

Attachment 11: Public Comments Inter Island Propane

Date	Name_First	Name_Last	Comment Summary
06/13/17	Kurt	Thorson	Safety concern, references previous emergencies
06/12/17	Anne	Pekurti	Safety concerns, noise from trucks, increased insurance rates, proximity to airport hangers
06/11/17	Deborah	Martyn	Lives on Seaview, Safety concerns, noise from trucks, increased insurance rates, proximity to airport hangers
06/13/17	Ethna	Flannigan	Lives on Seaview, Safety concerns, noise and danger from trucks, potential explosion
06/13/17	Ethna	Flannigan	Duplicate
06/16/17	Mandy	Troxel	Concerns about truck traffic and increased traffic
06/19/17	Jan	Alderton	Serves on Citizens Committee on Pipeline Safety. Illegal tank sited 10 years ago. Attachments.
06/19/17	Tony	Ayer	Placement too close to airport and residential density
06/19/17	Myrna	Fant	Facility out of proportion, adjacent to homes, was not identified to residents, heavy truck use, existing facilities exist
06/20/17	Donny	Galt	Response from Fant: too close to homes, ugly and detract from community, use existing facilities
06/14/17	Mary	Roberts	Lives on Seaview, heavy truck traffic, safety issues, references previous emergencies
06/19/17	Sharron	Mierau	Seaview resident, traffic concerns, close to airport hangers
06/19/17	Mandy	Troxel	Questions Orcas ability to respond to leak, traffic increase, references Paul Kamin
06/19/17	Lisa	Byers	Requests mitigation measures by fire and EMS, limit number of truck trips daily

06/19/17	Ed		Sutton	References Paul Kamins meeting, wants to delay permitting, questions closeness of aviation fuel, attachments
06/20/17	Ed		Sutton	Duplicate
06/20/17	Eric		Gourley	Has hanger on Aeroview, references previous spill, Orcas has other areas that have propane storage, increased truck traffic, ugly tank
06/20/17	Kim		Middleton	Concerns about leak, diminishing of lifestyle and property values
06/20/17	Wayne		Munich	Welder, works in hanger, concerns about leak, diminishing of lifestyle and property values
06/20/17	Robert/Marsha		Waunch	Developed Aeroview properties, hazardous facility (reference of previous leaks)
06/18/17	Wayne/Jamie		Rankin	Live on Seaview, unsafe for homes, difficult to evacuate, excessive traffic, aesthetically displacing, reduced property value
06/20/17	Elinor		d'Aquitaine	Lives on Seaview, unfair notification, safety issues, decreased property values, evacuation plan needed, traffic issues, gas fumes
06/20/17	Wayne		Munich	Residential area, propane stagnating on property, foul smell of gas, decreased property value
06/20/17	Kim		Middleton	Residential area, propane stagnating on property, foul smell of gas, decreased property value
06/21/17	Margie		Doyle	Safety, increased traffic, property values and aesthetic impacts. References Paul Kamin. Ingress and egress issues, noise and light pollution, street maintenance
06/25/17	Tessa		Ormenyi	Increased traffic, danger to children and pets, imposes danger to the community garden

06/25/17	Crystal	Mossman	Increased traffic, danger to children and pets, imposes danger to the community garden (same email as Ormenyi)
06/29/17	Evelyn	Fuchser	Residential density, no evacuation access
06/29/17	Donny	Galt	Response from Molly Roberts regarding meeting on July 5
06/29/17	Wayne/Jaimie	Rankin	Safety issues, excessive traffic, aesthetically unpleasing, negative impact on property values
06/29/17	Cathy	Vierthaler	Concerns about danger to neighborhood
06/28/17	Meg	Baily	In favor of installation
06/29/17	Jeffrey	Otis	Eastsound Planning Review Committee, close density to densely populated area, requests safety measures and provisions for evacuation

Julie Thompson

From: Kurt Thorson <kurtthorson1@gmail.com>
Sent: Tuesday, June 13, 2017 3:43 PM
To: Julie Thompson
Subject: Conditional use permit #PCUP00-17-0018

S.J.C. DEPARTMENT OF

JUN 15 2017

COMMUNITY DEVELOPMENT

Hi Julie. I'm writing to you to voice my concern over the proposal to site a 30,000 gal propane tank at 27 Aeroview Lane on Orcas Island. I am a home owner and resident at 202 Blanchard Rd. within a 1/2 mile evacuation radius from the proposed site and share a common interest in a community garden site just across Seaview St. from the site. I was at home in my residence during the accident that leaked propane from a similar tank owned by Vanderyact Propane on Seaview St. on Feb. 17th 2015 that precipitated a 1/2 mile radius evacuation and the closing of the Eastbound Airport. The Fire and Rescue response to that emergency was piecemeal at best with some residents within 300 ft of the tank not bring notified at the early outset of the situation. I, as an interested citizen and homeowner inquired of the responders as to protocol and was asked as a citizen volunteer to go door to door and alert residents. The young woman in the house across the street from the tank had not yet been informed when I got there. My nearest neighbor at the time at Opal Commons #8 is a single mom and her young daughter was in the bathtub. The responders had advised that residents leave immediately, not to use a telephone and not to start an automobile. Where is a young mother with a wet child to go without making calls or starting a car? Walk up the road and wait in the cold? This kind of reasoning and this kind of impact on the health and safety and psyche of human life for the gain of capital merchants is unconscionable.

Didn't we learn anything from the first spill? When a careless delivery driver pulled away from the storage tank with the filler hose still attached. The situation is still the same. The neighborhood is the same. A one half mile radius evacuation zone includes Seaview Lane, Aviator Drive, Piper Place, Curtis Lane, Timber Lane, Michael Lane, Terri Lane, Deuce Drive, all residential neighborhoods with, by my count, some 100 individual parcels. Average out one house per parcel and two occupants per house, not including two densely occupied apartment buildings and you have well over 200 individuals impacted and potentially threatened during a crisis.

The proposed tank site is again uphill from the airport. Propane is heavier than air, so, seeks lowest elevation, like water. Airplane engines create spark. Many of the neighboring homes rely on wood stoves for heat, and leave a fire banked on low in the winter while away at work during the day. The prevailing winds from the southeast and northeast would spread leaked gas directly into residential areas. The feeder road to the tank site is narrow and trucks turning out onto Mt. Baker Rd. have to negotiate a tight right turn onto a hill with limited sight distance coming off of a long straight-of-way where cars are generally going too fast.

This kind of short sighted vision is not what the Light Industry designation was set in place for. Keep dangerous industrial uses away from high density populations. Encourage safe Light Industry. Say no to the tank. Say yes to people, families, neighborhoods and safety.

Thanks so much.

Kurt Thorson
202 Blanchard Rd. #9

<http://KurtThorson.imagekind.com>
<http://kurtthorson.com>

Julie Thompson

From: Anne Pekuri <apekuri@gmail.com>
Sent: Monday, June 12, 2017 12:57 AM
To: Julie Thompson
Subject: Application for a Conditional Use Permit

S.J.C. DEPARTMENT OF
JUN 13 2017
COMMUNITY DEVELOPMENT

Julie, I am expressing my concern for permit number PCUP00-17-0018 and the proposed sight of the 30,000 gallon propane tank at 27 Aeroview Street, Eastsound. As an OPAL homeowner and witness to two "leaks" in the past, I understand how the unexpected is to be expected.

My concerns and the concerns of many others are basically these:

1. It would be constructed in the middle of a dense residential neighborhood. This gives rise to safety concerns, not only from a potential accident, but from the increased truck traffic. The traffic is listed to move between 8:00 AM and 5:00 PM yet has been heard earlier and later. The trucks are bigger than what is listed, noisier, and as there is a hill, shifting adds to the noise pollution.
2. The increase in risk so close by may result in a increase in house insurance costs for nearby neighbors.
3. The proposed site the tank would occupy is close by an airplane hangar used for repairs and maintenance, with power tools, etc. and may be a source of endangerment as propane is flammable.

Please, add my concerns to the others you are receiving and rethink the location of this tank.

Sincerely,
Anne Pekuri
#2 Opal Commons (not a mailing address)
Eastsound, WA 98245

Julie Thompson

From: Deborah Martyn <whalelight@centurytel.net>
Sent: Sunday, June 11, 2017 9:45 PM
To: Julie Thompson
Subject: proposal to build Propane

S.J.C. DEPARTMENT OF
JUN 13 2017
COMMUNITY DEVELOPMENT

Dear Julie Thompson and committee,
Permit number: PCUP00-17-0018.

Propane Tank , storage, sales and delivery business site off Seaview St. at 27 Aeroview Lane , Eastsound, Orcas Island,WA.

I am writing to express my concern and opposition to this proposed installation.

I live on Seaview Street , neighboring this proposed project and while I acknowledge the zoning of this area approves light industry, this is not light industry, nor is it a safe enough location for such as this- large propane tank given the proximity of many homes and the airport. This area is a densely developed residential neighborhood. The risk of accident and the daily noise of large trucks and increased traffic would be , I feel cumbersome and dangerous. The increased danger risk could raise our home insurance rates, too.

The proposed site that the tank would occupy is close by an airplane hangar and this could be a potential source of endangerment, since propane is so explosive and flammable.

Thank you for hearing me and choosing wisely.

Deborah Martyn
PO Box 1424
Eastsound,Wa. 98245

Julie Thompson

From: Ethna Flanagan <ethnaflanagan@gmail.com>
Sent: Tuesday, June 13, 2017 4:40 PM
To: Julie Thompson
Subject: Development concerns

S.J.C. DEPARTMENT OF
JUN 16 2017
COMMUNITY DEVELOPMENT

Julie,

I am aware of the potential of a Propane business development in my neighborhood.
Permit # PCUP00-17-0018

I live on Seaview St and this development would bring heavy trucks to my street to access this business.

In the past we had a propane business on our street and it was not conducive to the density of homes and apartments, nor the children and families that live in our neighborhood. We have children riding bikes, this is literally a safe, quite and delightful neighborhood. A number of us have met and wish to express our opposition to this development.

The corner of Seaview and Mt Baker is tight for a truck let alone meeting another vehicle. The potential explosion and human error in a family neighborhood could be a disaster.

This business is inappropriate in this neighborhood.
We do not want a propane business on this street!

If there is something more official I can do to register my complaint, please let me know.

Thank you.

