

Whatcom County

Fossil Fuel Industrial Uses

Potential Code Amendments | Prepared by: Cascadia Law Group and BERK Consulting, Inc.

Overview

This document excerpts sections of the Whatcom County Code and proposes potential code changes to address Resolution 2019-004 and the Comprehensive Plan Cherry Point Policy 2CC-16, excerpted below:

Policy 2CC-16: The County shall undertake a study to be completed if possible by December of 2017 to examine existing County laws, including those related to public health, safety, development, building, zoning, permitting, electrical, nuisance, and fire codes, and develop recommendations for legal ways the County may choose to limit the negative impacts on public safety, transportation, the economy, and environment from crude oil, coal, liquefied petroleum gases, and natural gas exports from the Cherry Point UGA above levels in existence as of March 1, 2017.

To provide clear guidance to current and future county councils on the County's legal rights, responsibilities and limitations regarding interpretation and application of project evaluation under Section 20.88.130 (Major Projects Permits) of the Whatcom County Code.

The County should consider any legal advice freely submitted to the County by legal experts on behalf of a variety of stakeholder interests, and make that advice publicly available.

- Based on the above study, develop proposed Comprehensive Plan amendments and associated code and rule amendments for Council consideration as soon as possible.

- Until the above mentioned amendments are implemented, the Prosecuting Attorney and/or the County Administration should provide the County Council written notice of all known pre-application correspondence or permit application submittals and notices, federal, state, or local that involve activity with the potential to expand the export of fossil fuels from Cherry Point.

27 The following table identifies major code amendment topics developed by the County Council in
 28 Resolution 2019-004. The following sections provide an overview of key elements of the proposal and
 29 preliminary draft code language.

30 **Exhibit 1. Potential Fossil-Fuel Code Changes – Outline and Change Location**

Code Outline Topic	Location in Code Changes	
1. Prohibit New Fossil Fuel Refineries	20.66.200	Prohibited uses.
	20.68.200	Prohibited uses.
2. Retain Existing Refineries as an Outright Permitted Use with Limits	20.68.050	Permitted uses.
3. Conditional Use Permit Threshold for Expansions of Existing Refineries	20.68.150	Conditional uses.
	20.68.800.	Expansion Thresholds for Existing Fossil Fuel Refineries or Fossil Fuel Transshipment
4. Conditional Use Permit Criteria and Analysis of Greenhouse Gas Impacts of Expansions of Existing Refineries	20.68.800.	Expansion Thresholds for Existing Fossil Fuel Refineries or Fossil Fuel Transshipment
5. Prohibit Crude Oil and Coal Export Facilities	20.66.200	Prohibited uses.
	20.68.100	Accessory uses.
	20.68.200	Prohibited uses.
6. Renewable Fuel Production and Blending Facilities as an Outright Permitted Use	20.68.050	Permitted uses.
		See options to treat renewable fuels like fossil fuels.
7. Prohibit New Docks and Piers	20.68.200	Prohibited uses.
	20.74.055	Prohibited uses.
	23.100.170	Cherry Point management area.
8. Prohibit Crude Oil Transshipment Facilities	20.66.200	Prohibited uses.
	20.68.200	Prohibited uses.
9. Prohibit Coal Transshipment Facilities	20.66.200	Prohibited uses.
	20.68.200	Prohibited uses.
10. Pipelines	Not addressed per Cascadia Law Group report to the County Council: Reducing Impacts from Fossil Fuel Projects Report to the Whatcom County Council February 23, 2018.	

Code Outline Topic	Location in Code Changes
11. Small Oil Storage and Distribution Facilities	See definitions – not included in defined uses that are prohibited (fossil fuel refinery and fossil fuel transshipment facility). Chapter 20.97 Definitions.
12. Change of Use Provisions	20.74.110 Change of Use.
13. SEPA Threshold Determination	16.08.160 Substantive authority.
14. Scrubbing the Existing Code	20.88.200 Procedure. 22.05.020 Project permit processing table.
15. Consistency with Countywide Planning Policies	See separate policy evaluation document.
16. Procedural Due Process, GMA and Shoreline WAC provisions	Co-timed policy and code amendments planned.
17. Severability Clause	Will go into the ordinance draft.
18. Insurance Provisions	Addressed in permit procedures, criteria, and conditions.

31

Key Elements of Code Proposal

32

Restrict New Fossil Fuel Refineries and Transshipment Facilities

33

The code proposal prohibits new fossil fuel refineries and fossil fuel transshipment facilities. It also prohibits new piers consistent with the Cherry Point Aquatic Reserve Management Plan.

35

Allow Current Uses and Limited Expansions

36

The code proposal outright permits existing, legally established fossil fuel refineries and fossil fuel transshipment facilities. Expansions of refinery capacity and associated storage capacity would be allowed based on service area population growth. The current relationship between refinery capacity and storage tank capacity would need to be maintained for both refinery expansions and offsite transshipment facility storage.

41

A Conditional Use Permit and Major Project Permit review by the County Council would be required for production expansions at existing refineries that exceed the population-based growth thresholds. The reviews are discretionary and would only allow an expansion above the population-based growth thresholds where certain compatibility criteria are met, and greenhouse gas impacts are analyzed, and local mitigation is provided.

46

A threshold of expansions above a 1% baseline would require staff review and mitigation (see “Address Impacts and Mitigation” below). Any expansion above the average of the annual percent change in

47

48

49 population for the prior 5-year period will need discretionary land use permits and greenhouse gas
 50 mitigation would be required. (see “Consider Permit Review Options” below).

51 Other site improvements that do not involve expansions of production capacity would be permitted with
 52 less procedural requirements, e.g. safety improvements or establishing an accessory office.

53 *Service Area Population Growth*

54 Limited expansions would be based on a rolling five-year average of the combined regional percent
 55 change in population of the states of Washington and Oregon and the Province of British Columbia.

56 There would be a relationship between growth and demand and the proposed refinery expansion level.
 57 With historic population calculations, there is more certainty about results and ease in tracking given
 58 annual estimates.

59 Annual population totals, annual change, and annual percent change are illustrated on Exhibit 2.

60 **Exhibit 2. Annual Population Estimates by State or Province**

State/Province	Estimate Month	2010	2011	2012	2013	2014	2015	2016	2017	2018
		Washington	1-Apr	6,724,540	6,767,900	6,817,770	6,882,400	6,968,170	7,061,410	7,183,700
Oregon	1-Jul	3,837,300	3,857,625	3,883,735	3,919,020	3,962,710	4,013,845	4,076,350	4,141,100	4,195,300
British Columbia	1-Apr	4,453,744	4,488,508	4,548,438	4,611,648	4,684,490	4,757,759	4,832,155	4,899,725	4,967,375
Total		15,015,584	15,114,033	15,249,943	15,413,068	15,615,370	15,833,014	16,092,205	16,351,125	16,590,245
Annual Change			98,449	135,910	163,125	202,302	217,644	259,191	258,920	239,120
Annual Percent Change			0.7%	0.9%	1.1%	1.3%	1.4%	1.6%	1.6%	1.5%

61 Sources: [Washington OFM](#), June 2018; [Oregon Annual Population Estimate](#), Portland State University Annual Population
 62 Estimates, July 1, 2018; [British Columbia \(BC Stats\) Population Estimates](#), June 2019; BERK Consulting, Inc. 2019.

