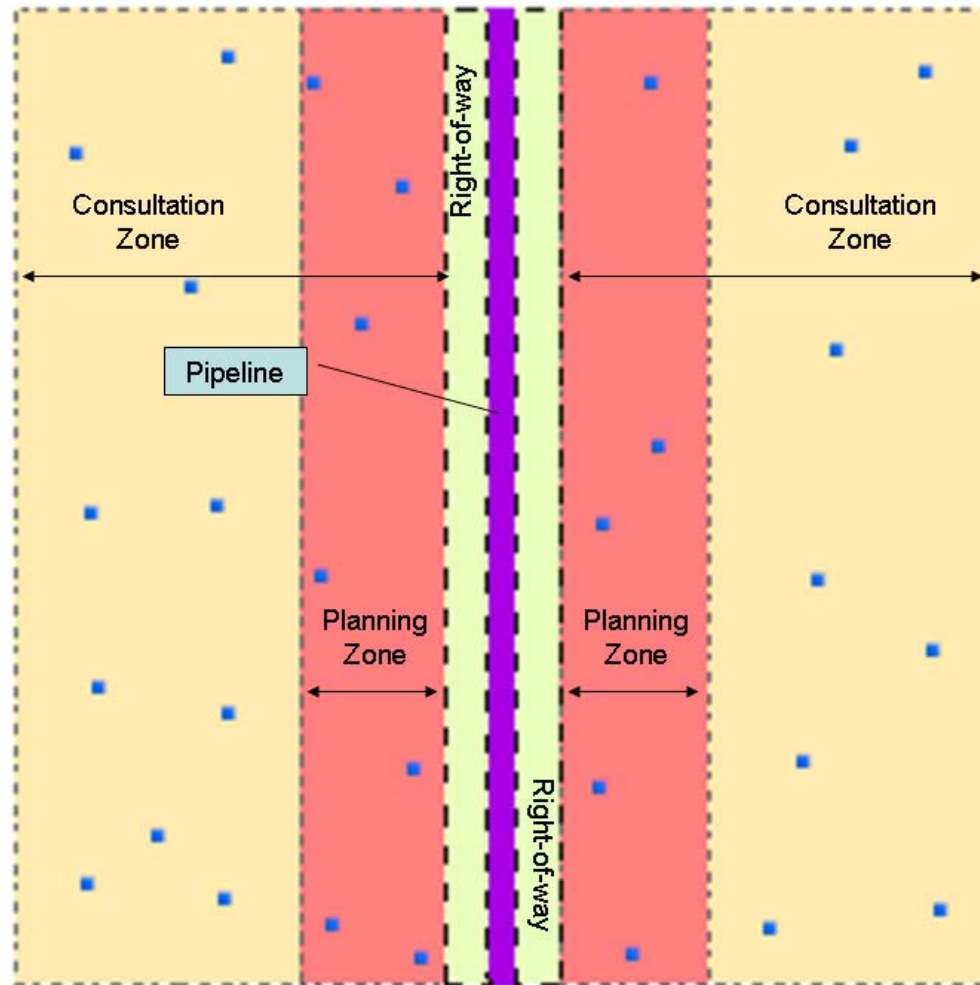
Proposed Consultation Zone

Absent site-specific information

