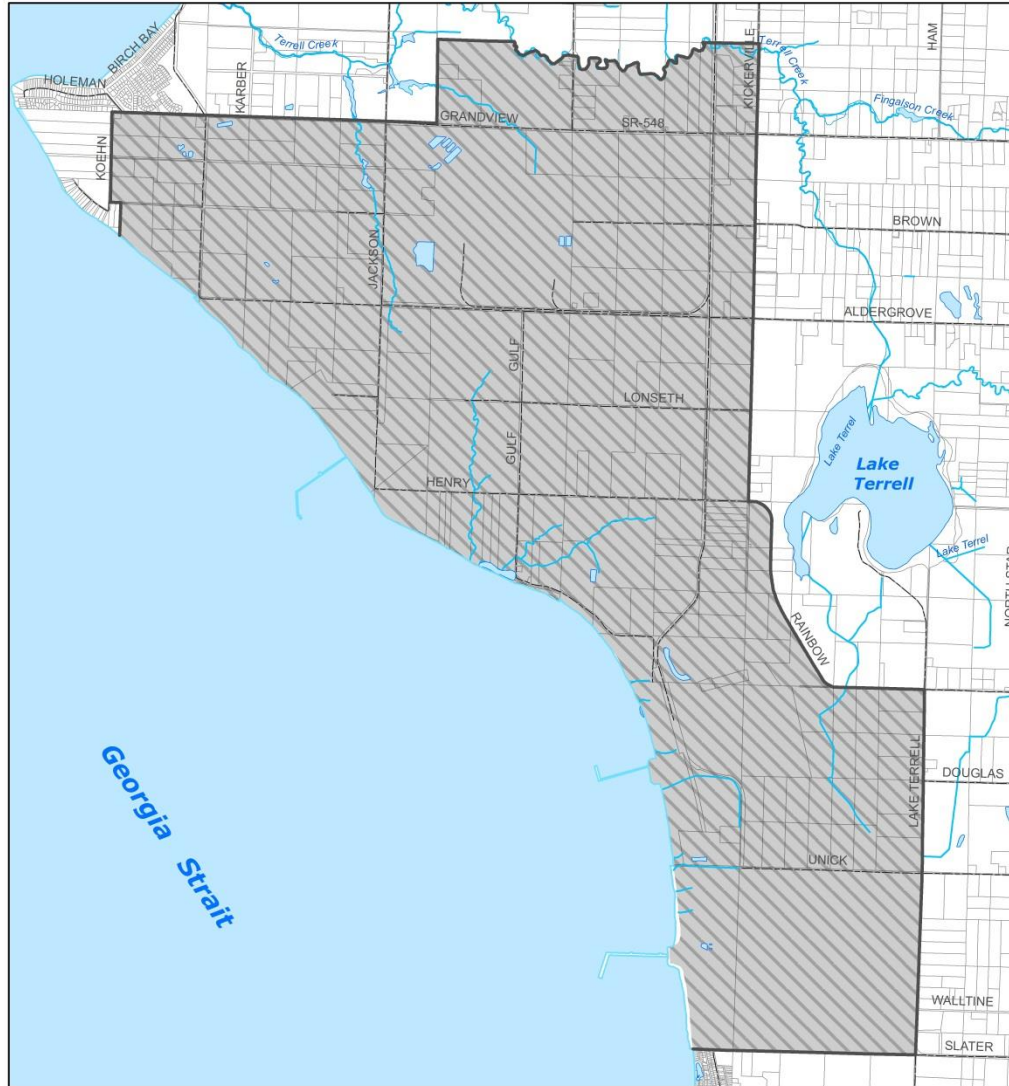


# *Cherry Point Amendments*

Town Hall Meeting

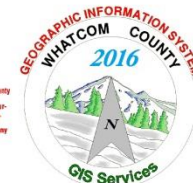
September 12, 2019



- Cherry Point Urban Growth Area

 Major Port/Industrial UGA

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UR4

R5A

LII

HII

ROS

HII

R5A

ROS

Lake Terrell

R5A

R5A

HII

RR1

RR3

RR1

LII

# County Council Resolution

The County Council approved Resolution 2019-037

- \* Forwards proposed Comprehensive Plan and code amendments for Planning Commission review