64 The rolling average is the average of the annual percent change in population for the five-year period
 65 preceding the year of application. The period rolls forward depending on the date of application and
 66 drops the base year and adds a new year. The average of the annual percent change is 1.5% for the
 67 years 2014-2018 (averages 1.3%, 1.4%, 1.6%, 1.6%, and 1.5%).

68 *Other Population Options*

69 In lieu of historic population estimates, a rolling average based on population projections could be used.
 70 For a simple approach, each state or province forecasts through 2040 are presented in Exhibit 3. The
 71 annual change in population between 2020-2025 is forecasted to be 1.1%.

72 **Exhibit 3. Population Forecasts by State or Province: 2010-2040**

State/Province	Source	2010	2015	2020	2025	2030	2035	2040
Washington	2017 Medium OFM	6,724,540	7,061,410	7,638,415	8,085,043	8,503,178	8,894,306	9,242,022
Oregon	2019 Forecast	3,837,300	4,013,845	4,288,000	4,497,000	4,694,000	4,878,000	5,044,000
British Columbia	2018 Forecast	4,453,744	4,757,759	4,980,100	5,282,100	5,586,700	5,870,100	6,129,100
Total		15,015,584	15,833,014	16,906,515	17,864,143	18,783,878	19,642,406	20,415,122

74 Source: [Washington OFM](#), 2017; Oregon [Population Forecast Program](#), Portland State University, July 1, 2018; British
 75 Columbia (BC Stats) [Population Projections](#), September 2018; BERK Consulting, Inc. 2019.

76 Given the similarity between the historic and future growth rates, the County could set a flat cap based

77 on analysis of past and future growth trends and simplify the code, such as a number between 1.1% and
78 1.5%. However, the County would likely need to revisit the cap in future years as population projections
79 are updated such as in 2022 for Washington State.

80 Each of the options for permitting requirements above the threshold number would still require a
81 discretionary permit review by the County to determine whether compatibility criteria under Conditional
82 Use Permit and Major Project Permit code provisions are met.

83 Resolution 2019-004 directed the initial code draft be based on a rolling average of future population
84 projections and the above provides the Council with a variety of options. We believe all of the above
85 options are defensible because existing uses remain permitted and future growth above the thresholds
86 could be permitted through a Conditional Use or Major Project Permit review and decision if it is
87 determined that code compatibility criteria are met.

88 Allow for Renewable Fuels

89 The proposed code as drafted allows for renewable fuel facilities such as those producing biodiesel or
90 ethanol. The proposal as drafted allows renewable fuel facilities outright based on potential greenhouse
91 gas emissions benefit compared to fossil fuels.

92 Another option would be to require that renewable fuels be treated similar to fossil fuels and require a
93 Conditional Use Permit/Major Project Permit. This would also require tracking greenhouse gas emissions
94 and requiring liability insurance, given the fuel is potentially flammable and will generate local
95 greenhouse gas emissions depending on feedstocks and transportation of feedstocks to the facilities.

96 Address Impacts and Mitigation

97 Recognizing that fossil fuel facilities and transshipment facilities have the potential for environmental
98 impacts and require mitigation, several sections of the code proposal address the environmental review
99 process and content:

- 100 ■ State Environmental Policy Act (SEPA) Policies: When fossil fuel refinery facilities or transshipment
101 facilities are reviewed under SEPA, additional environmental policies would apply to guide
102 environmental impact evaluation and mitigation measures including policies on air quality and
103 climate and fish and wildlife habitat.
- 104 ■ Greenhouse Gas Emissions Mitigation: The SEPA policies and the zoning standards require reporting
105 of emissions and mitigation once emissions exceed 1% of the baseline. Local carbon offsets would be
106 required or a fee in lieu of mitigation would be required which the County would use to provide
107 local greenhouse gas mitigation projects.
- 108 ■ Fish and Wildlife Habitat: In SEPA rules, the County would require analysis and mitigation of impacts
109 to priority habitats and species and high biodiversity areas. It should be noted that the County's
110 critical area regulations and shoreline regulations would also apply.
- 111 ■ Other Considerations: Applicants would be required to demonstrate consistency with federal and
112 state laws and permit requirements, such as consistency with the Cherry Point Aquatic Reserve
113 Management Plan, federal review of consistency with Treaty Rights, etc. before any site
114 modifications or construction could occur.
- 115 ■ Insurance: Insurance provisions are contained in a new code section and are based on discussion with

116 an insurance expert familiar with commercially available policies similar in nature and in place for
117 petroleum terminals in Alaska. Options for policy limits and alternatives to conventional insurance are
118 also provided for Council discussion.

119 Consider Permit Review Options

120 Existing fossil fuel facilities and transshipment facilities that propose increases below the population-
121 based threshold of refinery production capacity would be outright permitted but subject to code
122 standards such as insurance requirements and would trigger greenhouse gas mitigation when cumulative
123 production increases exceed 1%. For increases greater than the population-based threshold, the code
124 proposal as drafted would require both a Conditional Use Permit and Major Project Permit review with
125 Hearing Examiner recommendations to the County Council. The County Council would make the final
126 decision. A development agreement could be required.

127 Several different permitting options could also be considered:

- 128 ■ Major Project Permit review only and a Development Agreement with Hearing Examiner
129 recommendation and County Council decision
- 130 ■ Conditional Use Permit with staff recommendation and Hearing Examiner decision.

131 All permits are discretionary. All would require a detailed application. They differ in the ultimate
132 decisionmaker – Hearing Examiner or County Council. The County Council could focus on setting policy
133 through the Comprehensive Plan and development regulations and let the Hearing Examiner apply the
134 policies and code, prepare the record, and make the decision. The County Council could consider the
135 record created by the Hearing Examiner hearing and recommendation and determine whether proposals
136 should be granted or denied. Under Washington law, such decisions are made in a quasi-judicial role
137 that limits “ex parte” discussions, is time intensive, and has legal risks.¹ It is a major policy decision for the
138 County Council to decide whether it should be the final decision maker on fossil fuel facility expansions
139 and thus the Council may want to bifurcate that decision and make it at a later date. However, we
140 discuss it briefly here because the Council could make that determination now if it is ready.

