

1 PROPOSED BY: BROWNE
2 INTRODUCTION DATE: _____
3

4 ORDINANCE NO. _____
5

6 **IMPOSING AN INTERIM MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF**
7 **APPLICATIONS AND PERMITS FOR NEW OR EXPANDED FACILITIES IN THE**
8 **CHERRY POINT URBAN GROWTH AREA THE PRIMARY PURPOSE OF WHICH WOULD**
9 **BE THE SHIPMENT OF UNREFINED FOSSIL FUELS NOT TO BE PROCESSED AT**
10 **CHERRY POINT**
11

12 **WHEREAS**, on July 12, 2016, the County received a letter from Chairman Ballew of
13 the Lummi Business Council which included the statement that they "hope that the
14 amendments to the Comprehensive Plan not unfairly impact the current employers within
15 Cherry Point."; and
16

17 **WHEREAS**, the Whatcom County Council previously adopted Title 20 zoning code
18 which regulates land use within unincorporated areas of Whatcom County; and
19

20 **WHEREAS**, the Council adopted the Whatcom County Comprehensive Plan on May
21 20, 1997, which contains goals, objectives and policies regarding land use compatibility and
22 environmental considerations; and
23

24 **WHEREAS**, the Council recently updated the Whatcom County Comprehensive Plan
25 as required by Revised Code of Washington 36.70A; and
26

27 **WHEREAS**, during the Comprehensive Plan review process the Council received
28 many individual public comments on fossil fuel transshipment, transport, and transfer from
29 Cherry Point related to the protection of the health of Whatcom County's environment,
30 economy, and residents; and
31

32 **WHEREAS**, the County recognizes that the existing refineries have for decades been
33 significant shippers of refined fossil fuels such as jet fuel and calcined coke used in
34 manufacture of aluminum while providing substantial local employment; and
35

36 **WHEREAS**, the refining of fossil fuels at Cherry Point provides high wage jobs which
37 could be lost if the existing refineries were converted to crude oil export facilities; and
38

39 **WHEREAS, the Whatcom County Council supports the development of Renewable**
40 **Fuels Facilities and Transshipment Facilities within the CP District; and**
41

42 **WHEREAS**, multiple trains carrying crude oil from the Bakken formation moving
43 through the United States and Canada have derailed and exploded causing damage to
44 property and the environment, one derailment caused significant fatalities, which is the
45 reason regulations must be improved; and
46

47 **WHEREAS**, a unit train carrying Bakken crude traveling through Mosier, Oregon, on
48 June 3, 2016, derailed and exploded causing damage to property and the Columbia River,
49 demonstrating that recently adopted state and federal policies and corporate investment
50 intended to reduce the risks associated with oil by rail have proven insufficient to protect
51 communities along the rail corridor; and
52

53 **WHEREAS**, the Washington State Department of Natural Resources has designated
54 waters adjacent to the Cherry Point Urban Growth Area as an aquatic reserve to ensure
55 long-term protection of this unique aquatic environment; and
56

1 **WHEREAS**, the United States recently lifted a ban on the export of crude oil from
2 the country, increasing pressure on deep water ports such as Cherry Point to develop into
3 crude export terminals; and
4

5 **WHEREAS**, existing refineries at Cherry Point have recently increased their ability to
6 accept crude oil by rail by constructing new rail offloading facilities to serve the refineries;
7 and
8

9 **WHEREAS**, existing and proposed pipeline facilities have increased, or proposed to
10 increase, their capacity to move crude oil, diluted bitumen, and natural gas to Cherry Point;
11 and
12

13 **WHEREAS**, Title 20 currently does not explicitly prohibit transshipment, transport,
14 and transfer of unrefined fossil fuels and construction of infrastructure to facilitate
15 expanded shipment of unrefined fossil fuels not to be processed at Cherry Point; and
16

