

ORDINANCE No.

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE ZONING ORDINANCE OF WORTH COUNTY, IOWA, ORDINANCE NO. 01/26/09, FOR THE PURPOSE OF REGULATING AND RESTRICTING THE USE OF LAND IN THE COUNTY FOR THE TRANSPORT OF HAZARDOUS LIQUID THROUGH A HAZARDOUS LIQUID PIPELINE

WHEREAS, the Supervisors of Worth County, Iowa (“the County”), under the authority of IA CONST ART. 3, § 39A, Iowa Code § 331.301, and Iowa Code § 335.3, adopted and made effective as of February 9, 2009, Ordinance No. 1/26/09, last modified May, 23, 2022, and pertaining to county zoning and land use controls (“the Ordinance”); and

WHEREAS, the County may by Ordinance lawfully regulate and restrict the use of land for trade, industry, residence, or other purposes in accordance with a comprehensive plan and designed to further the considerations and objectives set forth in Iowa Code § 335.5; and

WHEREAS, the County updated its comprehensive plan in 2006, and the update stated that the following theme was the most significant element underlying the comprehensive plan: “To identify and promote the most productive use of land throughout Worth County, while assuring a high compatibility with adjacent land uses;” and

WHEREAS, the comprehensive plan states that the land use goals were to:

- “Protect individual property rights that don't abridge other property owner rights, are detrimental to the county as a whole, or conflict with county policies.”
- “Protect, promote, and enhance the use of land in the highest and best manner and preserve its continued use for future generations.”
- “Provide that all land use considerations shall be made with the consideration of the fiscal impacts on local government.”

and

WHEREAS, the comprehensive plan also sets forth the following: (1) a master land use plan; (2) goals and objectives for land use planning, agricultural land and farming operations, residential development, commercial development, industrial development, transportation, natural resources and environment, public facilities and services, conservation and recreation, and historical and cultural resources; and (3) strategies for achieving the goals of the plan; and

WHEREAS, the comprehensive plan states, among other things, that the County’s land use strategies are to: (1) with regard to physical setting “Encourage a balance of land uses from land preservation and environmental protection to housing, shopping, and employment opportunities, which generate revenue for essential services and natural resource protection;” (2) with regard to agricultural lands, Recognize agricultural land as a principal natural resource of Worth County and preserve soils that are considered most suitable for agricultural production, and; Encourage and protect farm operations. Land use regulations shall be developed to accommodate residences for family members upon the farms they operate.;;” (3) with regard to industrial development, “Encourage and support the development and expansion of industry within the county that doesn't cause a nuisance or interfere with the existing quality of life for surrounding neighbors and property owners;” (4) with regard to

public facilities and services, “ Allow the placement of transmission lines and pipelines through the county, provided they in part serve the county and pose no safety hazards to residences;” and (5) with respect to land use decisions, “ Consider the plan when making decisions which affect development, environment, health, safety, and the general welfare of Worth County and its citizens.,” and

WHEREAS, the County’s comprehensive plan establishes a set of land use policies for agricultural land that includes the following principle: “Encourage county and local officials to establish mutual agreements to plan, facilitate, coordinate, and resolve possible conflicts of proposed development within the rural municipal fringe areas.” and

WHEREAS, the considerations and objectives of the land use and zoning regulations adopted under Iowa Code § 335.5 require counties to design the regulations (1) to secure safety from fire, flood, panic, and other dangers; (2) to protect health and the general welfare; (3) to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirement; and

WHEREAS, the County and the several municipalities within the County employ a number of emergency response personnel, including local sheriffs, police, firefighters, and emergency medical service responders, and are responsible for ensuring the safety of these public servants through adequate training, knowledge, and access to personal protective equipment; and

WHEREAS, the State of Iowa through Iowa Code chapter 29C requires the County and the several cities within the County to participate in and fund county-level and regional emergency response planning for both natural and human-caused disasters through its joint county municipal local emergency management commission and agency, to support response to disasters in other Iowa Counties, and to establish emergency communication measures to alert County residents of threats to their lives and wellbeing; and

WHEREAS, the County has authority under Iowa law to require information from a company that proposes to construct a hazardous liquid pipeline in the County that will enable the County to fulfill its statutorily required emergency planning duties and protect county emergency response personnel; and

WHEREAS, the County, in coordination with the State of Iowa, other counties, and the several cities within the County, has adopted a Comprehensive Emergency Management Plan in order to provide for a coordinated response to a disaster and emergency in Worth County; and

WHEREAS, the existing emergency response plan for the County does not currently evaluate the risk of or plan for the County’s response to the rupture of a carbon dioxide pipeline passing through the County; and

WHEREAS, the transport of hazardous liquid through a hazardous liquid pipeline constitutes a threat to public health and the general welfare such that the Pipeline and Hazardous Materials Safety Administration of the United States Department of Transportation (“PHMSA”) has the authority to prescribe safety standards for such pipelines; and