141 Expansion Scenarios

142 There are several pieces of information needed to calculate the level of expansion allowed per the
143 proposed code:

- 144 ■ Historic population estimates sufficient to calculate the percentage limit for expansion of refinery
145 production (WCC 20.68.801(1)).
- 146 ■ Current actual refinery throughput averaged over the latest three-year reporting period to
147 calculate the threshold for refinery production (WCC 20.68.801(2)).
- 148 ■ Storage tank volume and relationship to refinery throughput (WCC 20.68.801(6)).

149 Population estimates are described above. A five-year average of the annual percent change in
150 population between 2014-2018 is 1.5% and is applied in the hypothetical scenarios below.

¹ See: <http://mrsc.org/Home/Stay-Informed/MRSC-Insight/August-2016/Should-Councils-Conduct-Quasi-Judicial-Hearings.aspx>.

151 Current actual throughput for crude oil is based on atmospheric crude distillation capacity (barrels per
 152 calendar day) available from the US Energy Information Administration (EIA). This is available in annual
 153 reports for each refinery facility. See Exhibit 4.

154 **Exhibit 4. Barrels of Crude Oil per Calendar Day**

	2017	2018	2019	3- Year Average
BP Cherry Point	227,000	227,000	242,000	232,000
Phillips 66 Cherry Point	101,000	105,000	105,000	103,667

155
156

Source: U.S. Energy Information Administration, [Refinery Capacity Report](#), June 2019; BERK Consulting, 2019.

157 Storage tank volume is not available by individual facility in published reports though it is reported on
 158 monthly forms to the US EIA. For the west coast [Petroleum Administration for Defense District \(PADD 5\)](#)
 159 (Washington, Oregon, California, Alaska, Hawaii, Nevada, and Arizona), there is a monthly report. The
 160 ratio of storage capacity to refinery capacity is about 12, but that is not refinery specific.

161 **Exhibit 5. West Coast (PADD 5) Storage to Production Capacity**

Year	Refinery Capacity	Tank and Underground Net Available Shell Storage Capacity	Rate of Storage to Capacity
2017	2,932,771	33,693,000	11.49
2018	2,838,071	32,818,000	11.56
2019	2,875,071	35,059,000	12.19

162
163

Source: U.S. Energy Information Administration, June 2019

164 The County would require storage information for an individual refinery expansion proposal at the time
 165 of application; depending on its proprietary nature or safety concern, the County may need to treat it as
 166 business confidential.

167 For the purposes of this overview, simplified scenarios are presented below using a cap of a 1.5%
 168 growth rate, and a storage tank ratio of 10.

169 In Year 1, the applicant for a fictitious production expansion proposes a 0.75% production increase and
 170 a storage tank size increase of up to 7,500 barrels per calendar day. Since the increase is less than
 171 1.5% the expansion would be permitted outright.

172 **Exhibit 6. Example Application: Year 1**

Application #1 Year 1	Barrels per Calendar Day
Current Operation (barrels per Calendar Day) average last 3 years	100,000
Storage Tank Volume (current)	1,000,000
Ratio of Storage to Capacity	10
Increase of 0.75% refinery production	750
Storage Tank increase no greater than 10x production increase	7,500
Permitted if not exceeding 1.5%	

173
174

Source: BERK Consulting 2019.

175 In Year 3, the applicant has requested another 0.75% increase up to the population growth cap of 1.5%.

176 Considering the prior approved increase, the refinery production increase would be 756 or cumulatively
 177 1,506 barrels per calendar day. The storage tank size could increase by over 7,556 barrels. The
 178 threshold for a Conditional Use Permit and Major Project Permit is not yet triggered, but the expansion is
 179 limited to 1.5%. Greenhouse gas emission documentation and mitigation applies to the full 1.5% including
 180 local carbon offsets because the cumulative refinery production increase exceeds the 1% mitigation
 181 threshold.

182 **Exhibit 7. Example Application: Year 3**

183

Application #2 Year 3	Barrels per Calendar Day
Current Operation (barrels per Calendar Day) average last 3 years plus prior approved increase	100,750
Storage Tank Volume (current plus prior approved increase)	1,007,500
Ratio of Storage to Capacity	10
Increase of 0.75% refinery production	756
Cumulative	1,506
Storage Tank increase no greater than 10x production increase	7,556
Cumulative	15,056
Permitted if not exceeding 1.5%	

184

185

Source: BERK Consulting 2019.

186 In Year 5, the applicant has requested another 5% increase in production capacity. The refinery capacity
 187 increase would be 5,075, or cumulatively 6,581 barrels per calendar day. The storage tank size could
 188 be increased by 50,000 barrels, or cumulatively, 65,809 barrels. The threshold for a Conditional Use
 189 Permit and Major Project Permit is triggered and the expansion is allowed only if code discretionary
 190 compatibility criteria are met and the County Council approves the permits. Greenhouse gas emission
 191 documentation and mitigation applies including local carbon offsets.

192 **Exhibit 8. Example Application: Year 5**

Application #3 Year 5	Barrels per Calendar Day
Current Operation (barrels per Calendar Day) average last 3 years plus prior approved increase	101,506
Storage Tank Volume (current plus prior approved increase)	1,015,056
Ratio of Storage to Capacity	10
Increase of 5.00% refinery production	5,075
Cumulative	6,581
Storage Tank increase no greater than 10x production increase	50,753
Cumulative	65,809
CUP/MPP Exceeding 1.5%	

193

194

Source: BERK Consulting 2019.

195 Scenarios illustrate the formulas and code application. If the code proposal is modified in the future the
 196 scenarios would change.

Changes by Code Chapter

CHAPTER 2.11 HEARING EXAMINER

2.11.205 Recommended decisions

Option 1: Add new subsection F where Hearing Examiner would make recommendation on Conditional Use Permit for fossil fuel refinery expansions or fossil fuel transshipment facilities. Would be combined with Major Project Permits:

2.11.205 Recommended decisions.

In accordance with the provisions of Chapter 22.05 WCC, the hearing examiner shall conduct an open record hearing and prepare a record thereof, and make recommendations to the county council for approval or disapproval of:

A. Major project permits, including major project permit applications for mitigation banks proposed in accordance with the provisions of Chapter 16.16 WCC;

B. Planned unit developments;

C. Development agreements, as authorized in Chapter 36.70B RCW;

D. Such other permits as may be required from the county along with subsection A or B of this section for a given project. Where the hearing examiner would normally make a final decision to approve or deny an accompanying permit, the decision shall instead be in the form of a recommendation and accompany the hearing examiner's recommendation on the major project permit or planned unit development to the county council for final approval;

E. Proposed rates and charges or special assessments for lake management districts.

F. Fossil fuel refinery expansions or fossil fuel transshipment facilities expansions in the Cherry Point Industrial District that require a conditional use permit.