Ethna Flanagan

Ethna Flanagan

PO Box 1824, Eastsound. WA 98245

360 376-2363hm 360 317-7123cell

Julie Thompson

From: Erika Shook
Sent: Thursday, June 15, 2017 8:22 AM
To: Linda Ann Kuller; Julie Thompson; Lee McEnery
Subject: Comments on PCUP0017-0018

For the file. [Comments received by Councilmember Hughes.](#)

From: Rick Hughes
Sent: Tuesday, June 13, 2017 5:52 PM
To: Mike Thomas <miket@sanjuanco.com>; Erika Shook <erikas@sanjuanco.com>
Subject: Fwd: Development opposition

FYI

Rick Hughes
Chair
San Juan County Council
District #2
Rickh@sanjuanco.com
360-472-0253

S.J.C. DEPARTMENT OF
JUN 16 2017
COMMUNITY DEVELOPMENT

Begin forwarded message:

From: Ethna Flanagan <ethnaflanagan@gmail.com>
Date: June 13, 2017 at 5:19:12 PM PDT
To: Rickh@sanjuanco.com
Subject: Development opposition

Rick,

I am aware we have a new potential propane business requesting to set up in my neighborhood. Permit # # PCUP00-17-0018

My neighborhood has kids on their bikes, it is family friendly and quiet.

Last time a propane business came into our neighborhood before anyone new about it. The trucks were heavy and loud and started early in the morning, there was an accident due to human error that created high risk.

No one wants to have these heavy trucks coming and going in our neighborhood. This neighborhood is not at all conducive to this type of business.

I would sincerley appreciate it if your voice would join me and others in opposing this business development in this neighborhood. This business needs to find another more suitable location.

Thank you.

Ethna Flanagan

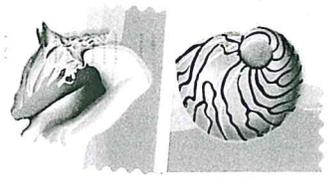
Ethna Flanagan

PO Box 1824, Eastsound. WA 98245

360 376-2363hm 360 317-7123cell

Mandy Troxel. 6 Opal Commons, Eastsound, WA
Washington State Ferry EVERGREEN STATE 98245.
Built in Seattle, Washington, 1954.
Length: 310 feet. Capacity: 100 cars — 1,000 passengers.

Re: The application for the 30,000
gallon propane tank @ 27 Aeroview St.



I am concerned about this propane tank. This is my neighborhood. Earlier this year we were evacuated from our homes due to a leak on this site. Not to mention that Seaview, the small road that leads to this site, is more appropriate to my own children and their friends riding bikes — not for the increasing traffic of industrial propane trucks. This has already negatively affected my neighborhood. Adding a 30,000 gallon tank is completely inappropriate for this space.
Mandy

Lithography by Continental Printing, Inc. Seattle, Washington

ADDRESS

Permit Dept.
Attn: Julie Thompson
P.O. Box 947
Friday Harbor, WA
98250

S.I.C. DEPARTMENT OF

JUN 16 2017

COMMUNITY DEVELOPMENT

Artist: Tom Sanislo — all rights reserved.
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Julie Thompson

From: Jan Alderton <janetmalderton@gmail.com>
Sent: Monday, June 19, 2017 1:19 PM
To: Julie Thompson
Subject: Fwd: Proposed 30,000 Gallon Propane Tank West of the Orcas Airport

Hi Julie,
I am hoping this email works.
Janet Alderton

----- Forwarded message -----

From: Jan Alderton <janetmalderton@gmail.com>
Date: Mon, Jun 19, 2017 at 12:02 PM
Subject: Proposed 30,000 Gallon Propane Tank West of the Orcas Airport
To: JulietT@sanjuanco.com

Dear Julie,

I serve on the Citizens Committee on Pipeline Safety that operates under the Washington State Utilities and Transportation Commission.

At our last meeting we were told that a very large un-permitted propane tank had been installed 10 years ago in the Roche Harbor area. The Washington State Utilities and Transportation Commission is investigating because the hazards are huge if such a large propane tank explodes. An employee from the Williams Pipeline Company sent me the following information.

Janet Alderton

491 Harborview Lane

PO Box 352

Deer Harbor, WA 98243

Propane hazards

<http://www.fireengineering.com/articles/print/volume-158/issue-3/features/propane-explosion-a-case-study.html>

<https://forums.firehouse.com/forum/strategy-tactics/fireground-tactics/74990-propane-cylinder-bleve-evacuation-distance>

haha, we have whats called the "rule of thumb". this means we pull back and hold our thumbs up and look at the scene. if you can still see the scene, you are still too close.

but in all seriousness.....

I searched for BLEVE evacuation distances, and came up with a few things. one was a chart put together from Queens University (in London or wherever queens is, idk) and they compare the tank capacity in liters and the distance in meters to evacuate

<http://me.queensu.ca/people/birk/res...feDistance.php>

for a tank filled with propane with about 1000 liters (or around 264.18 gallons) they calculate a fireball radius of about 20 meters in distance and a minimum evacuation distance of about 500 meters and a working distance of about 100 meters. you can take a look at the chart for yourself and see other examples.

heres another website...

<http://www.aristatek.com/explosions.aspx>

(from the website)

BLEVEs have been known to hurl debris weighing a hundred pounds or more for more than a half-mile from the explosion. There can be a trail of flaming vapor as a portion of the exploded tank or container flies through the air. The blast wave from a BLEVE can destroy structures several hundred feet from the incident. These incidents makes BLEVEs particularly dangerous.

another thing, if you watch a propane BLEVE in slow motion, you can actually spot TWO explosions that occur. one is the initial explosion from the cylinder failure. when that explosion occurs, it hurls all of the liquid propane away from the cylinder at tremendous speeds. when you continue to watch the explosion in slow motion, you will see along the outside of the fireball and "white liquid substance" which is the liquid propane which has not caught yet. when all of that propane catches there is another explosion which causes the rest of the fireball.

2009 Warren County Firefighter of the Year

Julie Thompson

From: Tony Ayer <tonyislands2@gmail.com>
Sent: Monday, June 19, 2017 12:10 PM
To: Julie Thompson
Subject: Proposed propane storage tank

Please do not allow the permit for a propane storage tank to be placed as proposed near the airport. In the event there were a leak and fire, access to the airport runway would be impeded and make it difficult for rescue crews, medical first responders, firefighters to fly in to help.

Additionally, there is a concentration of residential buildings in close proximity, and should not be placed in such danger.
Tony Ayer

Sent from my iPad

Julie Thompson

From: Lynda Guernsey
Sent: Monday, June 19, 2017 8:35 AM
To: Julie Thompson
Subject: FW: Large tank facility proposed on Aeroview

Hi Julie,

Please see the email below that came into the CDP inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Myrna Fant [mailto:myrnaorcas@gmail.com]
Sent: Monday, June 19, 2017 5:27 AM
To: CDP Inquiries <cdp@sanjuanco.com>
Cc: Eric Gourley <gourley1@centurytel.net>; Richard Fant <rickfant@gmail.com>; Bob Waunch <rlwaunch@orcasonline.com>; wlmunich@gmail.com
Subject: Re: Large tank facility proposed on Aeroview

Juliet address does not work. Please read below and record my comments.

--
Myrna & Richard Fant

360-376-3237

On Jun 19, 2017, at 08:04, Myrna Fant <myrnaorcas@gmail.com> wrote:

Dear San Juan County:

I have property at 115 Aeroview Lane and I'm against this type of tank facility being proposed at the entrance to my neighborhood. Many of us in and around Aeroview have hangar homes where we live and play - And, there are homes immediately adjacent to this proposed facility.

We are very surprised at that scale of this project. The original description sounded like a home sized propane tank - but we now see it's a commercial operation.

So, my objections are:

- This fuel facility is out of proportion to the neighborhood
- This fuel facility is immediately adjacent to occupied homes on all sides
- This fuel facility was not correctly identified to the current residents
- This fuel facility will generate heavy truck traffic inconsistent with the neighborhood
- There are existing fuel facilities at the end of Seaview drive that can be used

--

Myrna Fant
[360-376-3237](tel:360-376-3237)

Julie Thompson

From: Donny Galt <donny@interislandpropane.com>
Sent: Tuesday, June 20, 2017 9:11 AM
To: Julie Thompson
Subject: Fwd: Re: Large tank facility proposed on Aeroview

S.J.C. DEPARTMENT OF
JUN 20 2017
COMMUNITY DEVELOPMENT

Hi Julie! Here is the response from Richard and Myrna Fant. :)

----- Forwarded message -----

From: "Richard Fant" <rickfant@gmail.com>
Date: Jun 20, 2017 7:07 AM
Subject: Re: Large tank facility proposed on Aeroview
To: "Donny Galt" <donny@interislandpropane.com>
Cc: "Myrna Fant" <myrnaorcas@gmail.com>, <cdp@sanjuanaco.com>, "Eric Gourley" <gourley1@centurytel.net>, "Robert Waunch" <rlwaunch@orcasonline.com>, "Wayne Munich" <wlmunich@gmail.com>

Donny - thanks for the note.

I'm Myrna's husband. first let me say this is not NIMBY, I want to see island development; this is about appropriate land use. I recognize that the property is zoned light-industrial.

Clearly safety is the largest concern given the proximity to occupied homes - the Aeroview neighborhood is really about hangar homes as it's future (like Grasssylvania). A fuel facility is not consistent with the use. The second concern is appearance and traffic - as far as I can tell the fuel tank(s) will be open and very visible with no enclosing building.

The hope lane industrial park on the south side of Mt. Baker highway and properties leading up to the self-storage facility seems a much more relevant location for a fuel facility. But, clearly that is not property you own.

So, our concerns are simple:

- this is too close to occupied homes for safety
- with no building enclosure this will be ugly and detract from the community atmosphere
- there are existing places within half a mile that are already utilized for industrial fuel distribution

--
Rick Fant (gmail)
<https://www.linkedin.com/in/rickfant>
Mobile: +1 425 802 8205

On Jun 19, 2017, at 10:30 PM, Donny Galt <donny@interislandpropane.com> wrote:

Hi Myrna,

This is Donny from Inter Island Propane in Friday Harbor. Because I'm the one that put in for the permit, I get all of the responses and concerns from the neighbors. I just wanted to see if it's OK to call you or visit with you to hear your concerns. My business partner and I have been looking for property on Orcas that has the allowed use per San Juan County. It has been very difficult. Plain and simple, there is limited to no land left that fits the proper land use. We are just two Islanders trying to bring a sustainable and affordable resource to the Island Residents with safety being our highest priority. I've been an islander for over 35 years, grew up here, raised a family here and would never in any way want any bad feelings between my island friends and neighbors. Feel free to call me [3603175854](tel:3603175854) or email me if you would be interested in getting together so I can hear your concerns. Thank you!

Donny Galt

From: Myrna Fant [<mailto:myrnaorcas@gmail.com>]
Sent: Monday, June 19, 2017 5:27 AM
To: CDP Inquiries <cdp@sanjuanco.com>
Cc: Eric Gourley <gourley1@centurytel.net>; Richard Fant <rickfant@gmail.com>; Bob Waunch <rlwaunch@orcasonline.com>; wlmunich@gmail.com
Subject: Re: Large tank facility proposed on Aeroview

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--

Myrna & Richard Fant

[360-376-3237](tel:360-376-3237)

On Jun 19, 2017, at 08:04, Myrna Fant <myrnaorcas@gmail.com> wrote:

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We are very surprised at that scale of this project. The original description sounded like a home sized propane tank - but we now see it's a commercial operation.