WHEREAS, the federal Pipeline Safety Act in 49 U.S.C. § 60101 et. Seq. authorizes the United States Department of Transportation to regulate safety standards for the design, construction, operation, and maintenance of hazardous liquid pipelines, including those that transport supercritical carbon dioxide, but § 60104(e) of this law provides that “[t]his chapter does not authorize the Secretary of Transportation to prescribe the location or routing of a pipeline facility,” such that no federal regulation determines the location or route of a hazardous liquid pipeline; therefore, the State of Iowa and its municipalities may determine the route or location of a federally regulated hazardous liquid pipeline based on such policy factors that the State of Iowa deems relevant; and

WHEREAS, the State of Iowa and its political subdivisions may and must consider the risks to present and future land uses of a hazardous liquid pipeline when selecting a route for it, so as to prevent its construction overly near to residential buildings, existing and future public and private infrastructure, high and vulnerable population buildings such as schools and nursing homes, future housing or industrial developments, and confined animal facilities; and

WHEREAS, In Iowa, the Iowa Utilities Board (“the IUB”) has authority pursuant 49 U.S.C § 60104(e) of the Hazardous Liquid Pipeline Safety Act and under Iowa Code chapter 479B to implement certain controls over hazardous liquid pipelines, including the authority to approve the location and routing of hazardous liquid pipelines prior to its construction; and

WHEREAS, under Iowa Code § 479B.4, a pipeline company must file a verified petition with the IUB asking for a permit to construct, maintain, and operate a new pipeline along, over, or across the public or private highways, grounds, waters, and streams of any kind in this state; and

WHEREAS, Iowa Code § 479B.5 requires that each petition for a permit must state the relationship of the proposed project to the present and future land use and zoning ordinances; and

WHEREAS, Iowa Code § 479B.20: (1) specifically provides for the application of provisions for protecting or restoring property that are different than the provisions of section 479B.20 and the administrative rules adopted thereunder, if those alternate provisions are contained in agreements independently executed by the pipeline company and the landowner; (2) specifically contemplates that such agreements will pertain to “line location and (3) specifically requires that the independent agreements on “line location” between the landowner and the pipeline company must be provided in writing to the county; and

WHEREAS, the use of land for a hazardous liquid pipeline constitutes a use of land for trade, industry, or other purposes which the County has not heretofore specifically regulated or restricted through the use of zoning or other ordinances; but which constitutes an industrial use of the land that is not currently a permitted use in any of the County’s zoning districts and which currently requires an addition to the zoning Ordinance according to the Ordinance’s amendment procedures; and

WHEREAS, Summit Carbon Solutions, LLC (“Summit”) has submitted to the IUB a Petition for a Hazardous Liquid Pipeline Permit (“the Permit”) and proposes to build a carbon capture and sequestration project (“Project”) that would transport up to 12 million metric tons of carbon

dioxide ("CO2") annually from participating industrial facilities in Iowa, as well as CO2 from facilities in Minnesota, North Dakota, South Dakota, and Nebraska to a sequestration site in North Dakota, where the CO2 will be permanently stored; and

WHEREAS, the IUB has not yet issued a permit to Summit; and

WHEREAS, there are several factors that would influence human health and public welfare in the event of a rupture of such a pipeline, including CO2 parts per million (ppm) concentration, wind speed and direction, velocity of the gas exiting the pipe, and thermodynamic variables; and

WHEREAS, (1) a sudden rupture of a CO2 pipeline may lead to asphyxiation of nearby people and animals, (2) CO2 is lethal if inhaled for 10 minutes at a concentration larger than 10% by volume, (3) the National Institute for Occupational Safety and Health ("NIOSH") has set the Immediate Dangerous to Life and Health (IDLH) limit of CO2 at 4% by volume; and (4) the concentrations of 25% volume, CO2 is lethal to humans within 1 minute; and

WHEREAS, the rupture of a carbon dioxide pipeline in the County would likely release large amounts of carbon dioxide that could rise to dangerous levels near the rupture that could threaten the health and lives of county residents, emergency response personnel, and animals, including but not limited to valuable livestock in confined animal feeding facilities; and

WHEREAS, a rupture of carbon dioxide pipeline near a populated area could cause a mass casualty event; and

WHEREAS, on May 26, 2022, PHMSA announced new safety measures to protect Americans from carbon dioxide pipeline failures, including (1) initiating a new rulemaking to update standards for CO2 pipelines, including requirements related to emergency preparedness, and response; (2) issuing an advisory bulletin to remind owners and operators of gas and hazardous liquid pipelines, particularly those with facilities located on shore or in inland waters, about the serious safety related issues that can result from earth movement and other geological hazards; and (3) conducting research solicitations to strengthen pipeline safety of CO2 pipelines; and

WHEREAS, the rulemaking initiated by PHMSA to update safety and emergency preparedness standards for CO2 pipelines is not yet complete; and

WHEREAS, the IUB does not have jurisdiction over emergency response in Iowa and has no expertise in emergency response planning; and

WHEREAS, the County does not have access to scientific assessments for the area of risk that would result from a rupture of the carbon dioxide pipeline proposed to be constructed in the County, which can be estimated through the use of computer modeling; and