Discussion/Notes: The Major Project Permit and Conditional Use Permit would be combined into a unified permit process. Resolution 2019-004 expressed the intention that Council approval would be necessary. Proposal addresses desired permit process for fossil fuel refinery expansions above threshold to be reviewed by the Hearing Examiner for Conditional Use Permit recommendations and ultimately County Council for approval.

Option 2: Do not add "F". Retain "A". Fossil fuel refinery expansions or fossil fuel transshipment facilities would be considered under Major Project Permits only, but with similar review criteria as for a Conditional Use Permit.

Option 3: If County Council is satisfied that Hearing Examiner review/approval is adequate process, then only require a standard Conditional Use Permit. Rely on WCC 2.11.210 (C) as written where Hearing Examiner makes decision on a Conditional Use Permit.

CHAPTER 16.08 STATE ENVIRONMENTAL POLICY ACT (SEPA)

16.08.160 Substantive authority.

A. The policies and goals set forth in this chapter are supplementary to those in the existing authorization of Whatcom County.

B. The county may attach conditions to a permit or approval for a proposal so long as:

- 233 1. Such conditions are necessary to mitigate specific probable adverse environmental impacts identified in
234 environmental documents prepared pursuant to this chapter; and
- 235 2. Such conditions are in writing; and
- 236 3. The mitigation measures included in such conditions are reasonable and capable of being accomplished; and
- 237 4. The county has considered whether other local, state, or federal mitigation measures applied to the proposal are
238 sufficient to mitigate the identified impacts; and
- 239 5. Such conditions are based on one or more policies in subsection D of this section and cited in the license or other
240 decision document.
- 241 C. The county may deny a permit or approval for a proposal on the basis of SEPA so long as:
- 242 1. A finding is made that approving the proposal would result in probable significant adverse environmental impacts that
243 are identified in a FEIS or final SEIS prepared pursuant to this chapter; and
- 244 2. A finding is made that there are no reasonable mitigation measures capable of being accomplished that are sufficient
245 to mitigate the identified impact; and
- 246 3. The denial is based on one or more policies identified in subsection D of this section and identified in writing in the
247 decision document.
- 248 D. The county designates and adopts by reference the following policies as the basis for the county's exercise of SEPA
249 authority pursuant to this section:
- 250 1. The county shall use all practicable means, consistent with other essential considerations of state policy, to improve
251 and coordinate plans, functions, programs, and resources to the end that the state and its citizens may:
- 252 a. Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;
- 253 b. Assure for all people of Washington safe, healthful, productive, and aesthetically and culturally pleasing
254 surroundings;
- 255 c. Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or
256 other undesirable and unintended consequences;
- 257 d. Preserve important historic, cultural, and natural aspects of our national heritage;
- 258 e. Maintain, wherever possible, an environment which supports diversity and variety of individual choice;
- 259 f. Achieve a balance between population and resource use which will permit high standards of living and a wide
260 sharing of life's amenities; and
- 261 g. Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable
262 resources.
- 263 2. The county recognizes that each person has a fundamental and inalienable right to a healthful environment and that
264 each person has a responsibility to contribute to the preservation and enhancement of the environment.
- 265 3. The county adopts by reference the policies in the following county documents:
- 266 Whatcom County Comprehensive Land Use Plan (inclusive of goal statements and all subarea components)
- 267 Whatcom County Shoreline Management Program
- 268 Whatcom County Subdivision Ordinance
- 269 Whatcom County Solid Waste Management Plan
- 270 Whatcom County Critical Areas Ordinance

271 All official land use controls adopted by Whatcom County.

272 E. Relationship to Federal, State and Regional Regulations. Many of the environmental impacts addressed by these
273 SEPA policies are also the subject of federal, state and regional regulations. In deciding whether these regulations
274 provide sufficient impact mitigation, the County shall consult orally or in writing with the responsible federal, state or
275 other agency with jurisdiction and environmental expertise and may expressly defer to that agency. The County shall
276 base or condition its project decision on compliance with these other existing regulations, rules, laws, or adopted
277 enforceable plans. The County shall not so defer if such regulations did not anticipate or are otherwise inadequate to
278 address a particular impact of a project.

279 F. Specific Environmental Policies

280 1. Air Quality and Climate:

281 a. Air pollution can be damaging to human health, plants and animals, visibility, aesthetics, and the overall quality
282 of life. Mitigation of criteria pollutant impacts will normally be the subject of air permits required by the
283 Northwest Clean Air Agency (NWCAA) and no further mitigation by the County shall be required. However,
284 where a project being reviewed by the County generates nuisance impacts or odors or greenhouse gas emissions
285 impacts not addressed through the regulations of NWCAA, the County may require mitigation under SEPA

286 b. Climate change is resulting in increased temperatures, reduced summertime snowpack, reduced stream flows
287 and increased stream temperatures, more intense storms with increased potential for flooding and damage to roads,
288 dikes and critical infrastructure such as water and waste treatment facilities. While climate change is a global
289 phenomenon, it is the policy of Whatcom County to do its fair share to reduce local emissions and to ensure that
290 major projects authorized by the County address greenhouse gas emissions impacts. Mitigation may be achieved
291 through the provisions contained in County land use and development regulations or through the State
292 Environmental Policy Act where land use code provisions do not address mitigation of greenhouse gas emissions
293 impacts.

294 c. Fossil Fuel Facilities and Fossil Fuel Transshipment Facilities: The following policies shall apply to fossil fuel
295 facilities and fossil fuel transshipment facilities.

296 i. Emissions Calculated: The SEPA Responsible Official may require mitigation for greenhouse gas emissions
297 of fossil fuel facilities and fossil fuel transshipment facilities, as calculated consistent with the definition of
298 facility emissions in WCC 20.97.124.1.

299 ii. Assessment: Greenhouse gas emissions impacts shall be assessed using the most current version of the
300 GREET Model developed by Argonne National Laboratories or, where feedstocks are from Canada, using the
301 latest version of the GH Genius model developed by Canadian agencies for quantification of upstream
302 emissions from production of feedstocks produced in Canada.

303 iii. Mitigation: Greenhouse gas emissions impacts may be offset for major project permits through either code
304 requirements or, if not addressed through code requirements, through mitigation projects that provide real,
305 additional and quantifiable greenhouse gas mitigation. Such mitigation must not be required by any other
306 regulatory mechanism and there shall be no double counting of emission reductions where identified as
307 mitigation of greenhouse gas emissions impacts for a major project permit.