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- This fuel facility was not correctly identified to the current residents

- This fuel facility will generate heavy truck traffic inconsistent with the neighborhood
- There are existing fuel facilities at the end of Seaview drive that can be used

June 14, 2017

To: San Juan County Permit Department
Attn: Julie Thompson
PO Box 947 Friday Harbor, WA 98250

From: Opal Commons Resident
Mary S Roberts
PO Box 1555 (217 Seaview ST #17) Eastsound, WA 98245

S.J.C. DEPARTMENT OF

JUN 19 2017

COMMUNITY DEVELOPMENT

Regarding: Conditional Use Permit # PCUPOO-17-0018

Dear Ms. Thompson,

Having experienced 2 incidents in the past 3 years when the residents of our neighborhood were required to evacuate our homes after accidents involving the former propane operation at the end of Seaview ST, I am appalled to learn that the County is considering allowing another propane company to carry out *any* activity whatsoever in almost the same location, with its close proximity to a dense residential area and an airplane hanger.

In addition to the return of a potentially risky installation on the site itself there would be the return of heavy truck traffic on a road without sidewalks which is *just* adequate for cars to pass safely while attending to walkers and the usual children at play.

I am no lawyer, but I have to wonder at the County's putting itself at risk for legal action when incidents near or at this site in the recent past have necessitated Fire Department and HAZMAT responses (and in the case of the gasoline spill required extensive remediation), not once but twice in such a short period.

Let us, please, not push our luck. Deny the application for Conditional Use Permit PCUP00-17-0018. Surely the land can be used for commercial purposes that do not involve the storage of up to 30,000 gallons of potentially explosive material – which will generate traffic up and down a narrow neighborhood street by heavy trucks 5 days a week.

Sincerely,



Mary S. Roberts
mollyroberts8@centurylink.net

Julie Thompson

From: sharronmierau@rockisland.com
Sent: Monday, June 19, 2017 3:27 PM
To: Julie Thompson
Subject: Fuel Storage Site in Eastsound

To: Julie Thompson, SJC Planning Dept

I live on Seaview Street in Eastsound and I have some serious concerns about the proposal to store 30,000 gallons of fuel on the corner of Seaview and Aeroview Lane.

I have lived on Seaview for over twenty years and I am aware that it is still zoned residential/light industrial. But please be aware that over the past two decades many homes and apartments have been built along Seaview. Many of the additions are OPAL housing that provides residences for low income families. The OPAL lots are small, allowing this neighborhood to become even more densely populated.

I retired four years ago and that was when I became aware of the two companies doing business at the North end of Seaview Street that require the huge double semi trucks and tankers that travel back and forth many times a day on our little dead-end County road that is only about a half mile long. Seaview is not a thoroughfare.

Twice in the last few years my neighborhood had to be evacuated due to carelessness caused by employees of the propane company and it's storage tanks located at the north end of Seaview. Those were frightening experiences. I began to wonder how and why a propane company ever got approval to store it's fuel in this densely populated area. I never got answers from the County or from our emergency services. It still concerns me as the huge fuel trucks roll back and forth on Seaview every week.

And now, if the county allows another 30,000 gallons of fuel to be stored right across the street from my house it will no doubt bring more traffic and big trucks and more combustible danger to my neighborhood and will undoubtedly and justifiably give me the creeps. It would also be in very close proximity to airplane hangars and the combustibles materials they require.

Surely there is a more appropriate, less populated site somewhere on Orcas Island that could provide a reduced risk for a business to operate and store it's potentially dangerous fuel.

PLEASE DO NOT ALLOW THIS HIGH RISK TO BE STORED IN MY NEIGHBORHOOD. PLEASE.

Sincerely
Sharron Mierau
61 Seaview Street
Eastsound, WA 98245
(360) 298-2288

Julie Thompson

From: Mandy Troxel <crazylegs40@rocketmail.com>
Sent: Monday, June 19, 2017 4:13 PM
To: Julie Thompson
Subject: The proposed 30,000 gallon tank in Eastsound

Dear Ms. Thompson,

I sent a message via "snail-mail" last week, but want to write again to make sure that you hear my voice on this matter. I live at 202 Blanchard Rd. with my two daughters, our two dogs and a small flock of chickens.

I am opposed to this tank for many reasons. I don't believe that Orcas has the resources to address a large-scale leak or resulting fires should there be an issue. All these issues were spelled out very clearly by Paul Kanan in his editorial to the Orcas Issues (<https://orcasissues.com/guest-opinion-siting-new-propane-storage-tank-raises-concerns/>). His assessment was confirmed by various residents, including EMT's, in the comments section.

My 10-year-old rides her bike regularly with friends along SeaView, and I walk my dogs along Seaview, Aeroview and Mt. Baker Rd. regularly. Our time outdoors in our neighborhood has already been affected by the increased traffic by industrial vehicles in this area. This small country road is already not large enough to accommodate these vehicles, much less the additional industrial propane trucks.

I personally have an extra dose of anxiety from having this much propane in my area. I have Congenital Anosmia, which means that I have never had a sense of smell. It is scary to me that I could be out and about in my yard or walking the dogs and not be able to detect a leak. I am currently removing all propane appliances from my home, as I had a scare with a leaky stove this past winter. Having a 30,000 gallon tank of this stuff almost literally in my back yard is, frankly, terrifying.

Please consider the residents that live in this area. In my three years at this home (which I bought through OPAL and hope to have for the rest of my life) the amount of Industrial buildings has grown considerably. Please draw the line as to how much is too much, and to when safe neighborhoods get to remain so.

Thank you
Mandy Troxel

202 Blanchard Rd. #6
Eastsound, WA 98245
360-376-4448

S.J.C. DEPARTMENT OF

JUN 20 2017

COMMUNITY DEVELOPMENT

S.J.C. DEPARTMENT OF

JUN 20 2017

COMMUNITY DEVELOPMENT

Julie Thompson

From: Lisa Byers <lisabyers50@gmail.com>
Sent: Monday, June 19, 2017 4:27 PM
To: Julie Thompson
Subject: Propane tank on Aeroview

S.J.C. DEPARTMENT OF

JUN 20 2017

COMMUNITY DEVELOPMENT

Dear Ms. Thompson:

I am writing to ask for mitigation measures to the proposed development for a 30,000 propane tank on property located at 27 Aeroview Lane, Eastsound.

This property is surrounded on three sides by residential dwellings, with the closest residences being just about 60 feet to the north and 80 feet to the south of the proposed tank location.

I recognize that the property is currently zoned as Service Light Industrial, and that Bulk Fuel Storage facilities are allowed with a Conditional Use Permit. Therefore, I ask for mitigation measures to be put in place for this specific proposal. Measures that might help reduce the risk include:

- Fire safety precautions vetted through the fire department and fire marshal;
- Emergency response protocols vetted with the fire department and neighbors and notification to all property owners within the emergency response area (the notice to property owners within 300 feet seems insufficient when emergency response is likely to include property owners within at least 0.5 miles.)
- Limit on the number of truck trips per day and on the size of trucks serving the facility.

In addition, I ask that San Juan County begin the process to re-zone property along the east side of Seaview Street to residential uses. The increased development of residential property in this area over the past 15 years merits a change in designation to reduce impacts from noisy and potentially dangerous land use activities.

Thank you for your consideration,

Lisa Byers
13 Opal Commons
360-540-1232

Julie Thompson

From: Ed Sutton <eddie@rockisland.com>
Sent: Monday, June 19, 2017 7:54 PM
To: Margie Doyle
Cc: Julie Thompson
Subject: Re: Propane tank and distribution site at the corner of Aeroview and Seaview Street

S.J.C. DEPARTMENT OF
JUN 20 2017
COMMUNITY DEVELOPMENT

Margie; Paul Kamin and I went to the OIFR meeting this evening. He and I are meeting with Captain Scott Williams Tuesday at 10am to discuss the "BOMB" that is proposed to be in your adjacent yard. We will then plan to officially respond to County Planning on this permit request. Given the danger of a catastrophic event, it would seem to be prudent to delay approval (or not) of this permit until additional discussions and research can be accomplished. Of note, which you well know, there are some 50 or more residences with 1000' of the proposed location. Too, the proximity of aviation fuel makes this a very dangerous situation. On Jun 19, 2017, at 11:16 AM, Margie Doyle wrote:

Dear neighbors,

I am hoping you will join me in personally writing to County Planner Julie Thompson at JulietT@sanjuanco.com by Wednesday, June 21 to voice your concerns and suggestions about the siting of a 30,000 -gallon fuel tank at the corner of Seaview Street and Aeroview Lane.

Although this is an allowable use in a service/light industrial zone, the tank's proximity to airplane hangars and fuel AND to a densely populated rural residential neighborhood presents significant safety concerns, as well as traffic and aesthetic concerns.

It would be very helpful if you'd express your views in concrete, factual terms, and also any factors that may help safeguard the neighborhood should the Hearing Examiner allow Interisland to store and distribute propane fuel at that location.

Please be sure to send comments by Wednesday, June 21, and it's probably helpful to copy Erika Shook, head of the Community Development Department and our county council members too:

Here are two recent articles from *Orcas Issues* that may help you in composing your messages, and please understand that your voice is needed NOW.

<https://orcasissues.com/guest-opinion-siting-new-propane-storage-tank-raises-concerns/>

<https://orcasissues.com/propane-tank-delivery-service-planned-reidential/>

Thanks so much for participating in this permit application, and please spread the word, thank you!
Margie Doyle

Propane Tank and Delivery Service Planned for Residential Area Comments need to be submitted by June 21

orcasissues.com/propane-tank-delivery-service-planned-reidential/

S.J.C. DEPARTMENT OF

JUN 20 2017

6/17/2017

COMMUNITY DEVELOPMENT

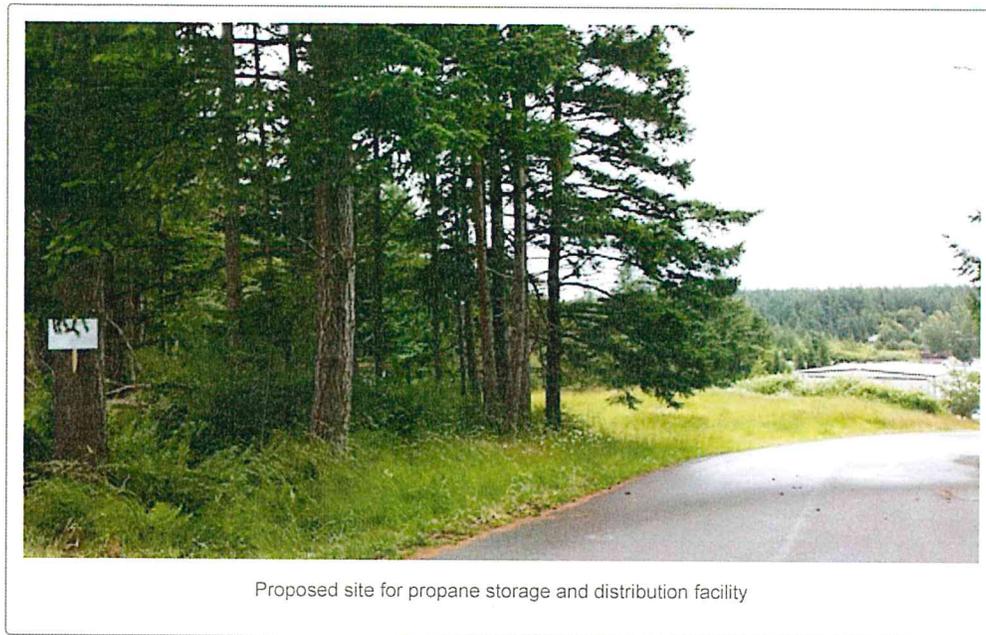
— by Margie Doyle, updated June 17 at 4:30 p.m. —



County officials are considering the application for InterIsland Propane to place a 30,000-gallon propane tank and distribution center on a lot just west of the airport, adjacent to residential homes on Seaview Street and within 300 feet of Opal Commons Community Garden and the Opal Commons neighborhood.