WHEREAS, the County seeks to require the preparation of an estimate of the hazard zone resulting from a rupture of a carbon dioxide pipeline proposed to pass through the County, for the purpose of planning the County's emergency response and of facilitating the least dangerous route through the County; and

WHEREAS, the County may adopt land use and zoning restrictions (1) for purposes of regulating the use of land in the County, including the execution of independent agreements between landowners and pipeline companies regarding line location; and (2) for purposes of planning the County's emergency response and of facilitating the least dangerous route through the County of a hazardous liquid pipeline, including requiring the submission of an emergency response and hazard mitigation plan; and

WHEREAS, the adoption of such land use and zoning regulations is (1) consistent with and not preempted by Iowa Code chapter 479B, including Iowa Code §§ 479B.5(7) and 479B.20, and (2) necessary to facilitate the IUB's approval of a permit, in whole or in part upon terms, conditions, and restrictions as to location and route that are "just and proper"; and

WHEREAS, the County intends to establish a process under the Ordinance for permitting and approving the use of land in Worth County for the transport of hazardous liquid through a hazardous liquid pipeline that is not inconsistent with or preempted by federal law, including the Hazardous Liquid Pipeline Safety Act at 49 U.S.C. § 60101 et seq., and not inconsistent with or preempted by Iowa law, including Iowa Code chapters 479B, 331, and 335.

WHEREAS, the County Planning and Zoning Commission held a public hearing on the proposed Ordinance on _____, 2024 and on _____, 2024 recommended approval of the Ordinance.

NOW THEREFORE, BE IT ORDAINED AND ENACTED BY THE SUPERVISORS OF WORTH COUNTY, IOWA:

SECTION 1. - TEXT AMENDMENT DEFINITIONS/USE CLASSIFICATIONS, Section V: Definitions, of the Worth County Zoning Ordinance, is amended by adding the following new definitions.

“Affected Person” means a person whose safety, privacy, reasonable enjoyment of their personal property, or health might be impacted as a result of action through a zoning change, variance or conditional use permit. This includes, without limitation, Landowners and Property owners

“Applicant” means any person seeking to acquire a zoning change, permit, variance, or conditional use permit in accordance with this ordinance.

“Application” means the documents and information an Applicant submits to the County for purposes of obtaining a zoning change, permit, variance, or a Conditional Use Permit as well as the related process and procedures for considering the application pursuant to this Section.

“Blast Zone” means the geographic area in County that would be subject to a shock wave from rupture of a Hazardous Liquid Pipeline, including of a Carbon Dioxide Pipeline, or an explosion of a facility that could harm or kill persons or animals due solely to physical trauma, for example from flying debris or the physical impact of a pressure wave resulting from a rupture or explosion.

“Carbon Dioxide Pipeline” means a Hazardous Liquid Pipeline intended to transport liquified carbon dioxide or to transport liquid or supercritical fluid comprised of 50 percent or more of carbon dioxide (CO₂).

“Conditional Use Permit” means a special exception, conditional use, use exception, or use limitation authorized and approved by the Board of Adjustment in the manner and according to the standards provided in this Zoning Ordinance.

“Confidential Information” means information or records allowed to be treated confidentially and withheld from public examination or disclosure pursuant to Iowa Code chapter 22 or other applicable law.

“Conservation Area” means land owned by County, State or Federal agencies and managed for conservation/preservation purposes, including but not limited to Wildlife Management Areas, Conservation Areas, , Preserves, Wildlife Refuges, Waterfowl Refuges and Waterfowl Production Areas as defined by Iowa Department of Natural Resources (IDNR). For purposes of this regulation, Public Conservation Areas also include land owned by non-profit conservation organizations and other privately-owned lands upon which permanent conservation easements have been granted to public agencies or non-profit conservation organizations. Public Conservation Areas do not include land enrolled in the Conservation Reserve Program.

“Emergency” means a condition involving clear and immediate danger to life, health, or essential services, or a risk of potentially significant loss of property.

“Facility” means any building, installation, structure, or other property (including any applicable fixtures) or other improvement to, or installation in or on real property.

“Fatality Zone” means the geographic area in the County in which residents of the County would face a significant risk of loss of life due to a rupture of a Hazardous Liquid Pipeline, taking into consideration, in the case of a Carbon Dioxide Pipeline, the dispersion of CO₂ from a rupture, taking into consideration CO₂ concentration and duration of exposure, and also includes the geographic area where a significant risk of loss of life exists as a result of an explosion of a Facility.

Hazardous Material means any item or agent (biological, chemical, physical) which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors. It includes, but is not limited to any substance or mixture of substances which (i) is toxic, (ii) is corrosive, (iii) is an irritant, (iv) is a strong sensitizer, (v) is flammable or combustible, or (vi) generates pressure through decomposition, heat, or other means, if such substance or mixture of substances may cause substantial personal injury or substantial illness during or as a proximate result of any customary or reasonably foreseeable handling or use.