308 d. Renewable Fuels Facilities and Renewable Fuels Transshipment Facilities: The SEPA Responsible Official
309 shall require documentation of emissions consistent with c.i and c.ii above. The applicant shall demonstrate that
310 the lifecycle greenhouse gas reductions associated with the renewable fuels provide a net reduction even when
311 considering transportation and upstream emissions. If there is a net increase in emissions locally, the SEPA
312 Responsible official may require mitigation per c.iii above.

313 e. It is the County's policy to minimize or prevent adverse air quality impacts. Federal, state, regional, and county
314 regulations and programs cannot always anticipate or adequately mitigate adverse air quality impacts. If the
315 decisionmaker makes a written finding that the applicable federal, state, regional, and/or County regulations did
316 not anticipate or are inadequate to address the particular impact(s) of the project, the decisionmaker may condition
317 the proposal to mitigate its adverse impacts or, if impacts cannot be mitigated, may deny a project under the
318 provisions of the State Environmental Policy Act.

319 2. Plants and Animals:

320 a. Many species of birds, mammals, fish, and other classes of animals and plants living in both rural and urban
321 environments and are of ecological, educational, and economic value. Fish and wildlife populations are threatened
322 by habitat loss and by the reduction of habitat diversity. For the purposes of this policy, animals and plants of

ecological, educational, and economic value include priority habitats and species as listed in the Washington Department of Fish and Wildlife’s Priority Habitats and Species, as amended, consistent with WCC 16.16.710, and High Biodiversity Value Areas per the Whatcom County 2017 Ecosystem Report, as amended.

b. It is the County’s policy to minimize or prevent the loss of fish and wildlife habitat that have substantial ecological, educational, and economic value. A high priority shall also be given to meeting the needs of state and federal threatened, endangered, and sensitive species of both plants and animals. Special consideration shall be given to anadromous fisheries and marine mammals.

c. It is the County’s policy to ensure applicants provide verifiable documentation of consistency with federal and state laws regarding treaty rights, clean water rights (both water quality and water quantity), and endangered species protection such as through attaining permits or conducting consultations. The decisionmaker may condition or deny the project to mitigate its adverse impacts if the decisionmaker finds that a proposed project would reduce or damage rare, uncommon, unique or exceptional plant or wildlife habitat, designated wildlife corridors, or habitat diversity for plants or animals species of substantial educational, ecological, or economic value, or interfere with treaty rights, clean water rights, or endangered species protection.

Discussion/Notes: If amendments are made to the Comprehensive Plan policies then the County will in effect update policies under the County’s SEPA substantive authority.

CHAPTER 20.66 LIGHT IMPACT INDUSTRIAL (LII) DISTRICT

20.66.200 Prohibited uses.

All uses not listed as permitted, accessory, administrative approval, or conditional uses are prohibited, including but not limited to the following, which are listed here for purposes of clarity:

.201 Reserved.

.202 Adult businesses except those allowed as an administrative approval use under WCC 20.66.131.

.203 In the Bellingham Urban Growth Area the following uses are prohibited: ~~petroleum refinery and the primary manufacturing of products thereof,~~ primary manufacturing and processing of rubber, plastics, chemicals, paper, asbestos and products derived thereof, and primary metal industries.

~~.204 New fossil fuel refinery, new fossil fuel transshipment or facility unless permitted as a part of an existing refinery modification otherwise permitted under this code.~~

Discussion/Notes: Prohibit fossil fuel related industries in the LII District; already prohibited in the Bellingham UGA. It does not appear that such uses exist in the LII zone; thus, we have only addressed the prohibition of fossil fuel refinery and fossil fuel transshipment facility unless part of an existing refinery (e.g. transshipment).

CHAPTER 20.68 HEAVY IMPACT INDUSTRIAL (HII) DISTRICT

20.68.050 Permitted uses.

Unless otherwise provided herein, permitted and accessory uses shall be administered pursuant to the applicable provisions of Chapter 20.80 WCC, Supplementary Requirements, and Chapter 20.84 WCC, Variances, Conditional Uses, Administrative Uses and Appeals, the Whatcom County SEPA Ordinance, the Whatcom County Subdivision Ordinance and the Whatcom County Shoreline Management Program: ~~and implementing regulations.~~ The purpose of the SIC numbers listed within this chapter is to adopt by reference other activities similar in nature to the use identified herein. ~~(Policies, except that some of those SIC number uses and “other activities similar in nature” may be precluded by or do not otherwise meet the subarea requirements of the WCC or the county Comprehensive Plan may preclude certain. Uses that are not expressly permitted uses to occur in particular subareas. Please refer to the policies of the herein are not permitted if they are precluded elsewhere in the code or in the Comprehensive Plan and any applicable subarea plan to determine the appropriateness of a land use activity listed below.)~~

366 .051 The manufacture and processing of food including meat (including packinghouses and slaughterhouses), dairy, fruits,
367 vegetables, seafood, grain mill, large scale bakery, sugar and beverage products, provided the following criteria are met:

368 (1) Holding pens associated with packinghouses and slaughterhouses shall be limited to that necessary to accommodate
369 animals intended for processing within 24 hours.

370 (2) The facility shall comply with the solid waste handling standards as set forth in Chapter 173-350 WAC, as administered
371 by the Whatcom County health department as adopted by reference in Chapter 24.06 WAC.

372 (3) If required by the Washington State Department of Ecology, the following permits shall be obtained:

373 (a) State waste discharge permit (Chapter 173-216 WAC);

374 (b) Industrial stormwater permit – general permit (Chapter 173-226 WAC);

375 (c) An NPDES permit (Chapter 90.48 RCW and Chapter 173-220 WAC).

376 .052 Manufacturing and processing of textiles including weaving cotton, synthetic, silk or wool fabrics; knitting yarn and
377 thread mills; textile bleaching, dyeing and printing; and carpet manufacture.

378 .053 The manufacture and processing of lumber and wood including sawmills; planing mills; millwork; veneer, plywood and
379 prefabricated wood products; wooden containers and cooperage.

380 .054 The following are permitted uses except as otherwise prohibited:

381 (1) The manufacture and process of paper including pulp, paper and paperboard mills; and building paper and board mill
382 products.

383 (2) The manufacture and processing of chemicals and allied products including industrial inorganic and organic chemicals;
384 synthetic resins, rubber, fibers and plastic materials; soap, detergents and cleaning preparations; paint, linseed oil, shellac,
385 lacquer and allied products; chemicals from gum and wood; and agricultural chemicals.

386 (3) Refining and storage of ~~petroleum and asphalt~~ fossil fuels, limited as follows:

387 (a) fossil fuel refineries, existing legally as of [XXX effective date], together with allowed expansions below the thresholds in
388 WCC 20.68.800.