# County Council Proposal

- Fossil fuel refineries and transshipment facilities
- Renewable fuel refineries and transshipment facilities
- Non-capacity, maintenance, safety & environmental improvements
- Industrial piers
- Coal-fired power plants
- Insurance
- Environmental review (SEPA)
- Greenhouse gas (GHG) emissions

# Fossil Fuel Facilities

## Refineries and Transshipment

- Existing facilities would be permitted
- Expansion of existing facilities would require a conditional use permit
- New facilities would be prohibited

# Renewable Fuel Facilities

## Refineries and Transshipment

- Existing facilities would be permitted
- Expansion of existing facilities would require a conditional use permit
- New facilities would require a conditional use permit

# Fossil Fuel and Renewable Fuel Facilities

## Non-Capacity, Maintenance, Safety & Environmental Improvements

*The proposal allows two categories of permitted uses (do not require a conditional use permit):*

1. Accessory buildings, office space, parking lots, communication facilities, security buildings, storage buildings, etc.
  - These uses are not subject to the proposed GHG requirements of the Zoning Code.
  
2. Regular equipment maintenance, replacement, safety upgrades, and environmental improvements.
  - These uses are subject to the proposed GHG requirements in the Zoning Code.



# Industrial Piers

- Expansion of an existing pier would be considered a transshipment facility, which would require a conditional use permit.
- New piers would be prohibited in the Heavy Impact Industrial District.

# Coal-fired Power Plants

- Would be prohibited in the Heavy Impact Industrial zone.

# Insurance

- New insurance requirements for production capacity or storage tank expansions at fossil fuel and renewable fuel facilities.
- Policy limits: No less than \$100 million.

# SEPA Review

- New Worksheet for Fossil and Renewable Fuel Facilities
  - ✓ GHG emissions
  - ✓ Vessels – Risk of spills, explosion, interference with fishing
  - ✓ Stormwater and Wastewater
  - ✓ Refining & Transport – Risk from spills or explosions
- Air Quality and Climate
- Plants and Animals

# GHG Definition

Gases that trap heat in the atmosphere, including:

- carbon dioxide,
- methane,
- nitrous oxide,
- hydrofluorocarbons,
- perfluorocarbons,
- sulfur hexafluoride, and
- any other gas or gases designated by the federal clean air act, state clean air act, or state limiting greenhouse gas emissions law.

# GHG Requirements

- New requirements would apply to fossil fuel and renewable fuel facility expansions.
- Applicant provides existing emissions (3-year ave).
- Applicant calculates new emissions .
- Applicant mitigates GHG emissions above the existing emissions (may be an in-lieu fee).



# Refineries and Transshipment Facilities

## Heavy Impact Industrial Zone

	<u>New</u> Fossil Fuel Facilities	<u>Expanding</u> Existing Fossil Fuel Facilities	<u>New</u> Renewable Fuel Facilities	<u>Expanding</u> Existing Renewable Fuel Facilities	Accessory buildings, Maintenance, Safety Upgrades, etc.
Existing Code	Permitted	Permitted	Permitted	Permitted	Permitted
Council Proposal	Prohibited	Conditional Use	Conditional Use	Conditional Use	Permitted

# Refineries & Transshipment Facilities

	<b>GHG Analysis and Mitigation</b>	<b>Insurance</b>
<b>Existing Code</b>	<b>Not Explicitly Required</b>	<b>Not Required</b>
<b>Council Proposal</b>	<b>Required</b>	<b>Required</b>

# Planning Commission Tentative Schedule

- \* September 12 (tonight) – Town Hall
- \* September 26 – Work Session
- \* October 10 – Public Hearing
- \* October 24 – Work Session (if needed)

# County Council Review

- \* Anticipated in fall 2019
- \* Dates – To Be Determined

# County Website

*Information is available on the web at:*

<http://www.co.whatcom.wa.us/2849/Cherry-Point-Amendments>

# Whatcom County “Notify Me”

*Can sign up to receive notices at:*

<http://www.co.whatcom.wa.us/list.aspx>



# Time for Public Comment

- \* Oral comment
- \* By e-mail: [PDS\\_Planning\\_commission@co.whatcom.wa.us](mailto:PDS_Planning_commission@co.whatcom.wa.us)
- \* By mail:

Whatcom County Planning Commission  
ATTN: Ashley Ubil  
5280 Northwest Drive  
Bellingham, WA 98226