“Hazard Zone” means, in the case of a Hazardous Liquid Pipeline or Facility containing hazardous material, the geographic area in the County in which residents of the County would likely become intoxicated or otherwise suffer significant adverse health impacts due to a rupture of a Hazardous Liquid Pipeline taking into consideration the dispersion of CO₂ from a rupture, taking into consideration CO₂ concentration and the duration of the exposure, or damage to a facility containing Hazardous Material.

“Hazardous Liquid” means the same as defined in Iowa Code § 479B.2 and includes crude oil, refined petroleum products, liquified petroleum gases, anhydrous ammonia, liquid fertilizers, liquified carbon dioxide, alcohols, and coal slurries of other Hazardous Material in a non-solid or semi-solid form.

“Hazardous Liquid Pipeline” means a Pipeline intended to transport Hazardous Liquids, and also includes Class 2, Class 3, Class 6, Class 8, or Class 9 hazardous materials, as defined by 49 C.F.R. § 173.120. et seq., with any portion proposed to be located within the County.

“High Consequence Area” means any area within the Hazard Zone, the Fatality Zone, or the Blast Zone where a single rupture would have the potential to adversely affect 10 or more persons or a facility with livestock.

“In-service date” is the date any facility, or pipeline is first used for its intended purpose.

“Independent Agreement” means provisions regarding land restoration, facility, or Line Location contained in agreements independently executed by an Applicant and a Landowner or a Property.

“IUB” means the Iowa Utilities Board created within the Iowa Department of Commerce pursuant to Iowa Code chapter 474.

“Landowner” means a Person listed on the tax assessment rolls as responsible for the payment of real estate taxes imposed on the property and includes a farm tenant with a contract for their use of the land.

“Line Location” means the location or proposed location or route of a Pipeline.

“Occupied Structure” means a Building or Structure that has been inhabited or used for residential, commercial, industrial, or agricultural purposes at any time during the twelve (12) months preceding an application for a Conditional Use Permit pursuant to this Section.

“PHMSA” means Pipeline and Hazardous Materials Safety Administration of the United States Department of Transportation.

“Person” means an individual, a corporation, a limited liability company, a government or governmental subdivision or agency, a business trust, an estate, a trust, a partnership or association, or any other legal entity as defined in Iowa Code § 4.1(20).

“Pipeline” means the same as defined in Iowa Code § 479B.2 and, unless otherwise defined there, means an interstate pipe or pipeline and necessary appurtenances used for the transportation or transmission of hazardous liquids.

“Pipeline Company” means the same as defined in Iowa Code § 479B.2 and, unless otherwise defined in that rule, means any Person engaged in or organized for the purpose of owning, operating, or controlling Pipelines for the transportation or transmission of any Hazardous Liquid or underground storage facilities for the underground storage of any Hazardous Liquid.

“Pipeline Construction” means the same as defined in Iowa Administrative Code 199 9.1(2) and, unless otherwise defined in that rule, means activity associated with installation, relocation, replacement, removal, or operation or maintenance of a pipeline that disturbs agricultural land, but shall not include work performed during an emergency, tree clearing, or topsoil surveying completed on land under easement with written approval from the landowner.

“Property Owner” means the owner or owners, together with his, her, its or their heirs, successors and/or assigns, of the land or property which is subject to the regulations and restrictions of this Zoning Ordinance. Property Owner includes a Landowner or tenant with personal property in or on, and legally residing in a facility located on real property.

“Public Recreation Area” means parks, public hunting land and other such areas that have been set aside by the county, state or federal government for use and enjoyment by the public, but which do not meet the definition of Conservation Area

“Reclamation” means the restoration and repair of damaged real property, personal property, land or other areas, through which construction occurs or from where land is removed, as close as reasonably practicable to the condition, contour, and vegetation that existed prior to the construction of, or prior to the removal of, a Pipeline or Facility, as applicable.

“Reclamation Cost” means the cost of Reclamation and includes the cost to restore or repair roads, bridges, or county property as well as the cost to restore or repair all real and personal property of Property Owners and Affected Persons.

“Sensitive Area” means any area designated by the County as a Conservation Area or Public Recreation Area.

“Zoning Ordinance” or “the Zoning Ordinance” means the collection of land use and zoning regulations known as the Worth County, Iowa Zoning Ordinance, as provided and made effective in the Worth County, Iowa Zoning Ordinance.

And substituting the following definition of Public Utility:

162. “Public Utility” means a public utility as defined in section 476.1, and shall also include waterworks, municipally owned waterworks, joint water utilities, rural water districts incorporated under Iowa Code chapter 357A or chapter 504, cooperative water associations, and electric transmission owners as defined in Iowa Code section 476.27 primarily providing service to public utilities as defined in Iowa Code section 476.1.