389 (b) fossil fuel transshipment facilities existing legally as of [XXX effective date], together with allowed expansions below the
390 thresholds in WCC 20.68.800.

391 *Discussion/Notes: Allow existing legal fossil fuel uses with minor expansions.*

392 (4) The manufacture and processing of rubber and plastic products.

393 (5) Leather tanning and finishing.

394 (6) The manufacture and processing of cement and glass; and concrete, gypsum, plaster, abrasive, asbestos and nonmetallic
395 mineral products.

396 (7) Primary metal industries including blast furnaces and steel works; mills for primary smelting, secondary smelting,
397 refining, reducing, finishing, rolling, drawing, extruding, and casting of ferrous and nonferrous metals; and the manufacture
398 of miscellaneous metal products.

399 (8) Storage of asphalt in the Heavy Impact Industrial Zone excluding the Cherry Point Industrial District.

400 *Discussion/Notes: Retained from (3) above in case of construction related businesses.*

401 **Option1: Add renewable fuels refining as a permitted use.**

402 (9) The refining, storage, blending, and manufacture of renewable fuels subject to WCC 20.68.801.

403 Discussion/Notes: Renewable Fuel Production and Blending Facilities Could be an Outright
404 Permitted Use. Recognizes progression to these fuels benefits greenhouse gas emissions
405 reductions. Section 20.68.801 requires insurance and if there's a conversion from fossil
406 fuels to renewable fuels a change of use would be needed.

407 **Option 2: Treat existing renewable fuels operations as permitted, but new ones or expansions as a**
408 **Conditional Use Permit or Major Project Permit as with fossil fuel facilities or transshipment facilities subject to**
409 **similar criteria.**

410 (9) The refining, storage, blending, and manufacture of renewable fuels, existing legally as of [XXX effective date], together
411 with allowed expansions below the thresholds in WCC 20.68.800.

412 .055 The fabrication of metal products including metal cans, hardware, hand tools, cutlery, heating apparatus, plumbing
413 fixtures, structural metal and stamping.

414 .056 The manufacture of machinery including engines; turbines; farm machinery and equipment; construction, mining and
415 materials handling equipment; machine tools and dies; and special and general industrial equipment.

416 .057 The manufacture of electrical machinery including transmission and distribution equipment, and industrial apparatus.

417 .058 The manufacture of transportation equipment including automobiles, trucks, buses, airplanes, boat building and repair,
418 railroad equipment, bicycles and motorcycles.

419 .059 Bulk commodity storage facilities, and truck, rail, vessel and pipeline transshipment terminals and facilities except for
420 fossil fuel facilities or fossil fuel transshipment facilities Expansions of existing fossil fuel facilities and transshipment
421 facilities as of [XXX effective date] are subject to WCC 20.68.800. New fossil fuel storage and transshipment facilities are
422 expressly prohibited.

423 .060 Stationary thermal power plants with generating capacity of less than 250,000 kilowatts, floating thermal power plants
424 with generating capacity of less than 50,000 kilowatts, and other power plants utilizing renewable resources from solar, wind
425 (Chapter 20.14 WCC) or water sources.

426 .061 Heavy construction contractors.

427 .062 Public uses and community facilities including police and fire stations, libraries, activity centers, community centers,
428 park and recreation facilities identified in an adopted city or county Comprehensive Plan or Park Plan, and other similar
429 noncommercial uses, excluding state education facilities and correction facilities.

430 .063 One one-story detached accessory storage building per lot; provided, that the floor area shall not exceed 200 square feet
431 and shall only be used for personal storage and not for habitation or business; and provided further, that the storage building
432 shall contain no indoor plumbing but may be served with electrical power for lighting.

433 .064 Uses allowed in the Light Impact Industrial Zone as permitted uses, WCC 20.66.100, shall be permitted outright within
434 the Heavy Impact Industrial District in the Bellingham UGA.

435 .065 Trails, trailheads, restroom facilities and associated parking areas for no more than 30 vehicles.

436 .066 Marijuana production or processing facility.

437 .081 Freight railroad switching yards and terminals, excluding uses addressed in .059.

438 .082 Marine port facilities, excluding uses addressed in .059, and excluding new piers, docks, or wharves.

439 .085 Type I solid waste handling facilities.

440 .086 Type II solid waste handling facilities.

441 **20.68.100 Accessory uses.**

442 .101 Employee recreation facilities and play areas.

443 .102 Restaurants, cafes and cafeterias operated primarily for the convenience of employees, clients and customers of the
444 district.

445 .103 Temporary buildings for construction purposes for a period not to exceed the duration of such construction.

446 .104 When auxiliary to a principally permitted use: electric utility facilities; substations; generating plants, if less than 50
447 megawatt (MW) net plant capability; gas works; sewage disposal facilities; solid waste landfills and incinerators.

448 .105 Other accessory uses and buildings, including security services, customarily appurtenant to a principally permitted use.

449 .106 On-site treatment and storage facilities for hazardous wastes associated with outright permitted uses or approved
450 conditional uses subject to the most current siting criteria under Chapter 173-303 WAC.

451 .107 Mini-day care centers, and day care centers operated by, maintained by or funded by business in the district for the
452 purpose of serving the child care needs of employees whose place of employment lies within this zone district.

453 .108 Electric vehicle rapid charging stations and battery exchange facilities.

454 .109 Fossil Fuel transshipment facilities that are a necessary part of providing raw materials to, and serving, a permitted
455 expansion of an existing fossil fuel refinery. The volume of any storage associated with such permitted fossil fuels
456 transshipment facilities shall be limited to the current ratio of refining capacity to storage capacity at the existing fossil fuel
457 refinery.

458 *Discussion/Notes: Per code outline: Prohibit coal and crude oil transshipment, except*
459 *where necessary to supply raw materials to permitted refining operations. Using broader*
460 *category of fossil fuels.*

461 **Optional: if treating renewable fuel similar to fossil fuel transshipment facilities that are accessory.**

462 .110 Renewable fuel transshipment facilities that are a necessary part of providing raw materials to, and serving, a permitted
463 expansion of an existing renewable fuel refinery. The volume of any storage associated with such permitted renewable fuels
464 transshipment facilities shall be limited to the current ratio of refining capacity to storage capacity at the existing renewable
465 fuel refinery consistent with WCC 20.68.801(2).

466 **20.68.130 Administrative approval uses.**

467 .131 Commercial mushroom substrate production limited to the Cherry Point Industrial Area and pursuant to the
468 requirements as contained in WCC 20.15.020(2) (commercial mushroom substrate production facilities). (Ord. 2006-031 § 1
469 (Exh. A), 2006).