Proposed development notices were sent to nearby homeowners in late May, and comments are due to County Planner Julie Thompson at JulietT@sanjuanco.com by Wednesday, June 21. A hearing is scheduled before the Hearing Examiner on July 13.

The project application (PCUP00-17-0018) is for lot 27115801127 at 27 Aeroview Lane, at the corner of Seaview Street and Aeroview Lane. Don Galt, co-owner of InterIsland Propane, wrote in its application to the county for the conditional use permit that, in addition to the storage tank, the project includes a 12x80 concrete slab, consumer-sized propane tanks, and parking for trucks used to transport propane and customer tanks within an enclosed 120x120ft fence. Underground electric power and a security light will also be provided to the area.



The lot is zoned Service/Light Industrial and propane storage is an allowable use within that zoning. The Hearing Examiner can decide that the permit be allowed, provided certain conditions are met if such conditions are deemed reasonable by the Hearing Examiner.

Mitigation measures that may be considered by the Hearing Examiner include safety, aesthetic and traffic concerns. Questions remain about neighborhood safety in the event of a leak or explosion, capacity of response, and availability of water to extinguish a fire, particularly in light of two incidents of fuel leaks at a now-defunct storage facility further north on Seaview Street last year.

“Propane is a flammable and explosive fuel” Galt writes, and “Fire Department and emergency vehicles would be needed to put out a fire and to administer aid to people injured.” However, the environmental checklist submitted to the county state that the propane storage and distribution center would not “result in an increased need for public services (for example: fire protection...)”

Traffic concerns are also raised as Aeroview Lane is a narrow approach to the west airport gate, and plans are for delivery trucks to operate between 8 a.m. and 5 p.m. Their size, the frequency of their approach to and departure from the lot into a rural residential neighborhood are questioned. The truck delivery route is not specified on the application.

Aesthetic environmental and noise concerns also surface as the proposed siting for the tank would be screened on the north and west sides by existing growth, but there is no screening planned in the application for the south lot line which faces Aeroview Lane. Galt wrote in his SEPA applications, “If there are any areas that required more screening by the county we will be planting more trees and bushes along the north and west lot lines. However, we don’t anticipate having to add any more vegetation as there is already a significant natural buffer.”

The application further states that no views in the immediate vicinity would be altered and that there are no measures proposed to reduce or control aesthetic impacts.

Some mitigation measures could be:

- installing a natural berm or retaining wall around the tank site, which would divert heat from getting to the tank in the event of airplane fuel igniting in the airport hangars to the east of the site;
- limiting the hours of the trucks making deliveries through the neighborhood;
- planting additional screening vegetation to the south and to the east;
- planning truck access and egress to limit noise, traffic and disruption to the rural residential neighborhood.

County Fire Marshall RJ Meyers declined to comment on the conditional use permit application beyond saying, "We are looking at options for that community."

Once the storage and distribution center is developed, the propane in storage will be delivered to the island by barge, transported to the site by truck and then delivered to InterIsland customers by truck. Galt estimates a barge delivery every two weeks during the peak winter season; with delivery truck operated Monday through Friday from 8 a.m. to 5 p.m.

In related news, just last week, the county installed a 30,000-gallon tank at its Public Works installation off Mount Baker Road near Seaview Street. This tank holds both diesel/gasoline, which are to be used in the event of an emergency to fuel generators and to supply fuel for emergency response vehicles.

S.J.C. DEPARTMENT OF

JUN 20 2017

COMMUNITY DEVELOPMENT

Orcas Issues: News & Views



Guest Opinion: Siting of New Propane Storage Tank Raises Concerns New Commercial Propane Tank Proposed in Eastsound

Posted on June 17, 2017

— by Paul Kamin—

In 2013 a propane leak from a 30,000 tank located at 300 Seaview St required the evacuation of residents within ½ mile of the leak. The emergency response team from Orcas Fire was surprised to find that there was not an accessible fire hydrant in the area. The County had failed to consider fire hydrant protection requirements as part of the permitting for this development.

Since that incident, that business was sold and the tank removed. Residential neighbors breathed a sigh of relief.

This month the County began processing a new permit for another 30,000 gal tank as part of a commercial development on the corner of Seaview and Aeroview, in the same residential neighborhood. The property of this proposed development is designated "service light industrial", in

which such a facility is an allowable use. However, this property is surrounded on 3 sides by existing residential development, and on the 4th side is an airplane hanger-home combination.

This is simply the wrong place to locate a large propane tank.

Propane tank leaks are not all that uncommon despite numerous safety requirements. As examples from just the last few months, and just from propane tanks of this exact size, the following incidents have been found in news reports. On March 15, 2017 a propane leak from a 30,000 gal tank in Ely MN. required the evacuation of a 1 mile radius. On March 21, 2017 a leak from a 30,000 propane tank in Ossipee NH required an evacuation that included 85 residents of a nursing home. On May 25, 2017 a leak from a 30,000 gal propane tank in Logan Township NJ required evacuation of 1900 people within a ½ mile radius.

The Eastsound Sub Area Plan that contains the applicable land use tables requires that this project go through the "conditional use permit" process. This process includes notification of residents in the immediate area. Notification provides the neighbors the opportunity to submit public comment that will be reviewed by the Hearing Examiner.

Public comment is being taken through July 12th, and can be addressed to Julie Thompson at SJC Community Development (juliet@sanjuanco.com.)

Given the potential scope of impact of this business the Condition Use Permit notification of nearby property owners seems grossly inadequate. At minimum the notice should have included everyone within the potential evacuation range, which could be up to 1 mile. This would include most of Eastsound.

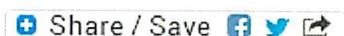
In 2012, in Mumford NY, there was a fire at a commercial propane facility with 50,000 gal of onsite storage. The after-action incident report detailed the response required 300 fire fighters, 76 pieces of firefighting equipment, over 2 million gallons of water and more than 25 hrs. to extinguish.

Such were the resources needed to keep the burning tank from overheating and exploding. Authorities said that if any 1 of 3 tanks overheated and exploded it would likely have leveled the small town. Given the potential impacts of this proposed development some public outreach would be in order. Some of the questions that should be addressed include:

- Is there an adequate public notice and evacuation plan in place in case of another local incident?
- Does the local fire department have the resources to implement such a plan and respond to a potential fire on this site?
- Does the local water system have adequate capacity to support firefighting efforts at this location? (The developer has not approached Eastsound Water)
- What will the impact of this propane business be on resale values of adjacent properties?
- How will this proposed propane tank development impact property insurance rates in the neighborhood?
- What actions is the County requiring to mitigate the potential impacts of this commercial development in this residential neighborhood? Structural Fencing, Lighting, Security, Earthen berms, automatic deluge water suppression system.....?

- What risks are associated with having 30,000 of propane adjacent to multiple airplane hangers, containing aviation fuel and other combustibles? With an adjacent propane tank a hanger fire would seem to be a much more serious danger.
- Is there a better, less populated location for such facilities?
- Is the need for another Orcas propane delivery business so great to justify these additional risks?
- Perhaps the business owner or property owner would like to move to Orcas and live onsite with their propane tank?

It should be acknowledged that Eastsound adopted the land use designations that allow a 30,000 propane tank to be located between the airport and the Seaview residential neighborhood. However, there is a short window of time for citizen feedback before the hearing examiner considers this permit application. Voice your opinion.



Comments

Guest Opinion: Siting of New Propane Storage Tank Raises Concerns New Commercial Propane Tank Proposed in Eastsound — 8 Comments

Paula Treneer
on June 17, 2017 at 8:04 pm said:

Thanks for bringing this issue to the public's attention, Paul.

Brian Ehrmantraut
on June 18, 2017 at 1:30 am said:

I responded to the propane incident and the recent gasoline incident at the Seaview site as a member of OIFR, and as a Port Commissioner for the Port of Orcas, whose land was involved.

I agree wholeheartedly with Paul Kamin's comments here, and encourage the community to convey their opinion to Community Development/Planning, and to their Council representative.

Ed Sutton
on June 18, 2017 at 7:44 am said:

I would like to thank Paul Kamin for his thorough research and recommendations regarding this VERY serious issue. I totally concur with every point that he makes in his discussion.

Several additional questions and comments; might the storage be contained in a tank farm of say ten smaller tanks separated by berms and other containment barriers? Or, perhaps, at locations around

the island, closer to neighborhood customers? Two, is there not a similar, large propane(?) tank behind the old Gordy's Garage property?

Finally, should the County discuss and consider whether future construction of new homes or commercial structures should be designed with propane energy devices (heating, hot water, cooking)? OPALCO can most assuredly provide those services without the danger associated with propane storage.

Our County Council representative, Rick Hughes, needs to express some thoughts on this matter, and lead the conversations that will result in a safe solution to these concerns.

Spirit Eagle

on June 18, 2017 at 9:13 am said:

I don't think that the Comp Plan would allow siting of Propane tank storage outside of the "Urban Growth Area.(Eastsound) The Hearings Examiner almost Always approves these development applications. We Really Need to find a way to Opt Out of the Comprehensive Plan.

Justin Paulsen

on June 18, 2017 at 9:23 am said:

First off, the discussion of the need or lack of need for a company to locate additional propane services on the Island should never hit the desk of the county planner. That is a market based issue and has no basis in a discussion of site-specific land use.

Secondly, while it is good to raise questions and concerns, what we all need to realize is that this type of development is EXACTLY what San Juan County has intended. When our previous government planners adopted the GMA and intentionally pushed development into miniaturized "urban" areas, they purposefully and intentionally created this type of development. In fact, less than a block from the proposed facility, the county itself just installed what could arguably be considered a more dangerous and potentially hazardous facility just 50' from the road-side.