SECTION 2. - TEXT AMENDMENT - This Zoning Ordinance is amended by adding the following new Conditional Use to Section XVIII.B to this Zoning Ordinance:

5. Hazardous Liquid Pipelines (See Subsection K for additional standards and guidance related to Conditional Use permits for these pipelines)

SECTION 3. - TEXT AMENDMENT - This Zoning Ordinance is amended by adding the following new Subsection K to Section XVIII to this Zoning Ordinance:

K. Hazardous Liquid Pipeline Conditional Use Permit Requirements.

1. Intent: The intent of this Section is to specify the regulations that apply to the use of land in for purposes of a Hazardous Liquid Pipeline and the conditions upon which the County will permit such uses. The intent of this Article shall not be interpreted or construed as regulating “safety standards” for the design, construction, operation, and maintenance of hazardous liquid pipelines, as the term “safety standards” is defined and used for purposes of the federal Pipeline Safety Act in 49 U.S.C. § 60101 et. seq. The intent of this Article also shall not be interpreted or construed as an attempt to prevent or prohibit the

Iowa Utilities Board in the exercise of authority to approve the location and routing of a pipeline under Iowa Code Chapter 479B, as expressly reserved to state and local governments by 49 U.S.C. § 60104(e). Its intent is solely to be used to guide a conditional use permit for installation of a Hazards Liquid Pipeline and zoning designation of 'Heavy Industrial' (I-H) for land which will be used to accommodate a Hazardous Liquid Pipeline.

2. Purpose: The purposes of the regulations provided in this Article are:
 - a) To lawfully regulate and restrict the use of land in the County for the transport of Hazardous Liquid through a Hazardous Liquid pipeline in a manner that is in accordance with the County's current comprehensive plan and that is designed to (1) secure safety from fire, flood, panic, and other dangers; (2) protect health and general welfare; and (3) facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirement.
 - b) To implement community planning and land use goals of the County, including cities, as contemplated in the County's Comprehensive Plan and as provided in Iowa Code chapters 335 and 414. In particular, the purpose of this Article is to further the following specific goals of the County: (1) Protect individual property rights that don't abridge other property owner rights, are detrimental to the county as a whole, or conflict with county policies;" (2) Protect, promote, and enhance the use of land in the highest and best manner and preserve its continued use for future generations.;" (3) with regard to county development, "Encourage and support the development and expansion of industry within the county that doesn't cause a nuisance or interfere with the existing quality of life for surrounding neighbors and property owners;" (4) Allow the placement of transmission lines and pipelines through the county, provided they in part serve the county and pose no safety hazards to residences;" (5) Encourage a balance of land uses from land preservation and environmental protection to housing, shopping, and employment opportunities, which generate revenue for essential services and natural resource protection;" (6) with regard to industrial development, "Hazardous industrial uses (i.e. farm or agricultural chemicals) along with those industries promoting the harnessing or production of natural energy sources should be considered, upon careful review and consideration, to locate in agricultural zoned areas where zoning protection can be implemented to keep residential uses at a safe distance;" (7) with respect to land use mixing, "Zoning practices should allow a separation of land use types in order to give all uses protection from incompatible types;" and (8) with respect to land use policies for agricultural land: "To prevent the proliferation of non-agricultural land uses through predominately rural sectors of the county."
 - c) With regard to the County's legal obligation, to engage in emergency response and hazard mitigation planning, including furthering the comprehensive plan's goals and objectives for hazards, emergencies, and disasters and including the need to protect the health and welfare of both residents and emergency response personnel.
 - d) To review and adjudicate Conditional Use Permit Applications for Hazardous Liquid Pipelines in a manner that is not inconsistent with or preempted by federal or state

law, including the United States Constitution, the federal Pipeline Safety Act at 49 U.S. C. § 60101 et seq., the Iowa Constitution, and Iowa Code chapters 29C, 479B, 331, and 335.

- e) To review and adjudicate Conditional Use Permit Applications in a manner that treats all Hazardous Liquid Pipelines in a similar manner, to the extent they are similarly situated, and to utilize to the greatest extent feasible the land use and zoning regulations and processes already utilized in the County.
- f) To review and adjudicate Conditional Use Permit Applications in a manner (1) that facilitates the approval of a permit by the Iowa Utilities Board, in whole or in part upon terms, conditions, and restrictions, as to location and route that are “just and proper,” and (2) that creates a process that allows a Hazardous Liquid Pipeline operator to work with local county officials to obtain all local permits or approvals prior to the construction of the pipeline.

3. Regulations and Conditions for the Use of Land for Hazardous Liquid Pipelines.

This section prescribes and imposes the appropriate conditions and setbacks when using land in this County for purposes of a Hazardous Liquid Pipeline.