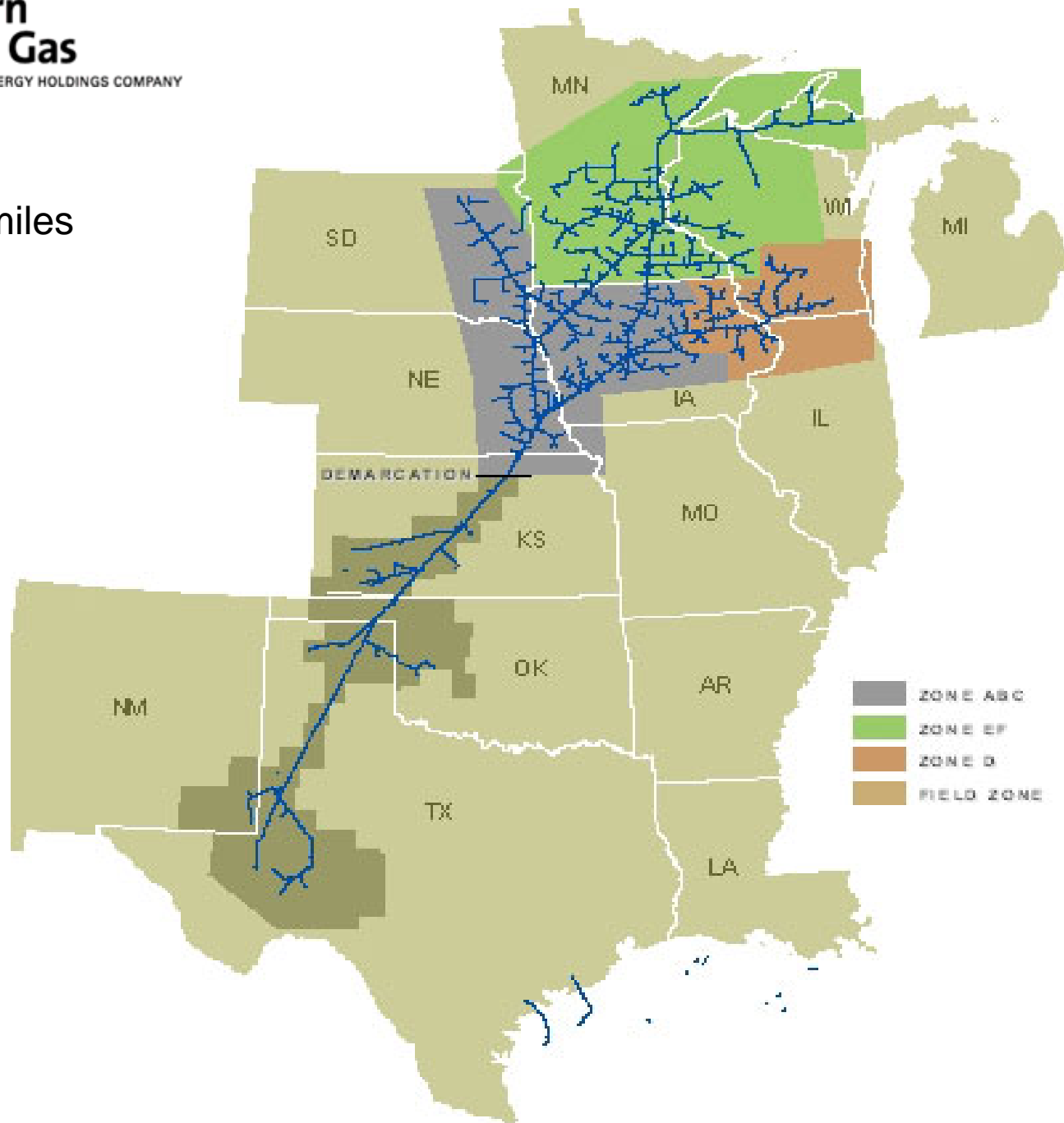
- 660-1000 feet Natural Gas Pipelines
- 1000-1500 Hazardous Liquid Pipelines