Would the developer of the proposed take liked to have located their facility in a less dense area? Likely. Would they have rather put it on a 5+ acre parcel, closer to the barging port? Likely. Would they like to avoid the potential hazard of locating within a dense residential area? Likely. But... this is where the county has asked that this type of development happen.

As a very close neighbor to this development, while I have some concerns, I also understand that it is not the business but instead the county that has created this situation. As we are all presenting our comments to the County Planning Department, how about a few additional comments to them asking them to scrap the ridiculous notion that land use planning in SJC be based on urban development concepts intended for large scale city and metro environments. Let's focus on changing the root of the problem instead of targeting the intended consequence.

Jim McCorison

on June 18, 2017 at 12:14 pm said:

The NOAA website contains a table regarding safe distances in the event of a Boiling Liquid Expanding Vapor Explosion (BLEVE) which is what must be protected against. The table (https://cameochemicals.noaa.gov/erg_guides/Page_368.pdf) lists distances for 82,000 liters (21,662 gallons) and 140,000 liters (36,984 gallons). NOAA states that extreme should be used in relying on the figures in the table. Using the larger tank size to be conservative, the table states a fireball radius of 375 feet and a preferred evacuation radius of 1-3/8 miles.

The projected volume of water to keep a tank this size cooled is stated as 935 gals/min. Can the hydrants in the area provide a sustained flow at this rate?

The question to be answered is how much risk is the community willing to accept. If we are unwilling to accept the risk for a new company, should we be accepting of the risk for an existing company? I'm not personally advocating either position, but it is something that needs to be considered.

Steven Jehly
on June 18, 2017 at 4:20 pm said:

A number of years ago while living in Sitka, a local gas station wanted to build a liquid fuel storage tank on its property. The gas station was next door to a middle school. Lots of discussion about that. I remember a comment being made that 'you would not build a school next to an existing, large fuel tank (it's against the law by the way)so why would you build a fuel tank next to a school?' The tank was not installed. I see parallels here.

Tony Ayer
on June 18, 2017 at 5:37 pm said:

The way I understand this,the proposed storage tank is close to the airport.If there is a fire,additional firefighters,medical personnel etc urgently needed.they are not going to get here in time by ferry so the airport runway is landing zone...with a fire next door ? Not good.

Julie Thompson

From: Ed Sutton <eddie@rockisland.com>
Sent: Tuesday, June 20, 2017 1:31 PM
To: Julie Thompson
Cc: pkamin; Margie Doyle
Subject: Re: Propane tank and distribution site at the corner of Aeroview and Seaview Street

Thanks, Julie. Paul Kamin and I met with OIFR Chief Scott Williams this morning. I believe that Paul will be corresponding to you that, as I understand, EWUA does not have sufficient fire flow to contain a mishap at the proposed tank site. It might be that a CUP includes the necessity that the property owner must fund an upgrade to the water mains in order to allow sufficient water flow.

My frustration stems from the fact that our community has changed over the past number of years such that allowed uses which were once a non-issue have become relevant because the character of the neighboring properties has changed to somewhat dense residential.

The Fire Chief is going to research other sites around the island that might be better suited for this use, such as the County Dump, or inside the old rock quarries.

I would hope that you might recommend a delay in a decision on this CUP until additional homework can be completed that addresses alternate locations.

On Jun 20, 2017, at 10:24 AM, Julie Thompson wrote:

Thanks for commenting. I'll pass all this on to the hearing examiner when I send her the staff report.

From: Ed Sutton [<mailto:eddie@rockisland.com>]
Sent: Monday, June 19, 2017 7:54 PM
To: Margie Doyle <margaretdoyle7@gmail.com>
Cc: Julie Thompson <JulieT@sanjuanco.com>
Subject: Re: Propane tank and distribution site at the corner of Aeroview and Seaview Street

Margie; Paul Kamin and I went to the OIFR meeting this evening. He and I are meeting with Captain Scott Williams Tuesday at 10am to discuss the "BOMB" that is proposed to be in your adjacent yard. We will then plan to officially respond to County Planning on this permit request. Given the danger of a catastrophic event, it would seem to be prudent to delay approval (or not) of this permit until additional discussions and research can be accomplished.

Of note, which you well know, there are some 50 or more residences with 1000' of the proposed location. Too, the proximity of aviation fuel makes this a very dangerous situation.

On Jun 19, 2017, at 11:16 AM, Margie Doyle wrote:

Dear neighbors,

I am hoping you will join me in personally writing to County Planner Julie Thompson at JulietT@sanjuanco.com by Wednesday, June 21 to voice your concerns and suggestions about the siting of a 30,000 -gallon fuel tank at the corner of Seaview Street and Aeroview Lane.

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residential neighborhood presents significant safety concerns, as well as traffic and aesthetic concerns.

It would be very helpful if you'd express your views in concrete, factual terms, and also any factors that may help safeguard the neighborhood should the Hearing Examiner allow Interisland to store and distribute propane fuel at that location. Please be sure to send comments by Wednesday, June 21, and it's probably helpful to copy Erika Shook, head of the Community Development Department and our county council members too:

Here are two recent articles from *Orcas Issues* that may help you in composing your messages, and please understand that your voice is needed NOW.

<https://orcasissues.com/guest-opinion-siting-new-propane-storage-tank-raises-concerns/>

<https://orcasissues.com/propane-tank-delivery-service-planned-reaidential/>

Thanks so much for participating in this permit application, and please spread the word, thank you!

Margie Doyle

Julie Thompson

From: Eric Gourley <gourley1@me.com>
Sent: Tuesday, June 20, 2017 12:10 PM
To: Julie Thompson; CDP Inquiries
Cc: Barbara Gourley; Wayne Munich; Bob Waunch; Bill Dallas; Robin Watson; Myrna Fant; Richard Fant; Max Lyons; Margaret Doyle; Paul Vierthaler
Subject: Proposed Storage Tank on Aeroview Lane

S.J.C. DEPARTMENT OF
JUN 21 2017
COMMUNITY DEVELOPMENT

Juliet,

I am writing this memo in opposition to the proposed propane storage facility on Aeroview Lane.

I own a hangar/apartment on 77 Aeroview Lane. I have a tenant who lives year round in the apartment. I am at my hangar almost on a daily basis. The proximity of a large propane tank within 300 feet of my property is daunting.

I well remember the propane spill emergency on February 17, 2015. I was leaving my hangar and upon exiting at Seaview, I found it to be cordoned off and was told I would not be able to return until the spill and fumes had been controlled. I was later told that a truck had pulled away with the refilling hose still attached resulting in propane gas pouring out into a neighborhood occupied by many residents along Seaview with the potential of a devastating explosion.

I bring the spill incident up because it illustrates that no matter how many safety precautions are taken, accidents happen. If one were to occur this close to my property, it would be just as dangerous.

We now have propane at the end of Seaview St., on Mount Baker road for the County, and three or more tanks plus an equal amount of trucks behind San Juan Propane. Adding another tank increases the potential for a disastrous occurrence for not only me but all residents along Seaview St. and Aeroview Lane. The population density on Seaview and Aeroview are much greater than realized. People live in their homes year round on Aeroview and Grasssylvania. There are numerous apartments and OPAL homes on Seaview St. from the beginning to the end. Even with the greatest safety precautions in place, a gas explosion would be disastrous in this area.

The last I heard was there was going to be a kayak shop on the vacant lot. It has apparently been sold and much to my surprise is now earmarked for a large propane tank (and who knows how many others might follow). Safety is my upmost concern. Trucks running in and out to fill the tank(s) or be filled are going to significantly increase our traffic. We have placed signs attempting to guard our privacy and minimize traffic on Aeroview. Unless stored in a hangar/home similar to those existing on Aeroview, a naked storage tank is going to be an eyesore and counters the neighborhood atmosphere we have created.

Has OPAL been informed of this proposed facility? You indicated in my phone call to you that comments could still be made until the hearing although the advertised deadline was June 21. I encourage the County to be proactive and reach out to these other residents as I am sure they will be seriously concerned.

Please do not allow this facility to go forward.

Sincerely,

Julie Thompson

From: Lynda Guernsey
Sent: Tuesday, June 20, 2017 1:45 PM
To: Julie Thompson
Subject: FW: Large tank facility proposed on Aeroview

Hi Julie,

Please see the email below that came into the CDP inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

S.J.C. DEPARTMENT OF
JUN 21 2017
COMMUNITY DEVELOPMENT

From: W Munich 2 [<mailto:wlmunich@gmail.com>]
Sent: Tuesday, June 20, 2017 9:12 AM
To: 'Richard Fant' <rickfant@gmail.com>; 'Donny Galt' <donny@interislandpropane.com>
Cc: 'Myrna Fant' <myrnaorcas@gmail.com>; CDP Inquiries <cdp@sanjuanco.com>; 'Eric Gourley' <gourley1@centurytel.net>; 'Robert Waunch' <rlwaunch@orcasonline.com>
Subject: RE: Large tank facility proposed on Aeroview

Hello,

I want everyone to note another sobering concern that we have with a propane storage facility immediately above our property. Wayne Munich is a welder and in conducting his existing business may weld inside or outside our hanger. As you know, welding is a serious source of ignition to flammable gases. Since propane is heavier than air, if a large leak occurs, then the path of least resistance allows the propane to flow directly behind our hanger, where it can pool. There is little air circulation between the hanger and rock wall that separates our property from the property in question. The potential leaking of propane gas is a great concern to us not only for its toxicity to life, but also the explosive potential of our hanger and home. We live year-round in our hanger home and do not want to have to live in fear that our property and/or lives could be placed in jeopardy by this project. I believe precedence has been set, when a truck drove off before disconnecting from the propane tank at the propane storage facility at the end of Seaview, causing the evacuation of the neighborhood.

We also agree with the Fants that this project may diminish the pleasant lifestyle we have worked hard to build in our neighborhood as well as possibly decreasing our property value. We will be writing letters of concern for this land use. Thank you. Kim Middleton and Wayne Munich

From: Richard Fant [<mailto:rickfant@gmail.com>]
Sent: Tuesday, June 20, 2017 7:08 AM
To: Donny Galt <donny@interislandpropane.com>
Cc: Myrna Fant <myrnaorcas@gmail.com>; cdp@sanjuanco.com; Eric Gourley <gourley1@centurytel.net>; Robert

Waunch <rlwaunch@orcasonline.com>; Wayne Munich <wlmunich@gmail.com>

Subject: Re: Large tank facility proposed on Aeroview

Donny - thanks for the note.

I'm Myrna's husband. first let me say this is not NIMBY, I want to see island development; this is about appropriate land use. I recognize that the property is zoned light-industrial.

Clearly safety is the largest concern given the proximity to occupied homes - the Aeroview neighborhood is really about hangar homes as it's future (like Grasssylvania). A fuel facility is not consistent with the use. The second concern is appearance and traffic - as far as I can tell the fuel tank(s) will be open and very visible with no enclosing building.