- a) Conditional Use Class Created and Use Limitations Imposed on Hazardous Liquid Pipelines
 - 1) All land in the County must be used in accordance with this Zoning Ordinance. Pursuant to Iowa Code chapter 335, the County may establish a use or class of uses that have conditions or use limitations, and the Board of Adjustment may authorize a use exception or permit various uses upon conditions or other use limitations as may be initiated, considered, and approved pursuant to Section XXIV of this Zoning Ordinance. Such conditions or use limitations are established in order to protect the health, safety, and welfare of the public and to preserve property values.
 - 2) The County hereby establishes a Conditional use for Hazardous Liquid Pipelines, and no land or property interest in this County shall be used for purposes of a Hazardous Liquid Pipeline except in conformity with this Article. The regulations applicable to the class of use established in this Subsection K are applicable to land or property interests in each zone or district in the County.
- b) Conditional Use Permits Required
 - 1) A Pipeline Company that has filed a verified petition with the IUB asking for a permit to construct, maintain, and operate a new Pipeline along, over, or across land in this County shall submit an Application to the County Zoning Administrator for a Conditional Use Permit. The Pipeline Company shall submit the application for a Conditional Use Permit within seven (7) days of filing the petition with the IUB, unless the petition was filed with the IUB prior to the effective date of this

Subsection, in which case the Pipeline Company shall submit an application for a Conditional Use Permit under this Article within fourteen (14) days of the effective date of this Article. The Zoning Administrator may extend the time for filing the Application for good cause shown.

- 2) Upon receiving an Application for a Conditional Use Permit from a Pipeline Company, the County Zoning Administrator and the Board of Adjustment shall consider the Application according to the process and standards set forth in this Section.

4. Separation Requirements

The use of land for purposes of transporting Hazardous Liquids through Pipelines poses a threat to the public health and welfare, to the productivity of agricultural lands, and to the property values of residential, commercial, and industrial Property Owners in the County. The separation requirements of this subsection are designed to further the goals and objectives of the County's comprehensive Development plan, including to protect public health and welfare, to preserve existing infrastructure and future development, and to maintain property values. A Hazardous Liquid Pipeline shall not be constructed, used, sited, or located, in violation of the separation requirements listed below. In addition, the terms of an Independent Agreement regarding a Line Location shall conform to the separation requirements listed below. All distances shall be measured from the centerline of the proposed Hazardous Liquid Pipeline to the portion of the existing use nearest the centerline of the proposed Hazardous Liquid Pipeline.

- a) The top of a Hazardous Liquid Pipelines shall be no less than six (6) feet below the grade of soil.
- b) The Pipeline must be located so as to ensure that the following facilities are not within the Blast Zone, Fatality Zone, or Hazard Zone areas of the pipeline:
 - 1) The city limits or claimed extraterritorial zone of an incorporated city
 - 2) A church, school, nursing home, long-term care facility, or hospital.
 - 3) A public park, or Sensitive Area.
 - 4) Any Occupied Structure.
- c) The pipeline must be located so as to ensure that the following facilities are not within the Blast Zone, or Fatality Zone, areas of the pipeline:
 - 1) Any animal feeding operation or facility.
 - 2) An electric power generating facility with a nameplate capacity of 5MW or more, an electric transmission substation,
- d) The pipeline must be located at least 200 feet from any public water system, private well, or any nonpublic water supply well subject to the rules of the Iowa Department of Natural Resources pursuant to 567 IAC chapter 43 or 567 IAC chapter 49.

- e) In addition to the separations stated in K.4.B and K.4.c, if the Pipeline is a Liquid Carbon Pipeline, the pipeline must adhere to whichever is greater; the separation distances in subsections K.4.b, OR not closer than ½ mile to items listed in K.4.B, and the separation distances listed in K.4.c OR not less than 1000 feet for items in K.4.c.

5. Permit Application Requirements for Pipeline Companies

A Pipeline Company applying for a Conditional Use Permit for a Hazardous Liquid Pipeline pursuant to this Subsection shall submit the following documents and information to the County Zoning Administrator.

- a) A complete copy of the application for a permit filed with the IUB pursuant to Iowa Code chapter 479B. This requirement is an ongoing requirement, and as the application for the IUB permit is amended or changed, the Pipeline Company shall provide updated information and documents to the County.
- b) A map identifying each proposed crossing of a County road or other County property and map identifying each proximity of Sensitive Areas.
- c) A map and a list containing the names and addresses of all Affected Persons in the County. The map and list shall include identification of all Landowners and Property Owners who have executed an Independent Agreement or who have been or will be contacted about the execution of an Independent Agreement.
- d) A set of plans and specifications showing the dimensions and locations of the Pipeline, including plans and specifications for all related facilities and above-ground structures, such as pumps, lift-stations, or substations.
- f) A set of plans, maps and data that show compliance with the requirements set forth in subsection K.2.D above, with regard to minimum separations. Such plans, maps and data must explicitly show the Blast Zone, Fatality Zone, and Hazard Zone relative to the pipeline and facilities listed in K.2.D, and such overlays must be verified as accurate by a professional 3rd party engineering firm qualified for such analysis and approved by the Board of Adjustment.
- g) A copy of the standard or template Independent Agreement the Pipeline Company proposes to execute with Property Owners in the County. The standard or template for the Independent Agreement shall include terms and conditions that comply with the Abandonment, Discontinuance, and Removal requirements of this Section.
- h) The emergency response and hazard mitigation information, as required pursuant to Subsection K of this Section.
- i) All applicable fees required pursuant to this Section.
- j) A statement identifying any Confidential Information in the Application and a request, if any, to withhold such information from public examination or disclosure as provided in, and to the extent permitted by, Iowa Code chapter 22. A failure to identify Confidential Information in the Application may result in the County treating such information as a public record.