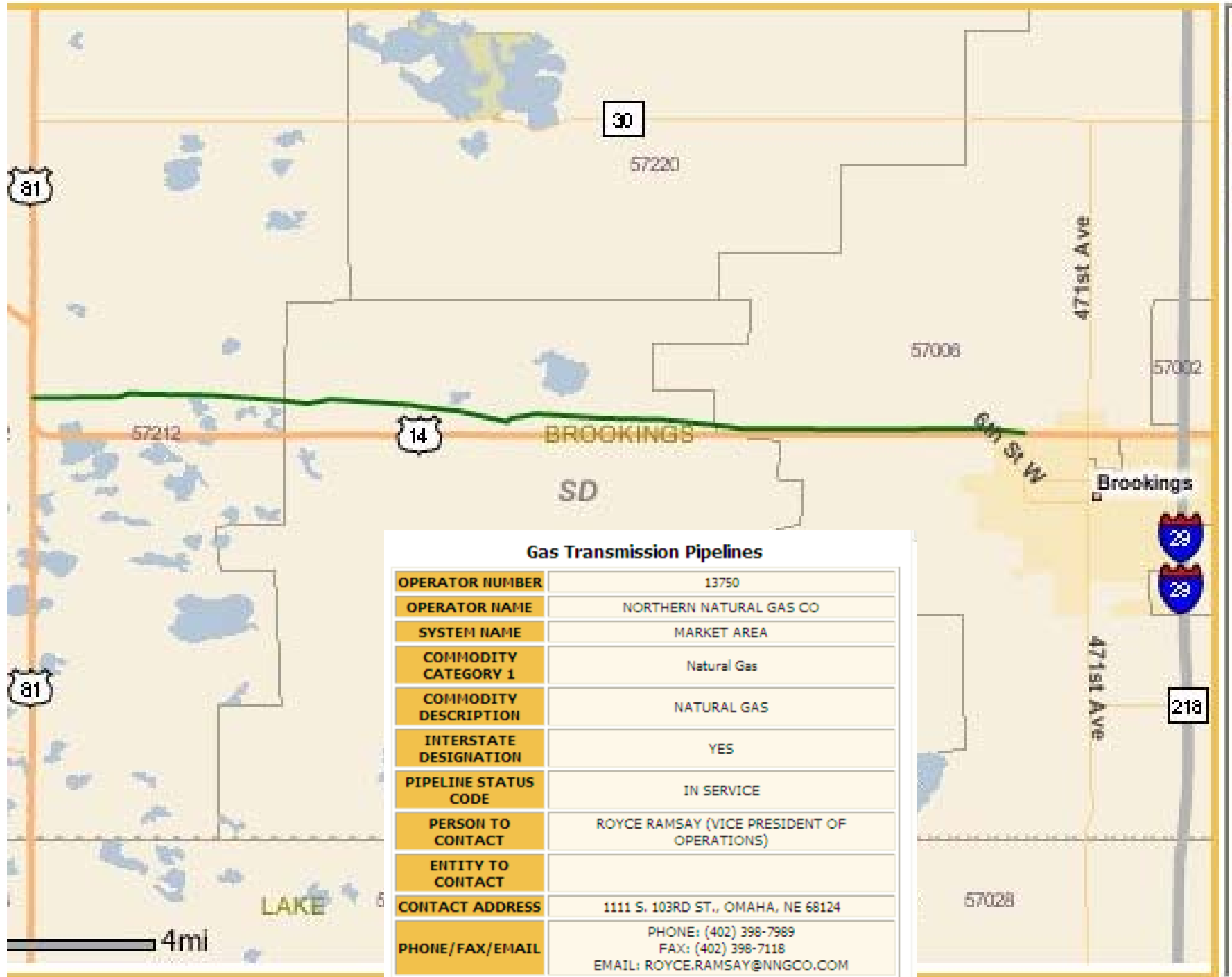


Proposed Planning Zone



16,600 miles

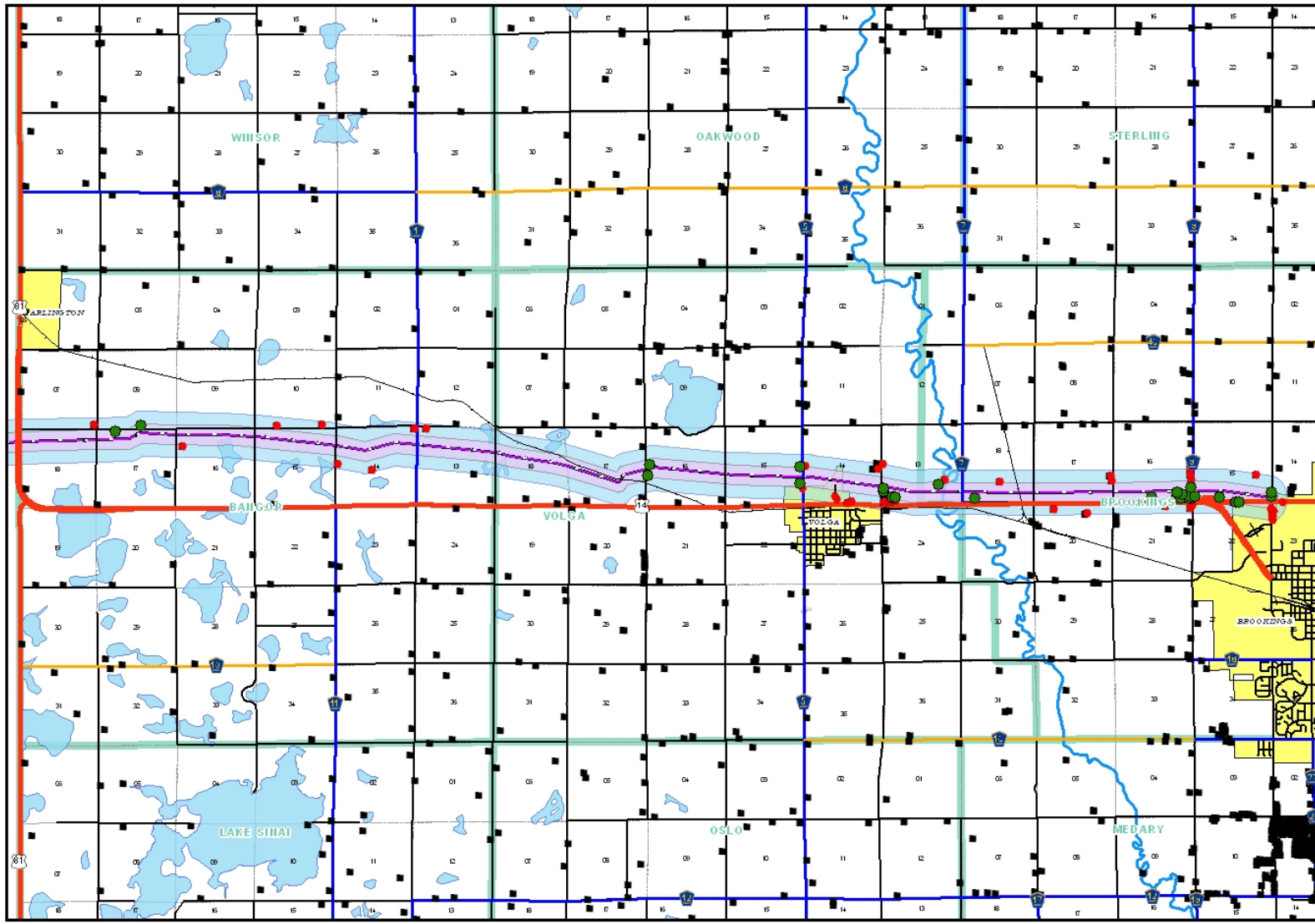




Pipeline Area



- Addresses in 600' Buffer
- Addresses in 1500' Buffer
- 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
- Incorporated Communities
- Big Sioux River
- Lakes
- Section Lines
- Township 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.

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. 605-983-5074/1-800-605-5279

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).

Know what's below
Call before you dig.
www.call811.com

DO NOT OPERATE ANYTHING THAT MAY CAUSE A GAS LEAK (LIGHTS, FLASHLIGHTS, CELLULAR TELEPHONES, TWO-WAY RADIOS, ETC.)
DO NOT GO NEAR THE AREA. KEEP OTHERS AWAY FROM THE SITE.
DO NOT ATTEMPT TO SHUT OFF ANY VALVES OR EXTINGUISH ANY FIRES.

Before You Excavate Call Toll Free Nationwide

CALL OUR 24-HOUR OPERATIONS EMERGENCY TELEPHONE NUMBER.

1-888-367-6671

CAUTION

GAS PIPELINE

In an emergency, call toll free: **1-888-367-6671**
Before excavating call:
YOUR STATE ONE CALL CENTER

Line No. _____
MP _____

Operated by: **Northern Natural Gas**

SAVE THIS INFORMATION

IN THE EVENT OF AN EMERGENCY, CALL 911!

AND

IF YOU KNOW OR SUSPECT AN EMERGENCY INVOLVING NORTHERN NATURAL GAS PIPELINES OR FACILITIES, CALL THE FOLLOWING EMERGENCY TELEPHONE NUMBER:

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

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

Northern Natural Gas
Public Awareness Manager CMAA230
1111 South 103rd Street
Omaha, Nebraska 68124-1000

CAUTION

NATURAL GAS PIPELINE LEAK

Signs of a natural gas pipeline are extremely rare. Year after year the National Transportation Safety Board statistics support the industry's safety record. However, it is important to know how to recognize the signs of a leak if one were to occur in your area.