The hope lane industrial park on the south side of Mt. Baker highway and properties leading up to the self-storage facility seems a much more relevant location for a fuel facility. But, clearly that is not property you own.

So, our concerns are simple:

- this is too close to occupied homes for safety
- with no building enclosure this will be ugly and detract from the community atmosphere
- there are existing places within half a mile that are already utilized for industrial fuel distribution

--

Rick Fant (gmail)

<https://www.linkedin.com/in/rickfant>

Mobile: +1 425 802 8205

On Jun 19, 2017, at 10:30 PM, Donny Galt <donny@interislandpropane.com> wrote:

Hi Myrna,

This is Donny from Inter Island Propane in Friday Harbor. Because I'm the one that put in for the permit, I get all of the responses and concerns from the neighbors. I just wanted to see if it's OK to call you or visit with you to hear your concerns. My business partner and I have been looking for property on Orcas that has the allowed use per San Juan County. It has been very difficult. Plain and simple, there is limited to no land left that fits the proper land use. We are just two Islanders trying to bring a sustainable and affordable resource to the Island Residents with safety being our highest priority. I've been an islander for over 35 years, grew up here, raised a family here and would never in any way want any bad feelings between my island friends and neighbors. Feel free to call me [3603175854](tel:3603175854) or email me if you would be interested in getting together so I can hear your concerns. Thank you!

Donny Galt

From: Myrna Fant [<mailto:myrnaorcas@gmail.com>]

Sent: Monday, June 19, 2017 5:27 AM

To: CDP Inquiries <cdp@sanjuanco.com>

Cc: Eric Gourley <gourley1@centurytel.net>; Richard Fant <rickfant@gmail.com>; Bob Waunch

<rlwaunch@orcasonline.com>; wlmunich@gmail.com

Subject: Re: Large tank facility proposed on Aeroview

Juliet address does not work. Please read below and record my comments.

--

Myrna & Richard Fant

[360-376-3237](tel:360-376-3237)

On Jun 19, 2017, at 08:04, Myrna Fant <myrnaorcas@gmail.com> wrote:

Dear San Juan County:

I have property at 115 Aeroview Lane and I'm against this type of tank facility being proposed at the entrance to my neighborhood. Many of us in and around Aeroview have hangar homes where we live and play - And, there are homes immediately adjacent to this proposed facility.

We are very surprised at that scale of this project. The original description sounded like a home sized propane tank - but we now see it's a commercial operation.

So, my objections are:

- This fuel facility is out of proportion to the neighborhood
- This fuel facility is immediately adjacent to occupied homes on all sides
- This fuel facility was not correctly identified to the current residents
- This fuel facility will generate heavy truck traffic inconsistent with the neighborhood
- There are existing fuel facilities at the end of Seaview drive that can be used

Julie Thompson

From: Lynda Guernsey
Sent: Tuesday, June 20, 2017 1:43 PM
To: Julie Thompson
Subject: FW: Galt Fuel Storage Proposal

Hi Julie,

Please see the email below that came into the CDP inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579 SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

-----Original Message-----

From: Robert Waunch [mailto:rlwaunch@orcasonline.com]
Sent: Tuesday, June 20, 2017 8:05 AM
To: CDP Inquiries <cdp@sanjuanco.com>
Subject: Galt Fuel Storage Proposal

Dear Sirs and Madam,

We, my wife and I, object strongly to the proposed gas storage facility on the corner of Seaview and Aeroview on Orcas. The facility would be surrounded on all four sides by residents - in very close proximity. When I developed the Aeroview properties, the county forbid me to allow aircraft on the lot that abuts Seaview Ave. And now you're considering allowing a highly flammable, potentially explosive gas storage tank?

Technically, fuel storage may be classified as "light Industrial" by the County, but there are other important factors that make this classification incorrect. This would be an extremely hazardous facility - as evidenced by the emergency leak at a similar facility that occurred near by a year ago when the area had to be evacuated.

No matter how many safety factors are employed with this type of facility - accidents happen and the outcome could be a serious loss of lives. You don't store volatile materials, eg. fuel, explosives, fertilizer, etc. near homes.

Regards,

Robert L. and Marsha K. Waunch

S.J.C. DEPARTMENT OF
JUN 21 2017
COMMUNITY DEVELOPMENT

Community Development
P.O. Box 947
Friday Harbor, WA. 98250

Wayne & Jaimie Rankin
125 Seaview St.
Eastsound, WA. 98245

June 18, 2017

In the Matter Of Permit #PCUP-17-0018
Propane Storage Facility at 27 Aeroview Ln. Eastsound

S.J.C. DEPARTMENT OF
JUN 21 2017
COMMUNITY DEVELOPMENT

As residents that will be impacted by the construction of the proposed propane facility we *strenuously object to propane storage in the middle of our residential area.*

We consider propane tankage at this location:

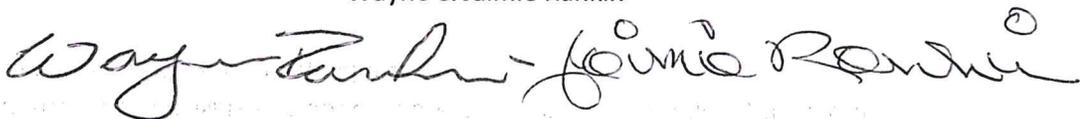
1. Unsafe with one hundred or so residences within one half mile.
2. Difficult to evacuate when another accident occurs.
3. Contributory to excessive traffic involving heavy vehicles.
4. Aesthetically displeasing and out of character with the surrounding structures.
5. Negatively impacting property values.

Safety is a paramount concern with a number of residences within the possible 300' fireball diameter. Within the half mile evacuation area there are around one hundred residences and even more commercial structures including a doctor's office/clinic, animal shelter, sheriff's substation, the Orcas Fire Department and the Orcas Airport all of which would have to be evacuated and will face possible destruction or damage. See the attached photo.

Evacuation of this same area February 17, 2015 because of a propane leak and again April 10, 2015 because of a gasoline leak was difficult because there was a lack of awareness of the existence of these facilities on the part of many residents. Residents on Seaview Street were somewhat aware because of the increase of heavy fuel and propane truck traffic but most residents on adjacent streets had no idea there were two potentially dangerous fuel storage areas in the middle of this residential area.

Given the incredibly poor safety record of the two previous similar facilities and the obvious potential for another accident we consider the siting of another facility completely UNACCEPTABLE!

Wayne & Jaimie Rankin





Julie Thompson

From: beauty@rockisland.com
Sent: Tuesday, June 20, 2017 5:14 PM
To: Julie Thompson
Subject: Permit # PCUP00-17-0018

S.J.C. DEPARTMENT OF

JUN 21 2017

COMMUNITY DEVELOPMENT

Attention: Julie Thompson

I am requesting a serious review of the above referenced conditional use permit for a 30,000 gallon propane tank at 27 Aeroview Street, Eastsound.

I live at 275 Seaview Street and experienced evacuations both for a propane leak and gasoline leak across the street in 2013. I now am at risk for a similar experience with a gasoline tank at the county road shop on Mt Baker, multiple propane tanks and trucks further up Mt Baker Road, a propane vehicle parked across the street (next to sewage!) and now a potential additional 30,000 gallon propane tank, all clustered within a half mile of one another.

My concerns regarding this conditional use permit include::

1. Why have residents potentially affected by this permit not been notified beyond a posting of a small, non-informative sign on a street?

This hardly suffices for notification to me. Fortunately, we are a highly connected neighborhood group who share information with one another.

2. Are business interests to be protected at the risk of the safety and well being of an entire neighborhood?

3. Is there any regard for decreased property values, increased insurance costs, as well as health and safety for residents?

4. Have fire department officials been interviewed in this permit process?

Prior incidents indicate that the danger factor is REAL, not just theoretical. Placing a 30,000 gallon tank in close proximity to aviation fuel from airplane hangers nearby increases the risk.

5. Has the lack of a nearby fire hydrant been factored in?

6. Is there an evacuation plan in place? If so, residents need to be informed of it. (If there was such a plan in place in 2013, it wasn't effective.)

7. Truck traffic has been and continues to be an issue on this street. We currently have truck traffic from propane and sewage/port-a-potties from 300 Seaview Street. This has created potholes (apparently permanent, on a non-maintained section of road) and generates considerable noise.

The corner of Seaview/Mt Baker/Hope Lane is already congested and challenging to maneuver as well as see oncoming traffic. There are multiple businesses on all three of these streets. Do we want to increase traffic volume and risk?

8. Fueling to and from a propane tank creates fumes and noise starting as early as 7:30 AM. This generates a health and well being risk to residents.

9. Have those involved in the permit process asked themselves how they would view this situation were it occurring in their own neighborhood?

Would this be acceptable to you?

Sincerely,

Elinor d'Aquitaine

June 20, 2017

San Juan County Department of Community Development
Box 947
Friday Harbor, WA 98250

S.J.C. DEPARTMENT OF
JUN 22 2017
COMMUNITY DEVELOPMENT

Dear Community Development:

This letter is about Permit # PCUP00-17-0018 Propane Storage Facility at Parcel #271158011, 27 Aeroview Lane, Eastsound, WA. We are against the proposed land use for the following reasons:

The obvious reason that a propane storage facility should not be located at 27 Aeroview Lane is that this small property is surrounded by residential family units. As we have seen often in the media and have had our own experience with a propane filling accident at the propane storage facility at the end of Seaview Lane, accidents involving propane do occur. An explosion and/or fire from this facility could be catastrophic to this densely populated family neighborhood.

We live and work full time at 71 Aeroview Lane, which is situated directly east and below the property in question. Our greatest concern is from the potential ignition of the flammable propane gas due to leakage or any other reason, as well as direct contact with the gas. Many properties and residents are downhill of the said property with our property being adjacent and sitting 16-20 feet below and in the direct path of least resistance for the flow of the heavier-than-air released propane. A retaining rock wall separates the two properties and partially surrounds our building. This creates a stagnant environment between the rock wall and our building that propane can be captured and retained. Since propane gas is heavier than air and does not dissipate into the air as gasoline would, it will accumulate until the concentration hits a flammable level. Miscellaneous ignition sources occur throughout our property, inside and outside of our building. Our aircraft repair and welding business has resided on this property since the building's construction in 2000. Ignition of propane on this property has the potential to cause substantial property damage and injury or loss of life.

In addition, our home and place of business will always be consumed by the foul smell of propane and its inhabitants constantly exposed to the fumes of propane. High exposure to propane can cause asphyxiation, cardiac arrest, unconsciousness, seizures and death. Low levels of exposure can cause damage to the central nervous system, lung congestion and fluid in the lungs, along with a long list of other maladies. This proposed land use will not only put our property and lives in constant danger, but also those who live near the proposed facility. No one wants to live in fear of sickness or death. No matter what safety protocols are put into place, history has proven all too frequently that accidents happen and people are affected. We do not want to be a statistic.