470 **20.68.150 Conditional uses.**

471 The following uses require a conditional use permit in the HII Zoning District.

472 .152 Uses allowed in the Light Impact Industrial zone as permitted uses, WCC 20.66.100, subject to the following:

473 (1) Outside of the Bellingham Urban Growth Area, approval shall be supported by a finding by the hearing examiner that
474 allowing the use will not limit the supply of land available to meet the demand for future heavy industrial uses.

475 (2) Filing of a deed restriction acknowledging that heavy industrial uses are the preferred uses in the zone and agreeing not to
476 protest proposed heavy industrial uses allowed in the zone in accordance with Chapter 20.68 WCC, and to refrain from legal
477 action against any heavy industrial use in compliance with the regulations of WCC Title 20 and any conditions of approval
478 which might have been proposed.

479 **Option 1: Expansions of existing legal fossil fuel refinery and transshipment facilities need Conditional Use**
480 **Permit as well as Major Project Permit.**

481 .153 Expansion of existing legal fossil fuel refinery operations and the primary manufacturing of products thereof or
482 expansion of existing legal fossil fuels transshipment facilities when proposed in excess of expansion thresholds determined
483 consistent with WCC 20.68.800 and subject to the conditional use permit criteria below and approval of a major project
484 permit:

485 (1) The CUP approval criteria listed under WCC 20.84.220 are met;

486 (2) Within shorelines, if applicable, County approval shall be contingent upon approval of a shoreline permit;

487 (3) The applicant has documented to the satisfaction of the County decision maker all of the anticipated sources, types, and
488 volumes of substances transferred in bulk at the facility. The permit shall be limited exclusively to those types and volumes
489 of materials or products as documented and approved.

490 (4) Insurance requirements meet the provisions of WCC Section 22.05.125.

491 (5) Mitigation of transportation impacts consistent with Chapter 20.78 WCC, Transportation Concurrency Management, and
492 Chapter 16.24 WCC, Commute Trip Reduction.

493 (6) Mitigation of impacts to other services including fire and emergency response capabilities, water supply and fire flow, to
494 address risks created by expansions.

495 (7) Prior to issuance of any site preparation of construction permits, and prior to occupancy and/or operation of the expanded
496 facility, the applicant shall provide verifiable documentation to the county that the facility has been constructed consistent
497 with any applicable federal or state requirements, including but not limited to water rights and use.

498 (8) Plans for stormwater and wastewater releases have been approved.

499 (9) Prior to commencement of any site preparation or construction activities, all necessary state leases shall be acquired for
500 any piers or aquatic lands improvements, and it shall be demonstrated to the satisfaction of the zoning administrator that the
501 project applicant has met any federal or state permit or consultation requirements, including properly addressing tribal treaty
502 rights or the provisions of the Magnuson Amendment through state and federal permitting decisions;

503 (10) Minimization of greenhouse gas emissions and inclusion of local carbon offset mitigation projects; and

504 (11) Demonstration that the proposal will retain or add living-wage jobs or contribute to the Whatcom County economy.

505 *Discussion/Notes: Addresses Conditional Use Permit for Expansions of Existing Refineries*
506 *above Threshold in WCC 20.68.800.*

507 **Option 2: Indicate that the permit process for .153 is a Major Project Permit not a CUP but with the same**
508 **criteria.**

509 .153 Expansion of existing legal fossil fuel refinery operations and the primary manufacturing of products thereof or
510 expansion of existing legal fossil fuels transshipment facilities when proposed in excess of expansion thresholds determined
511 consistent with WCC 20.68.800 and subject to consideration of major project permit and the criteria below:

512 [criteria 1-11 are the same]

513 .154 Treatment and storage facilities for hazardous wastes subject to the following:

514 (1) The ~~eight~~ criteria for a conditional use listed under WCC 20.84.200.

515 (2) The most current state siting criteria under Chapter 173-303 WAC.

516 (3) It shall be the responsibility of the applicant to document to the satisfaction of the approving body the anticipated sources,
517 types, volumes and final disposition of hazardous wastes to be collected and the type of treatments associated with those
518 wastes. The permit shall be limited exclusively to those types of wastes and treatments as documented and approved.

519 (4) Total off-site facility capacity shall be limited to that needed to treat and store wastes generated within Whatcom County
520 by generators requiring off-site management of hazardous wastes; provided, however, waste streams may be sourced from
521 other jurisdictions through interagency zone designation agreements as approved by the county council, not to exceed 10
522 percent of the total local hazardous waste stream.

523 (5) Prior to occupancy of the facility, the State Department of Ecology shall certify to the county that the facility has been
524 constructed consistent with state requirements.

525 (6) As a condition of approval, the applicant shall be required to keep and maintain accurate and current records of the types,
526 amounts, sources, and final disposition of hazardous wastes collected. The applicant shall provide such records annually to
527 the county, or sooner upon county request. If the facility is found to be exceeding the waste stream limitations or permit
528 restrictions, the county staff shall so report to the approving body who shall have the authority to revoke the permit,
529 following a public hearing, if the limitation has been exceeded absent an emergency situation. Any emergency must be
530 documented by county staff.

531 (7) Annual inspections of the facility shall be a minimum requirement. The applicant shall be required to forward copies of
532 all facility inspection reports to the county. If deficiencies are found, the operator shall, within 15 days, submit to the county
533 for approval an implementation schedule of corrective measures. Such schedule shall include specific completion dates and
534 inspection reporting procedures.

535 If the state does not inspect the facility within the year, the applicant shall be required to arrange and bear all costs for an
536 inspection by a qualified and independent inspection agency satisfactory to the county.

537 (8) Should the facility be found to consistently operate in a manner unsatisfactory to the county in regard to the public health
538 and safety, the permit may be revoked by the approving body following a public hearing.

539 .156 Public and private parks facilities not included in an adopted city or county Comprehensive Plan or Park Plan.

540 .157 Trailheads with parking areas for more than 30 vehicles.

541 .158 Athletic fields.

542 **Option 3: Add renewable fuels as a Conditional Use Permit to match fossil fuel requirements.**

543 .159 Expansion of existing legal renewable fuels refinery operations or renewable fuels transshipment facilities when
544 proposed in excess of expansion thresholds determined consistent with WCC 20.68.800 and subject to a conditional use
545 permit and major project permit and the criteria identified in .153 (1) to (11).

546 .180 Major passenger intermodal terminals.

