

City of Everett Water Corridor Overview

The City of Everett (Everett) owns and operates four 48" - 51" water transmission lines in two distinct corridors. Each of the pipelines has a nominal capacity of 50 million gallons per day, and together they serve more than 600,000 customers. The pressure in these lines can exceed 180 pounds per square inch. The two corridors combined are over 40 miles in length and typically 100 feet in width.

Everett either owns parcels or has an easement for the water transmission lines within these corridors, which makes up the Everett **Transmission Line Right-of-Way (TL ROW)**. Everett manages the Water Transmission Line Corridor in order to construct, own, operate and maintain the water pipelines, facilities, and assets within the TL ROW. Management of these facilities and TL ROW includes the need to have access available across all TL ROW property without advanced notice for emergency response and maintenance activities.

Everett has developed TL ROW Standards and a TL ROW Use Permit process to manage requests for uses within the Transmission Line Corridor for parties other than Everett. Currently, there is no fee for a TL ROW Use Permit. This document summarizes the restrictions and potential allowed uses within the TL ROW, which are further detailed in the TL ROW Standards.

Improvements and Activities within TL ROW

Any use within the TL ROW is at the owner's risk; such uses are temporary and interruptible without advanced notice. These improvements, including hardscaping, vegetation and landscaping, may be removed for pipeline construction, maintenance, and operations and not replaced. All uses within the TL ROW should be authorized by agreement with Everett. See TL ROW Standards for more information about agreements and licenses.

Common Activities (Requires Everett TL ROW Use Permit Approval):

- **Landscaping**, not including trees or prohibited uses below, where it will not interfere with typical Everett maintenance activities. All landscaping is placed at the owner's risk, and any damage to the landscaping by Everett transmission line management activities will typically not be repaired, replaced or paid for by Everett. Minor landscaping maintenance activities where they do not involve grading, tree plantings, vehicles, or heavy equipment may be completed without a TL ROW Use Permit.
- **Demolition** of existing structures
- **Installation** of overhead power lines with a minimum of 35 feet of clearance

Uses only allowed where no feasible alternative exists (Requires Everett TL ROW Use Permit Approval):

These activities or uses are not typically allowed within the TL ROW, but will be reviewed on a case-by-case basis. Conditions of the TL ROW Use Permit for these activities may include protective engineered measures, as detailed in the TL ROW Standards.

- **Driveways**
- **Fences:** while not typically allowed within the TL ROW, exceptions are made where a large parcel is bisected by an Everett Easement. If allowed, the fence would be required to cross the TL ROW

perpendicularly and include an approved gate meeting TL ROW standards with an Everett lock in sequence.

- **Street crossings:** if no alternative exists, Street crossings should be perpendicular to the TL ROW. Streets paralleling the pipelines within the TL ROW are not typically allowed.
- **Utility crossings:** All below ground utility crossing must be perpendicular to the pipelines, and in a casing located below the water transmission lines with a minimum separation of 4 feet. Utilities paralleling the pipelines within the TL ROW are not allowed. Appurtenances in addition to the minimum piping needed for a crossing are not typically allowed. In all cases sewers must be cased and located below all water transmission lines with separation that meets State Department of Health guidelines.

Prohibited within the TL ROW:

- **Structures**, including buildings, garages, sheds, rockeries, retaining walls
- **Septic system components, drain fields, or reserve drain field areas**
- **Paving and parking lots**
- **Parking of vehicles**, including recreational vehicles
- **Storage of materials**
- **Earthwork:** Proposed grading, cut, or fill within 20 feet of the water transmission lines not associated with an otherwise approved project
- **Planting of trees**

TL ROW Use Permit Application

The application must include a complete scope of work. Changes to the scope of work require a new application to be submitted for review. The footprint of any proposed use within the TL ROW must be shown on the plans, including stockpiling and pathways for traffic and heavy equipment.

Typical conditions of the TL ROW Use Permit

- Any party doing work within the TL ROW is required to demonstrate adequate insurance coverage and name Everett as an additional insured. See TL ROW Standards for further description of this requirement.
- The applicant must call for locates before designing and constructing improvements. If grading is proposed, potholing the depth of the transmission lines may be required.
- The applicant must protect the pipelines from all development and construction activities. The applicant is responsible for any damage and/or replacement required as a result of their work within the TL ROW, including loss of service to Everett customers, and Everett's cost to respond and restore service.
- The applicant must comply with all ROW Use Permit conditions including notifying City of Everett Public Works Water Maintenance and Operations Supervisor at least two days before any work activities. Activities may be required to be performed under the supervision of a City of Everett representative.
- Everett's emergency response, maintenance, or other use of the TL ROW will supersede any and all permissions granted through a TL ROW use permit. For repairs or emergency access to the pipelines, Everett at any time may occupy the easement without prior notice.