The land owners of the Aeroview development have spent a great deal of time and money to create this distinct neighborhood and enhanced community feel that is precious to us all. As an airpark community with access to the airport runway we have been able to maintain a unique way of life for nearly twenty years. The proposed land use of a propane storage facility will decrease our property values and may destroy this special community. We are strongly against the proposed land use as a propane storage facility. Thank you very much for your time and consideration.

Sincerely,

Handwritten signatures of Wayne Munich and Kim Middleton. The signature for Wayne Munich is written above the signature for Kim Middleton.

Wayne Munich and Kim Middleton

Julie Thompson

From: Dan Stevens <gemini@interisland.net>
Sent: Wednesday, June 21, 2017 10:13 AM
To: Julie Thompson; Lynda Guernsey; Rick Hughes; Jamie Stephens; Bill Watson
Subject: CUP (PCUP00-17-0018)

S.J.C. DEPARTMENT OF

JUN 23 2017

COMMUNITY DEVELOPMENT

Dear Julie Thompson, County Planners through Lyda Guernsey), County Council members and Hearing Examiner:

I am writing to register my concerns in granting a conditional use permit (cup) to InterIsland Propane to install a propane storage tank and distribution center at 27 Aeroview, (PCUP00-17-0018) , lot 27115801127, at the corner of Seaview Street and Aeroview Lane.

My concerns raise from safety, traffic, property and aesthetic impacts on the neighborhood which is densely populated with residential homes to the immediate south, north and west of this lot, and airport hangars/homes to the east of this lot.

Safety concerns:

By applicant Don Galt's admission, "Propane is a flammable and explosive fuel. ...Fire Department and emergency vehicles would be needed to put out a fire and to administer aid to people injured." However, the environmental checklist submitted to the county states that the propane storage and distribution center would not "result in an increased need for public services (for example: fire protection...)"

If there is a fire/explosion event at one of the airport hangars to the east, the danger of explosion of the 30,000 gallon propane tank is increased. Conversely, if the tank leaks, heats or explodes, the imminent danger to the airport hangar/homes is increased

- Does the Fire Department in our rural community have the resources to deal with propane leaks or explosion in an adequate and timely manner? Just last weekend when there was a Century Link landline outage, there was 1 staff member all weekend at the nearest Fire Station in Eastsound
- Are fire hydrants located in close enough proximity that they can address a leak or an explosion? At previous propane leaks at the now-closed VanderYacht propane storage and distribution center, the Fire Department hoses were not long enough to connect to the nearest fire hydrant
- Is the water capability sufficient to put out resultant fires?.

Despite the best efforts of reputable companies, accidents happen with disastrous collateral damage. Placing a 30,000 fuel tank in the middle of an area that is both densely populated by residential homes AND airport hangars/homes/facilities is not a prudent use of this lot. The potential for tragedy and loss of human life is just too great to justify the gamble that "nothing will happen."

Property concerns:

- What will the impact of this propane business be on resale values of adjacent properties?
- How will this proposed propane tank development impact property insurance rates in the neighborhood?

Traffic concerns:

Aeroview is a narrow paved lane. What are the plans for developing (widening) the easement? What is the traffic pattern for entering and leaving the proposed storage-supply facility? As stated in Table 12 of the Development Standards (18.30.500)

"no use permitted in this district shall be designed in a manner that would result in traffic backing onto a public or private street or road right-of-way." It does not appear that there is adequate routing for this facility included in the CUP application.

Also, visibility from Aeroview onto Seaview Street is limited at the intersection; a safety consideration with the current natural "screening" at the west line of the lot, which is not addressed in the CUP.

Seaview Street is a busy neighborhood thoroughfare, with bikes, strollers and walkers as well as cars and trucks traveling on it throughout the day. Large supply trucks present a serious hazard to the foot and vehicular traffic on Seaview Street.

Aesthetic concerns:

In the SEPA application, Galt writes regarding screening, "If there are any areas that required more screening by the county we will be planting more trees and bushes along the north and west lot lines. However, **we don't anticipate having to add any more vegetation** as there is already a significant natural buffer." The application further states that no views in the immediate vicinity would be altered and that there are no measures proposed to reduce or control aesthetic impacts.

However there is no screening to the south, facing Aeroview Lane and the noise and visuals would dramatically impact the properties located to the south and west across the lane and Seaview Street from the proposed storage/distribution facility.

Because of these concerns, I am requesting that the County Hearing Examiner deny the siting of the Interisland Propane Storage/Distribution Center,

Please feel free to contact me if you have any concerns regarding my input,

Sincerely,

Dan Stevens

Julie Thompson

From: Margie Doyle <margaretdoyle7@gmail.com>
Sent: Wednesday, June 21, 2017 4:13 PM
To: Julie Thompson; Rick Hughes; Jamie Stephens; Bill Watson; Lynda Guernsey
Subject: Concerns re CUP (PCUP00-17-0018)

S.J.C. DEPARTMENT OF

JUN 23 2017

Dear Ms. Thompson, County Council members and Planning Commission (through Lynda Guernsey);

I am writing to register my concerns in granting a conditional use permit (cup) to InterIsland Propane to install a propane storage tank and distribution center at 27 Aeroview, (PCUP00-17-0018) , lot 27115801127, at the corner of Seaview Street and Aeroview Lane.

My concerns raise from safety, traffic, property and aesthetic impacts on the neighborhood which is densely populated with residential homes to the immediate south, north and west of this lot, and airport hangars/homes to the east of this lot.

The lot for the permit is zoned service light industrial (SLI) and I understand that in normally adequate circumstances, fuel storage is an allowable use in county SLI zones.

However, this lot is surrounded by many residences on three sides and on the east side, it borders the airport where hangars store airplane fuel, and where many of the hangars also double as residences. Propane is flammable and explosive. There are several recent instances of leaks from similar storage tanks:

As reported by Paul Kamin, Eastsound Water Users Association General Manager and neighborhood resident: "Propane tank leaks are not all that uncommon despite numerous safety requirements. As examples from just the last few months, and just from propane tanks of this exact size, the following incidents have been found in news reports. On March 15, 2017 a propane leak from a 30,000 gal tank in Ely MN. required the evacuation of a 1 mile radius. On March 21, 2017 a leak from a 30,000 propane tank in Ossipee NH required an evacuation that included 85 residents of a nursing home. On May 25, 2017 a leak from a 30,000 gal propane tank in Logan Township NJ required evacuation of 1900 people within a ½ mile radius."

There is also the risk of explosion, despite the best efforts of the most reputable companies. Therefore the siting of a 30,000 gallon propane tank in itself presents high risk of severe damage to properties and death to inhabitants in the event of an explosion. Even the highest caliber of fire department response is useless in the event of an explosion. Fire hazards due to leaks and health hazards due to leaks are also a high risk of siting such a facility so near to homes, hangars and gardens (OPAL Commons garden is within 300 feet of the lot for the proposed storage/distribution facility.

The permit procedure for Conditional Use Permits (18.80.100 (D7) states: "The pedestrian and vehicular traffic associated with the conditional use will not be hazardous to existing and anticipated traffic in the neighborhood." Obviously, the increased traffic by heavy supply trucks would impact the safety and road usage in this neighborhood where there is already significant pedestrian and vehicle traffic.

There is no access/egress traffic plan on the property, which faces Aeroview Lane. I understand that there is a road easement on this property. Will the road be widened to accommodate such access? Shouldn't the neighboring public also be informed of this eventuality?

The permit procedure for Conditional Use Permits (18.80.100 (D3)) states "the proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval;" however although there is natural vegetation screening the north and west property lines of this lot, but there is virtually no screening on the south side, facing Aeroview Lane, which affects both the views and the neighborhood. Also, the natural vegetation screening on the west property line may be reduced in order to increase traffic visibility and/or access to the property, in other words, solving one problem while making another problem worse.

The permit procedure for Conditional Use Permits (18.80.100 (D9)) states "The proposal does not include any use or activity that would result in the siting of an incompatible use adjacent to an airport or airfield." This property is clearly directly adjacent to the Eastsound Airport.

Noise and light pollution in this neighborhood will be increased with the traffic of supply trucks and the installation of a security light in what is otherwise a "dark sky" neighborhood. The application question "Could light of glare be a safety hazard or interfere with views?" was answered "NO" by the applicant. A question of impact on property values was also answered "NO" without further justification for that answer.

In the application, Interisland owner Don Galt said there was "No increased need for public services (for example; fire protection, health care?" however, in recent years, Orcas Fire and Rescue employees and volunteers have been called upon to address and clean up a leak from a similar facility on Seaview Street. Much of the assistance had to come from off-island and was not at the scene for 18 hours.

Further, traffic of heavy delivery trucks will impact street maintenance and repair by county public works employees.

Questions remain:

- Is there an adequate public notice and evacuation plan in place in case of another local incident?
- Does the local fire department have the resources to implement such a plan and respond to a potential fire on this site?
- Does the local water system have adequate capacity to support firefighting efforts at this location? (The developer has not approached Eastsound Water)
- What actions is the County requiring to mitigate the potential impacts of this commercial development in this residential neighborhood? Structural Fencing, Lighting, Security, Earthen berms, automatic deluge water suppression system.....?
- What risks are associated with having 30,000 of propane adjacent to multiple airplane hangers, containing aviation fuel and other combustibles? With an adjacent propane tank a hanger fire would seem to be a much more serious danger.
- Is there a better, less populated location for such facilities? the quarry?
- Is the need for another Orcas propane delivery business so great to justify these additional risks?

Despite the best efforts of reputable companies, accidents happen with disastrous collateral damage. Placing a 30,000 fuel tank in the middle of an area that is both densely populated by residential homes AND airport hangars/homes/facilities is not a prudent use of this lot.

Please either deny outright or stringently mitigate this CUP.

Thank you for hearing and registering my concerns,

Sincerely,

Margaret Doyle

Julie Thompson

From: Tessa Ormenyi <tessaormenyi@gmail.com>
Sent: Sunday, June 25, 2017 2:22 PM
To: Julie Thompson
Subject: Public comment on propane tank on Seaview in Eastsound

S.J.C. DEPARTMENT OF

JUN 26 2017

COMMUNITY DEVELOPMENT

Hello Julie,

I live with my partner in Eastsound and we garden with OPAL residents at Opal Commons right across the street from the proposed location of this tank. Our 1 acre organic garden boasts large vegetable and fruit harvests each year and goes to feed low income residents on the island (including myself, my partner, friends, and many OPAL residents). Most of us have dogs and on many an afternoon we head out the back gate (on Seaview) to take our dogs on a walk around the block. I highly object to the placement of a large propane tank on Seaview and I object to increased (propane) truck traffic as well. It is dangerous for our pets, it's dangerous for us, and it poses hazards to our garden that feeds families who live pay-check to pay-check on the island. Please do not allow this propane tank to return to Seaview, especially after the spill of 2013.

