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Planning Commission Packet

July 15, 2024

6:30 pm

STAFF MEMORANDUM

TO: Yamhill Planning Commission
FROM: Walt Wendolowski, Contract City Planner
SUBJECT: Liquid Propane Gas Tanks
DATE: July 9, 2024

I. BACKGROUND

During previous meetings, the Planning Commission requested information on the installation of above-ground liquid propane gas (LPG) tanks. This memorandum is in repose to that request.

II. DISCUSSION

Attached to this memorandum is a fact sheet relating to the installation of above-ground tanks which addresses various sized tanks. Per building requirements, the tank cannot be connected to a new gas line until it has been permitted and inspected. A permit is not required if for replacing an existing tank. Therefore, the building permit process regulates the location, connections, and general installation requirements for LPG tanks.

These same regulations would apply to a gas station installing LPG tanks. There are also requirements to protect a tank from vehicle damage, e.g., steel posts or barriers. Above ground tanks for fuel – gasoline and diesel – would be subject to stricter regulations and be a function of the size of the tank.

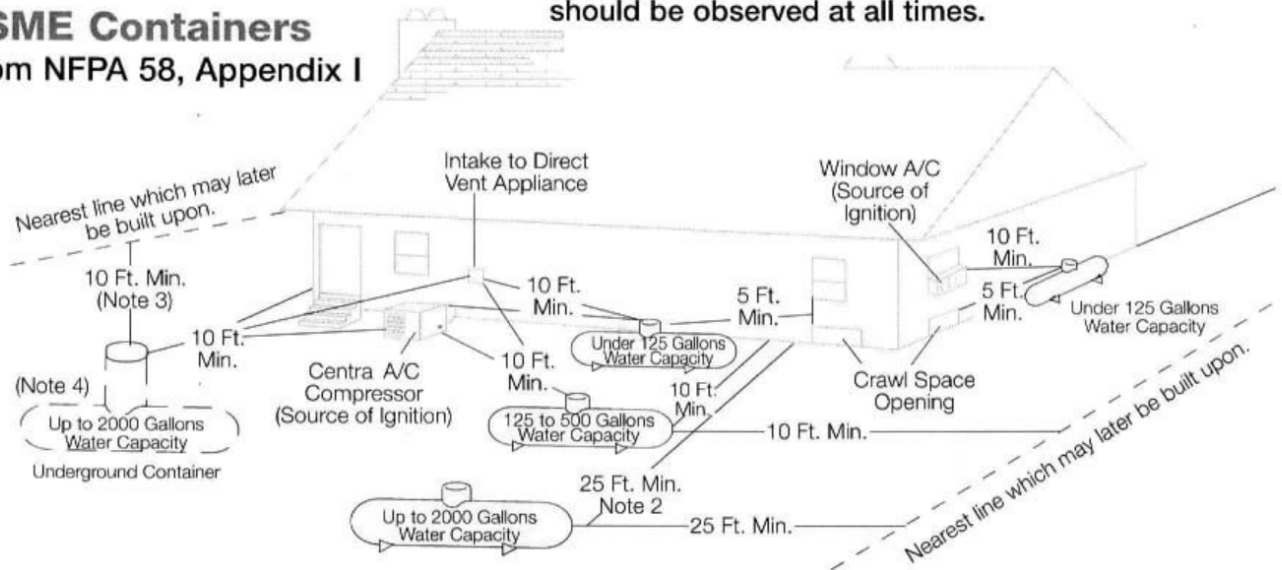
Please note, while above-ground tanks are common for industrial users, they may be problematic for commercial activities. There is a significant difference between an industrial activity that is not open to the public and one that has high-volume commercial traffic such as a gas station.

For the record, regarding the recently approved gas station, the installation of an above ground fuel tank would require significant changes to the layout to address parking, access, dispensing locations and so forth. This would require a new application and review by the Planning Commission.

Location of ASME Containers

From NFPA 58, Appendix I

Federal, state, and local ordinances and regulations should be observed at all times.



Notes:

- 1) Regardless of its size, any ASME tank filled on-site must be located so that the filling connection and fixed liquid level gauge are at least 10 feet from external source of ignition (i.e. open flame, window A/C, compressor, etc.), intake to direct vented gas appliance, or intake to a mechanical ventilation system.
- 2) May be reduced to 10 feet minimum for a single container of 1200 gallons water capacity or less if it is located at least 25 feet from any other LP-Gas container of more than 125 gallons water capacity.
- 3) Minimum distances from underground containers shall be measured from the relief valve and filling or level gauge vent connection at the container, except that no part of an underground container shall be less than 10 feet from a building or line of adjoining property which may be built upon.
- 4) Where the container may be subject to abrasive action or physical damage due to vehicular traffic or other causes it must be either a) placed not less than 2 feet below grade or b) otherwise protected against such physical damage.