SEE

- Vegetation over or near the pipeline which appears to be dead or dying for no apparent reason.
- Water bubbling at a creek, pond, river or any wet area.
- Dirt being blown or appearing from the air.
- Fire or explosion near or involving the pipeline.
- Exposed pipelines, which may have been caused by a natural disaster, such as flood or earthquake.

HEAR

- A hissing, whistling or roaring sound.

SMELL

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

IF YOU SUSPECT A GAS LEAK

STEPS YOU SHOULD TAKE

1. If you suspect a leaking or damaged pipeline, 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.

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 public education and 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 disperse rapidly.

ARE PIPELINES SAFE?

Natural gas pipelines are the safest method of transporting energy. They lie underground, virtually 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 infrastructure of the United States energy grid. While pipeline companies and regulators across the nation are on a heightened state of alert, we continue 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.

LIVING SAFELY

WITH NATURAL GAS PIPELINES

Northern Natural Gas
A MEMBER OF THE ENERGY PARTNERSHIP COMPANY

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

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IF YOU ARE AN EXCAVATOR OR PLAN TO DIG

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 problem. 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:

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

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WE NEED YOUR HELP

ARE YOU AN IDENTIFIED SITE?

As part of its integrity management program for high consequence areas, Northern Natural Gas is actively seeking locations considered to be identified sites.