Thank you,

Tessa Ormenyi and Crystal Mossman, gardeners at OPAL Commons
818-307-9761

San Juan County Department of Community Development

Julie Thompson,

S.J.C. DEPARTMENT OF
JUN 29 2017
COMMUNITY DEVELOPMENT

The idea, once again for high hazard bulk fuel directly adjacent the highest density residential population in the area is simply absurd! Bulk Fuel “High Hazard” Storage is “not ever” an appropriate use in an area adjacent High Density Residential, No Outlet Street, Residentially designed street incompatible with Industrial Access of any permanent kind.

Land Use Planning exists to serve to protect citizens from dangers of examples such as these.

This neighborhood houses a large group of young families and small children. The area also is home most frequently to families of limited incomes. Is this how we show support for those families, drop a potential bomb in their neighborhood, and then deny the evacuation! this is a fine picture.

Just because the lot is zoned for light industrial, and fronts on a public road does not speak to the appropriateness of installing high hazard fuel. This has already been shown to be incompatible in the recent past. Most jurisdictions would not allow Hazardous storage in Light industrial let alone within a few feet of residential zoning.

<https://portal.hud.gov/hudportal/documents/huddoc?id=HUD-Guidebook.pdf>

Then we have the question of access? Seaview street is also not at all sufficiently improved but for residential access. Recently we have seen a great deal of Heavy equipment and trailers using Seaview to access Port of Orcas Properties near the end of Sea View.

I and others have had concerns the road is not an industrial access throughway, but a no outlet residential street where numerous neighborhood children can be found playing on tricycles and wagons in front of their homes. The street is fairly narrow and high centered and only suited for the purpose of local non-industrial access.

As a no outlet street, every occupant North of this site is dead locked in an evacuation emergency.

Every Household in this neighborhood within evacuation distance should well have been notified of this potential occupant. Why wasn't evacuation safety considered in the environmental impact

I am amazed at the lack of immediate denial of such a permit application.

We have waited for some years for the recent industry to properly fence and screen those occupancies that do occupy the new light industrial community.

Bulk Fuel has no place on this street, and the existing zoning does not grant any exception to the current neighborhood conditions which run completely counter to this use.

Evelyn F Fuchser 376-5367

Concerned Citizen, Concerned Occupant on the wrong side of a potential hazard or emergency and affected property owner.

162 Aviator Dr. Eastsound Wa. 98245

Julie Thompson

From: Donny Galt <donnygalt@gmail.com>
Sent: Thursday, June 29, 2017 7:03 PM
To: Julie Thompson
Subject: Fwd: Molly Robertson

S.J.C. DEPARTMENT OF
JUN 30 2017
COMMUNITY DEVELOPMENT

Hi Julie,

Just wanted you to know the meeting went well and here is Molly's response on the Orcas Issues.com . I am going to have a town meeting on the 5th of July. 7.30pm. Want to come? Hahahahah.. I hope Rick or Scott will be there. Thanks again for fielding all of the responses.

Donny

----- Forwarded message -----

From: "Allie Galt" <alliegalt@gmail.com>
Date: Jun 29, 2017 6:56 PM
Subject: Molly Robertson
To: "Donny Galt" <donnygalt@gmail.com>
Cc:

Molly Roberts on June 28, 2017 at 9:01 pm said:

After I submitted a letter of concern to Julie Thompson, SJC Permitting Dept regarding Donny Galt's application for a conditional use permit to install a 30,000 gal propane tank in our Seaview Street neighborhood, I received a reply from Donny himself. He asked if it was OK to call or visit with me to hear my concerns in person – and to get more insight into the past incidents that triggered evacuation.

I agreed to meet, but steered him to Fire Chief Scott Williams for a discussion of the incidents involving OIFD response. Since a number of my neighbors share my concerns a meeting was arranged, and today 5 of us spent an hour with Donny; first at my house at Opal Commons and then at his proposed building site.

Donny listened well and asked good questions. He laid out his vision, plans and preparations clearly, detailing the safety equipment already standard at their Friday Harbor operation. Although I would still prefer not to see any increase in heavy truck traffic on Seaview, I listened to the steps Donny has taken in Friday Harbor to lessen the risks to pedestrians and could see that he is approaching this as a concerned parent as well as a committed community member.

By the end of our meeting my impression was that I wanted more of you with questions and concerns to meet him and to have the same opportunity to address him directly. To this end I have booked the meeting room at the Eastsound Fire Hall for an informational meeting with Donny Galt on Wednesday, July 5th at 7:30pm. I encourage everyone interested to attend.

Julie Thompson

From: Lynda Guernsey
Sent: Thursday, June 29, 2017 2:27 PM
To: Julie Thompson
Subject: FW: PROPANCE FACILLITY ONB AEROVIEW, EASTSOUND

Hi Julie,

Please see the email below.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

S.J.C. DEPARTMENT OF
JUN 30 2017
COMMUNITY DEVELOPMENT

From: Wayne Rankin [mailto:wayne_rankin@hotmail.com]
Sent: Thursday, June 29, 2017 2:03 PM
To: Lynda Guernsey <LyndaG@sanjuanco.com>
Subject: PROPANCE FACILLITY ONB AEROVIEW, EASTSOUND

Wayne & Jaimie Rankin
125 Seaview St.
Eastsound, WA. 98245

June 18, 2017

In the Matter Of Permit #PCUP-17-0018
Propane Storage Facility at 27 Aeroview Ln. Eastsound

As residents that will be impacted by the construction of the proposed propane facility we strenuously object to propane storage in the middle of our residential area.

We consider propane tankage and distribution at this location:

1. Unsafe with one hundred or so residences within one half mile.
2. Difficult to evacuate *when* another accident occurs.
3. Contributing to excessive traffic involving heavy vehicles.
4. Aesthetically displeasing and out of character with the surrounding structures.
5. Negatively impacting property values.

Safety is a paramount concern with a number of residences within the possible 300' fireball diameter. Within the half mile evacuation area there are around one hundred residences and commercial structures including a doctor's office/clinic, animal shelter, sheriff's substation, the Orcas Fire Department and the Orcas Airport all of which would have to be evacuated and will face possible destruction or damage.

.
Evacuation of this same area February 17, 2015 because of a propane leak and again April 10, 2015 because of a gasoline leak pointed out how difficult (impossible?) evacuation of this half square mile is.

.
Given the incredibly poor safety record of the two previous similar facilities and the obvious potential for another accident we consider the siting of this facility at the proposed location completely UNACCEPTABLE!

.
Wayne & Jaimie Rankin

Julie Thompson

From: Cathy Vierthaler <cathyvierthaler@rockisland.com>
Sent: Thursday, June 29, 2017 7:47 AM
To: Julie Thompson
Subject: Propane storage tank on Seaview Street

S.J.C. DEPARTMENT OF

JUN 30 2017

COMMUNITY DEVELOPMENT

Hi Julie,

I would like to voice my concern about the proposed siting of the new propane tank on Seaview Street. Even though the property is zoned light industrial, it is in the middle of one of the island's most densely populated areas. A leak and/or explosion from the site would endanger hundreds of lives. Please reject this proposal.

Sincerely,

Cathy Vierthaler
197 Aviator Drive
Eastsound, WA 98245

Julie Thompson

From: Meg Bailey <megbailey@hotmail.com>
Sent: Wednesday, June 28, 2017 12:34 PM
To: Julie Thompson; Rick Hughes; Bill Watson; Jamie Stephens; lyndag@sanjuanco.com
Cc: Lisa Byers; Jeanne Beck
Subject: Interisland Propane on Seaview Street

S.J.C. DEPARTMENT OF
JUN 30 2017
COMMUNITY DEVELOPMENT

Hello County Officials, cc.: Lisa & Jeanne at OPAL,

I'm responding to the flyer that was left on my doorstep yesterday regarding Interisland Propane's proposal to install a distribution center at the corner of Aeroview and Seaview Streets in Eastsound. I'm in favor of this installation, with one concern.

My concern is that the tank OPAL installed for our 4 scattered-site homes was purchased from San Juan Propane --- and so can only be filled by San Juan Propane. What can Interisland Propane do for those of us in this situation?

I'm a single retiree living on a fixed income, I was appalled last winter to receive a bill from San Juan Propane for over \$600 for propane usage for 3 months. This is not sustainable! San Juan Propane has had a monopoly on propane service for a long time, so we have nowhere else to go. Twice last winter, the 4 OPAL homes that share a propane tank in our neighborhood had no propane for heat because the tank was empty. They didn't read our meters for 3 months! And of course, when the tank was refilled, we were paying top dollar because of high demand for propane in the winter. I think San Juan Propane could use some healthy competition.

If Interisland Propane can provide prompt, affordable service for we San Juan Propane customers on Orcas Island, agrees to respect the regulations in our neighborhood (like speed limits, which many residents don't) and if they agree that safety is their highest priority, then I'm all for it. My goal is for affordable propane service; but I'm not sure I see the benefit for those of us with tanks supplied by San Juan Propane. Please don't hesitate to correct me if I'm wrong on this!

Thanks for looking out for us! i appreciate your service to our community.

Meg Bailey
23 Seaview Street
376 - 1413

Julie Thompson

From: Jeffrey Otis <jeffo@rockisland.com>
Sent: Thursday, June 29, 2017 8:22 AM
To: Lynda Guernsey; Julie Thompson
Cc: Jonnie Welch >; Daniel Vekved; Bob Maynard; Paul Kamin; Margaret Payne
Subject: Re: Request for Review - PCUP00-17-0018_InterIsland Propane - EPRC comments

S.J.C. DEPARTMENT OF

JUN 30 2017

COMMUNITY DEVELOPMENT

The Eastsound Planning Review Committee (EPRC) discussed the proposal by Interisland Propane to install a 30,000 gallon propane tank at 27 Aeroview Ln. on Orcas Island at its June Meeting. The EPRC has the following comments:

While bulk fuel storage facilities are allowed upon approval of a conditional use permit in the service and light industrial designation, the EPRC is concerned about locating a large fuel tank in close proximity to relatively high density residential neighborhoods and to airport facilities. Residential uses are located on all sides of the proposed use. Airport facilities with fuel storage are also located adjacent to the site to the east. Ingress and egress is limited to a single road. Should there be an explosion, fire, or other safety-related mishap, the ability to evacuate residents and bring in emergency personnel could be severely restricted due to the single point of ingress and egress.

The proposed use is required to be screened on all sides in order to provide a visual buffer from residential uses.

Due to the proximity to residential uses and a single point of ingress and egress, the EPRC found that the project would be more appropriately located away from higher density residential uses. The EPRC recommends that the applicant demonstrate provisions for safety measures to ensure protection of people living in the nearby neighborhoods, including emergency provisions for evacuation and access by emergency personnel. If such provisions can not be adequately demonstrated, the application should be denied.

Sincerely,

Jeff Otis, Chair of EPRC