6. Fees

The following fees and charges apply to a Conditional Use Permit for a Hazardous Liquid Pipeline pursuant to this Article:

- a) A Pipeline Company seeking a Conditional Use Permit shall pay the following:
 - 1) An application fee is \$350.00 dollars
 - 2) An annual fee in the amount of \$116.92 per mile of Pipeline constructed, operated, and maintained in the County, or an amount equal to the most current user fee assessed to the operators of Hazardous Liquid Pipelines by PHMSA, whichever is greater. This fee shall be due each year on the anniversary of the Pipeline's In-Service Date, and the County shall apply this fee towards its emergency planning and hazard mitigation costs, including expenses for law enforcement and emergency response personnel.
 - 3) All other applicable user or permit fees required for crossing County roads or using the public right-of-way in the County.

7. Public Hearing Requirements and Permit Approval

- b) Upon receipt of an application for a Conditional Use Permit by a Pipeline Company, the County Zoning Administrator shall verify that the Pipeline Company permit application complies with requirements of this Subsection K, and any other pertinent sections within this Zoning Ordinance. Once the application is complete, the Zoning Administrator shall schedule a Public Hearing of the Application by the Board of Adjustment. The County shall send notice of the public hearing of the Board of Adjustment, at the expense of the Applicant, to each Affected Person identified in the Application by United States Mail. Such mailing to be sent three (3) weeks in advance of the scheduled Conditional Use Permit hearing.
- c) A Pipeline Company, or its successors in interest, shall apply for a new Conditional Use Permit whenever the Hazardous Pipeline's use is materially or substantially changed or altered.

8. Appeals and Variances

A Pipeline Company or Property Owner may appeal an adverse determination on a Conditional Use Permit, or may seek special exception or variance from the Board of Adjustment, as provided in Iowa Code 335.18.

9. Applicability and Compliance

- a) The permit requirement in Subsection XVIII K and the separation requirements of Subsection D of this Section shall not apply to (1) a Hazardous Liquid Pipeline that is already permitted, constructed, and placed in-service on or before the effective date of this Section; however, a Pipeline Company shall comply with the abandonment, Reclamation, and decommissioning requirements for a Pipeline that is decommissioned on or after the effective date of this Section; (2) a Pipeline owned and operated by a Public Utility that is furnishing service to or supplying customers in the County.
- b) If a Property Owner has executed an Independent Agreement prior to the effective date of this Article and the Independent Agreement does not meet the separation

requirements of this Section, then notwithstanding the Independent Agreement, the Pipeline Company shall comply with the separation requirements of this Section.

10. Emergency Response and Hazard Mitigation Plans for Hazardous Liquid Pipelines

- a) This subsection is intended to implement local zoning regulations in a manner designed to facilitate the comprehensive plan's goals and objectives for assessing ongoing mitigation, evaluating mitigation alternatives, and ensuring there is a strategy for implementation. This goal is consistent with the County's legal obligation under Iowa Code chapter 29C to engage in emergency response and hazard mitigation planning and with the need to protect the health and welfare of both residents and emergency response personnel. For these reasons, the County requires Hazardous Liquid Pipelines to provide information to assist the County in its emergency response and hazard mitigation planning as required by Iowa code chapter 29C. The requirement to provide emergency response and hazard mitigation information pursuant to this subsection is not intended to constitute a safety standard and is not intended to conflict with any PHMSA safety standards applicable to a Pipeline Company which regulate the design, installation, inspection, emergency plans and procedures, testing, construction, extension, operation, replacement, and maintenance of pipeline facilities.
- b) If an Applicant for a permit pursuant to this Article is a Pipeline Company and if the proposed pipeline is a Carbon Dioxide Pipeline, then the Applicant shall provide the following information to the County for purposes of assisting the County with its emergency response and hazard mitigation planning efforts:
 - 1) A map and legal description of the proposed route for a Carbon Dioxide Pipeline showing all human occupied structures and animal husbandry facilities, by type, within two miles of the centerline of the proposed route including addresses.
 - 2) A description of the health risks resulting from exposure of humans and animals to carbon dioxide released from a pipeline, considering the concentrations of carbon dioxide in the air near to a rupture, the duration in the time of exposure, and the presence of other harmful substances released from a rupture. The description shall identify the exposure level and duration of time that may cause a fatality of persons or animals, and the exposure level and duration that may cause intoxication or other significant adverse health effects.
 - 3) An estimate of the worst-case discharge of carbon dioxide released in metric tons and standard cubic feet from a rupture of a pipeline considering the interior volume of the pipeline, the location of emergency valves that limit release of carbon dioxide, the location of crack arrestors, operating pressure, operating temperatures, and other relevant factors.
 - 4) A rupture dispersion modeling report containing the results of computational fluid dynamic computer model estimates of the maximum geographic ranges of the Fatality Zone and Hazard Zone for the Carbon Dioxide Pipeline in the event of its rupture in a range of weather conditions and representative topography in the County, as well as in low elevation areas of the County where released carbon dioxide may settle.