An identified site is one of the following:

1. Beaches, playgrounds, recreational facilities, campgrounds, outdoor theaters, stadiums, recreational areas near a body of water, areas outside a rural building such as a religious facility, other outside areas or 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 consecutive). OR
2. Office buildings, community centers, general stores, 4-H facilities, roller skating rinks or other buildings, that are occupied by 20 or more people on at least five days a week for 10 weeks in a 12-month period (the days and weeks need not be consecutive). OR
3. Schools, day-care facilities, retirement facilities, assisted-living facilities, prisons, other facilities occupied by persons who are confined, are of impaired mobility, or who would be difficult to evacuate. If you believe your facility or location should be considered an identified site, or if you know of any other locations that could be considered an identified site, please send an email to HCInformation@nngco.com or call 1-866-865-0766.

Northern will use this information to help prioritize segments of its pipeline system for integrity assessment. Your assistance will help Northern ensure it is making its system safe for the public, its employees, and the environment.

CALL BEFORE YOU DIG

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 excavating on your property.

In May, 2007 a new nationwide phone number 8-1-1 was launched to make it easier to contact your one-call center. If 811 is not yet operational in your area, continue to use these toll free numbers:

Illinois800-892-0123

Iowa800-292-8989

Kansas800-344-7233

Michigan800-482-7171

Minnesota800-252-1166

Nebraska800-331-5666

New Mexico800-321-2537

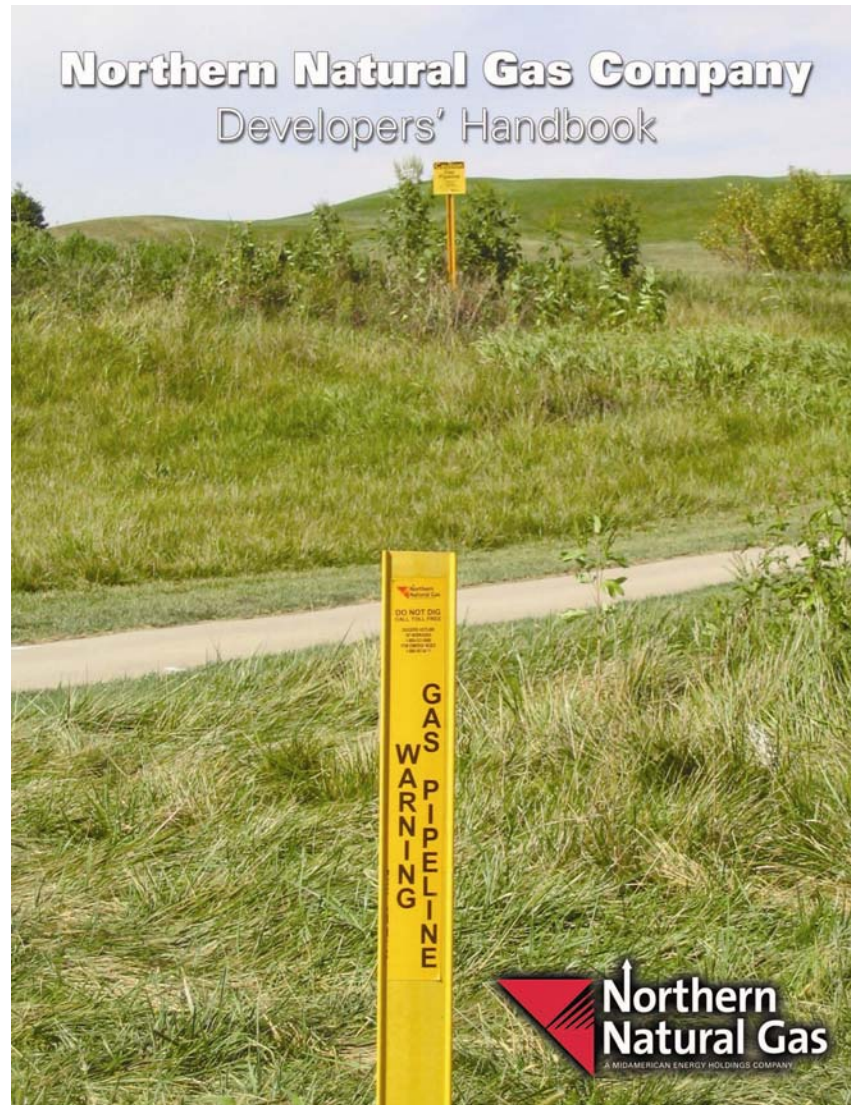
Oklahoma800-522-6543

South Dakota800-781-7474

Texas800-344-8377

Wisconsin800-242-8511

Developers Handbook



Thank You

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