17 **WHEREAS**, according to the June 27, 2016, Land Capacity Analysis report produced
18 by Planning and Development Services, Cherry Point contains only 1,072.6 acres of
19 developable land that is zoned Heavy Impact Industrial (HII) for the purposes of “supplying
20 a reasonable amount of land, commensurate with demand, for the location and grouping of
21 heavy impact industrial uses” and to “minimize the scope of impacts generated within the
22 HII District and to provide protection for nonindustrial districts situated outside thereof...”
23 (WCC 20.68.010); and
24

25 **WHEREAS**, expansion of existing facilities for purposes of shipping unrefined fossil
26 fuels not to be processed or consumed at Cherry Point will increase the transport of
27 dangerous fuels through our community and increase the risk of possible derailment, spills,
28 explosions, and the fallout will pose a serious threat to the community; and
29

30 **WHEREAS**, pursuant to the Washington State Constitution, the general police
31 powers granted to counties empower and authorize Whatcom County to adopt land use
32 controls to provide for the regulation of land uses within the County and to provide that
33 such uses shall be consistent with applicable law; and
34

35 **WHEREAS**, on August 9, 2016, the Council adopted Ordinance 2016-031, an
36 emergency ordinance imposing a sixty day moratorium on the filing, acceptance, and
37 processing of new applications for conversion of land or water, new building or structure
38 permits, or other County permits or authorizations in the Cherry Point Urban Growth Area
39 for new or expanded facilities whose purpose is to facilitate the increased shipment of
40 unrefined fossil fuels not to be processed or consumed at Cherry Point; and
41

42 **WHEREAS**, the Council adopted interim measures on September 27, 2016
43 (Ordinance 2016-039), March 21, 2017 (Ordinance 2017-011), September 26, 2017
44 (Ordinance 2017-049), February 27, 2018 (Ordinance 2018-007), August 8, 2018
45 (Ordinance 2018-044), January 29, 2019 (Ordinance 2019-010), July 9, 2019 (Ordinance
46 2019-049), and December 3, 2019 (Ordinance 2019-083), prohibiting the filing, acceptance,
47 and processing of new applications for conversion of land or water, new building or structure
48 permits, or other County permits or authorizations in the Cherry Point Urban Growth Area
49 for new or expanded facilities whose purpose is to facilitate the increased shipment of
50 unrefined fossil fuels not to be processed or consumed at Cherry Point, unless the
51 applications:
52

- 53 1. Were filed and complete prior to the effective date of the ordinance and vested
54 pursuant to Washington statutes;
- 55 2. Were for building permits for remodels, maintenance, or repairs of existing
56 structures where no increased capacity for shipping unrefined fossil fuels not to be
57 processed or consumed at Cherry Point would result; or
58

1
2 3. Were necessary to protect health and safety of the community; and
3

4 **WHEREAS**, these interim measures were necessary to allow time for the Council to
5 work with staff and Cascadia Law Group to develop proposed amendments to the
6 Comprehensive Plan and zoning code to address risks to public health, safety, and the
7 environment associated with under-regulated expansion of fossil fuel facilities at Cherry
8 Point; and
9

10 **WHEREAS**, on August 8, 2019, the Council approved Resolution 2019-037,
11 forwarding proposed Cherry Point Urban Growth Area Comprehensive Plan and zoning code
12 amendments to the Whatcom County Planning Commission for review and recommendation;
13 and
14

15 **WHEREAS**, on September 12, ~~2020~~2019, the Planning Commission hosted a town
16 hall meeting to provide the public an opportunity to speak on the Council's proposed
17 amendments; and
18

19 **WHEREAS**, on September 26, October 10, October 24, November 14, and December
20 12, 2019, and January 16, January 30, and February 27, 2020, the Planning Commission
21 held work sessions to discuss the Council's proposed amendments and formulate
22 recommendations; and
23

24 **WHEREAS**, it was anticipated that the Planning Commission would return
25 recommended findings and conclusions to the Council in early 2020; and
26

27 **WHEREAS**, due to the COVID-19 pandemic and issuance of a stay-at-home order
28 by the Washington State Governor, the Planning Commission was required to cancel all
29 scheduled meetings until further notice; and
30

31 **WHEREAS**, the Planning Commission needs additional time to hold meetings and
32 prepare its recommendations; and
33