- 5) A list of High Consequence Areas.
 - 6) A description of the potential adverse impacts of a rupture of a Carbon Dioxide Pipeline on the humans, livestock, and other real and personal property within the Hazard Zone, the Fatality Zone, and the Blast Zone for the route of the Carbon Dioxide Pipeline.
 - 7) Identification of alternative routes through the County designed to minimize risks to humans and animals from a rupture of the Carbon Dioxide Pipeline within the County, and an analysis of the risks of these alternative routes relative to the proposed route.
 - 8) All information needed by County first responders, emergency response personnel, and law enforcement personnel in order to engage in local emergency management and hazard mitigation planning, equipment, and training needs. Such information includes but is not limited to:
 - I. A material safety data sheet for the materials transported in the Carbon Dioxide Pipeline;
 - II. Agency specific response plans for law enforcement, emergency medical responders, and other response agencies;
 - III. Carbon dioxide detectors and evacuation plans for each Affected Person and human occupied structure;
 - IV. Response equipment needs for emergency response personnel, such as carbon dioxide and other chemical detectors, closed circuit self-contained breathing apparatus, personal protective equipment; communications equipment; road barriers and traffic warning signs.
 - V. A Carbon Dioxide Pipeline rupture emergency response training program to ensure safe and effective response by County and municipal law enforcement, emergency medical services, and other responders during the operational life of the Carbon Dioxide Pipeline.
 - VI. Identification of residential and business emergency response needs, including but not limited to:
 - A Mass Notification and Emergency Response Messaging System;
 - Evacuation plans;
 - Evaluation equipment needs especially for mobility impaired individuals;
 - Carbon dioxide detectors, and self-contained breathing apparatus.
- c) If an Applicant for a permit pursuant to this subsection is a Pipeline Company and if the proposed pipeline is a type other than a Carbon Dioxide Pipeline, then the Applicant shall provide (1) a draft emergency response plan or facility response plan for the proposed pipeline; and (2) a detailed description of how the Pipeline Company will work with the County's law enforcement, emergency management personnel, and first responders in the event of a spill, leak, rupture, or other emergency or disaster related to pipeline.

11. Emergency Response Expenses. The Board of Adjustment may include a condition in a Conditional Use Permit granted pursuant to this Ordinance that requires an applicant to reimburse the County for all costs and expenses incurred for purposes of emergency response or hazard mitigation planning, equipment acquisition or repair, training, and communications if such costs and expenses are reasonably related to the Pipeline.
12. Abandonment, Discontinuance, and Removal of Hazardous Liquid Pipelines
- a) In addition to the requirements set by Iowa Code § 479B.32, a Hazardous Liquids Pipeline in the County that is abandoned shall comply with the requirements of this section. A Hazardous Liquid Pipeline shall be deemed abandoned for purposes of this subsection whenever the use of the Hazardous Liquid Pipeline has been discontinued such that there is no longer regulatory oversight of the Pipeline by PHMSA.
 - b) For purposes of the land restoration standards of Iowa Code § 479B.20, the term “construction” includes the removal of a previously constructed pipeline, and the County will treat the removal of a pipeline in the same manner as the Pipeline’s original construction for purposes of the County’s obligations under Iowa Code chapter 479B.
 - c) A Pipeline Company granted a Conditional Use Permit pursuant to this Article shall, by certified mail, notify the County and all Affected Person in the County of the Pipeline Company’s intent to discontinue the use of the Pipeline. The notification shall state the proposed date of the discontinuance of use.
 - d) Upon abandonment or discontinuance of use, the Pipeline Owner shall offer to each Property Owner the option to have the Pipeline and all related facilities physically dismantled and removed, including both the below and above ground facilities. The removal of the Pipeline and the related Reclamation and Reclamation Costs shall be the Pipeline Company’s responsibility and shall be completed within one-hundred eighty (180) days from the date of abandonment or discontinuation of use unless a Property Owner agrees to extend the date of removal. Such an extension must be by written agreement between the Pipeline Company and the Property Owner, and the agreement shall be filed at the Worth County Recorder’s office and a copy delivered to the County by the Pipeline Owner.
 - e) A Property Owner shall not be required to have the Pipeline removed, but if the Property Owner agrees to the removal and Reclamation, the Property Owner shall allow the Pipeline Company reasonable access to the property.
 - f) Upon removal of the Pipeline and the Reclamation, the Pipeline Owner shall restore the land according to the requirements of Iowa Code § 479B.20 and the rules adopted thereunder at 199-9.1(479,479B). including all amendments thereto.

SECTION 4. REPEALER. All Ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. SEVERABILITY CLAUSE. If any section provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 6. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

First Reading Passed:

Second Reading Passed:

Third Reading Passed:

DRAFT