34 **WHEREAS**, the Council finds that extending the moratorium imposed by Ordinance
35 2019-083 is necessary to allow adequate time for the Planning Commission to complete its
36 work; and
37

38 **WHEREAS**, the Council further finds that extending the moratorium imposed by
39 Ordinance 2019-083 is necessary for the protection of public health and safety; and
40

41 **WHEREAS**, the Whatcom County Council is scheduled to hold a public hearing on
42 this issue on _____, or a later date; and
43

44 **WHEREAS**, the County Council fully recognizes the limits to its authority over
45 transportation of certain goods imposed by federal statutes and the US Constitution, and
46 finds that this action is within its authority;
47

48 **NOW, THEREFORE, BE IT ORDAINED** that the Whatcom County Council adopts
49 the above "WHEREAS" recitals as findings of fact in support of its action as required by RCW
50 36.70A.390
51

52 **BE IT FURTHER ORDAINED** by the Whatcom County Council that an interim
53 moratorium is hereby imposed prohibiting the filing, acceptance, and processing of new
54 applications for conversion of land or water, new building or structure permits, or other
55 County permits or authorizations in the Cherry Point Urban Growth Area for new or
56 expanded facilities whose purpose is to facilitate the increased shipment of unrefined fossil
57 fuels not to be processed or consumed at Cherry Point, unless the applications:
58

- 1 1. Were filed and complete prior to the effective date of this ordinance and vested
2 pursuant to Washington statutes;
3
4 2. Are for building permits for remodels, maintenance, or repairs of existing
5 structures where no increased capacity for shipping unrefined fossil fuels not to be
6 processed or consumed at Cherry Point will result; or
7
8 3. Are necessary to protect health and safety of the community.
9

10 **BE IT FURTHER ORDAINED** by the Whatcom County Council that this interim
11 ordinance shall be effective for not longer than six months following its effective date, but
12 may be renewed for one or more six-month periods if subsequent public hearings are held
13 and findings of fact are made prior to each renewal.
14

15 **BE IT FURTHER ORDAINED** that if a section, subsection, paragraph, sentence,
16 clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason by
17 any court of competent jurisdiction; such decision shall not affect the validity of the
18 remaining portions of this ordinance, and if the provisions of this ordinance are found to be
19 inconsistent with other provisions of the Whatcom County Code, this ordinance shall control.
20

21 **BE IT FURTHER ORDAINED** that for the purpose of this ordinance the definition of
22 "unrefined fossil fuel" includes but is not limited to all forms of crude oil whether stabilized
23 or not; raw bitumen, diluted bitumen, or syncrude; coal; methane propane, butane, and
24 other "natural gas" in liquid or gaseous formats excluding those that are the byproduct of
25 refinery processes in the Cherry Point UGA; and condensate.
26

27 **BE IT FURTHER ORDAINED to prevent any misunderstanding the Whatcom County**
28 **Council affirms that consistent with previous Interim Moratorium's, the refining, storage,**
29 **blending, and manufacture of renewable fuels shall remain an outright permitted use,**
30 **unaffected by this Interim Moratorium, subject to the existing provisions of the current**
31 **County Code.**
32

33 **BE IT FINALLY ORDAINED** that for the purpose of this ordinance, the definition of
34 "facility" includes but is not limited to piers, wharfs, buildings, tank farms, pipelines, rail
35 loading and offloading facilities, road spurs, or any other such physical infrastructure
36 intended to receive, transfer, or store unrefined fossil fuels;
37

38 **APPROVED** this _____ day of _____, 2020.
39

40 **ATTEST:**

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON

41 _____
42 Dana Brown Davis, Clerk of the Council
43

Barry Buchanan, Council Chair
44

45
46
47 **APPROVED AS TO FORM:**

WHATCOM COUNTY EXECUTIVE
WHATCOM COUNTY, WASHINGTON

48 _____
49 Civil Deputy Prosecutor
50

Satpal Sidhu, County Executive
51

52 () Approved () Denied
53

54 Date Signed: _____
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