547 .187 Type III solid waste handling facilities; provided, that:

548 (1) The facility or site will not be located within the 100-year floodplain or the Lake Whatcom watershed. The facility or site
549 will not be located within any area identified in an adopted critical areas ordinance unless outside of the floodplain and at
550 least three feet in elevation higher than the floodway elevation;

551 (2) Solid waste handling facilities shall be located at least 1,500 feet from the following:

552 (a) All zoning district boundaries, except Commercial Forestry and Industrial Zones;

553 (b) Public parks, public recreation areas, or publicly-owned wildlife areas;

554 (c) Archaeological and historical sites that are registered with the State Office of Archaeology and Historic Preservation;

555 (d) Shorelines that are within the jurisdiction of the Shoreline Management Program;

556 (e) Rivers, streams or creeks that contain documented threatened or endangered fish species;

557 (f) This 1,500-foot buffer does not apply to:

558 (i) Structures used for offices, storage areas for equipment, and weigh scales. These facilities shall be set back from

559 the property line 100 feet or the standard zoning district setback, whichever is greater;

560 (ii) Inert landfills;

561 (3) Inert landfills shall be located at least 500 feet from the following:

562 (a) All zoning district boundaries, except Commercial Forestry and Industrial Zones;

563 (b) Public parks, public recreation areas, or publicly-owned wildlife areas;

564 (c) Archaeological and historical sites that are registered with the State Office of Archaeology and Historic Preservation;

565 (d) Shorelines that are within the jurisdiction of the Shoreline Management Program;

566 (e) Rivers, streams or creeks that contain documented threatened or endangered fish species;

567 (f) This 500-foot buffer does not apply to:

568 (i) Structures used for offices, storage areas for equipment, and weigh scales. These facilities shall be set back from

569 the property line 100 feet or the standard zoning district setback, whichever is greater;

570 (4) The facility or site will not result in filling or excavation, location of structures or buildings, driveways or machinery use

571 except for vegetation maintenance within 100 feet of any property line and except for driveways within 150 feet of any

572 county or state road right-of-way;

573 (5) The facility or site will have vehicular approaches designed to minimize conflict between automobile and truck traffic,

574 will maintain the carrying capacity of county roads, and will be located on a road classified as all weather, except where use

575 is shown to be intermittent and easily delayed until emergency conditions have passed;

576 (6) The facility or site has complied with the provisions of WCC 20.84.200 and all other ordinances and laws regulating solid

577 waste facilities and sites, such as but not limited to WCC Title 24, the Whatcom County SEPA Ordinance, as well as state

578 and federal regulations concerning solid waste facilities and sites;

579 (7) All landfills have a final closure plan meeting the requirements of WCC Title 24 and of Chapter 173-350 WAC, and the

580 closure plan includes:

581 (a) Reclamation in two to 10 acre increments, as appropriately responsive to the size and intensity of the particular

582 activity, with seeding to be accomplished annually but no later than September 30th; and

583 (b) Permanent vegetative cover that will maintain in healthy growing condition with the level of maintenance that is

584 covered through the financial assurance for post-closure activities;

585 (8) The buffer areas and visual screening shall include a minimum of 50 feet wide of landscaping meeting the requirements

586 of WCC 20.80.300 (Landscaping);

587 (9) Solid waste facilities or sites shall be located outside the 10-year time of travel boundary of a public water system's

588 delineated wellhead protection area;

589 (10) Solid waste facilities or sites that handle putrescible waste will be located at least 10,000 feet from airports serving

590 turbine-powered aircraft and at least 5,000 feet from airports serving piston-powered aircraft. These buffers shall be

591 measured from the boundary of the Airport Operations Zone or, if the airport is not within an Airport Operations Zone, from

592 the boundary of the airport property;

593 (11) In addition, the Whatcom County hearing examiner may impose conditions of approval which may be necessary to

594 protect the value and enjoyment of existing adjacent uses.

595 .188 Mitigation banks as a form of compensatory mitigation for wetland and habitat conservation area impacts when

596 permitted in accordance with the provisions of Chapter 16.16 WCC; provided, applications for mitigation banks shall be

597 processed as a major development project pursuant to Chapter 20.88 WCC.

598 **20.68.200 Prohibited uses.**

599 All uses not listed as permitted, accessory, administrative approval, or conditional uses are prohibited, including but not
600 limited to the following, which are listed here for purposes of clarity:

601 .201 Reserved.

602 .202 Adult businesses.

603 .203 In the Bellingham Urban Growth Area the following uses are prohibited: petroleum refinery and the primary
604 manufacturing of products thereof, primary manufacturing and processing of rubber, plastics, chemicals, paper, asbestos and
605 products derived thereof; and primary metal industries.

606 **.204 New Fossil fuel refineries and the primary manufacturing of products thereof after [XXX effective date].**

607 **.205. New Fossil fuels transshipment facilities, including bulk storage or transfer facilities for fossil fuels after [XXX**
608 **effective date].**

609 **.206. New piers, docks, or wharves in Cherry Point District.**

610 *Discussion/Notes: Prohibit New Fossil Fuel Refineries. Prohibit Crude Oil and Coal Export*
611 *Facilities – made broader to Fossil Fuel transshipment.*

612 |(Ord. 2018-006 § 3 (Exh. C), 2018; Ord. 2016-011 § 1 (Exh. L), 2016; Ord. 99-078, 1999; Ord. 99-070 § 2, 1999; Ord. 91-
613 075, 1991).

614 **20.68.250 Minimum lot size.**

615 The minimum lot size shall be consistent with the area required to meet the building setback, lot coverage, buffer and
616 development standards of the district. (Ord. 97-057 § 1, 1997; Ord. 96-046 § 1, 1996).

617 **20.68.255 Minimum lot frontage.**

618 For the purpose of dividing property, minimum lot frontage shall be sufficient to provide adequate access and utility
619 development, and meet applicable building setback, buffer, and development standards of the district. In no case shall the
620 frontage be less than 30 feet. (Ord. 99-045 § 1, 1999).

621 **20.68.350 Building setbacks.**

622 Building setbacks shall be administered pursuant to WCC 20.80.200, 20.80.254 and 20.68.550. (Ord. 99-078, 1999).

623 **20.68.400 Height limitations.**

624 No maximum height is established; however, when a building exceeds 50 feet, the setback requirements of WCC 20.80.200
625 shall be increased by one foot for each foot of building height in excess of 50 feet, as applicable to all setbacks.

626 **20.68.450 Lot coverage.**

627 The maximum building or structural coverage shall not exceed 60 percent of the lot size.

628 **20.68.500 Open space.**

629 *Repealed by Ord. 97-057. (Ord. 96-046, 1996).*

630 **20.68.550 Buffer area.**

631 .551 The industrial user shall establish a buffer for building sites adjoining the boundary of the Heavy Impact Industrial
632 District (HII), which shall be located adjacent to the district boundary. The purpose of the buffer is to optimize the visual
633 appearance of the site by obscuring industrial activity from view by passing motorists, to contribute to on-site and off-site
634 impact abatement, and to move towards attaining compatibility with surrounding nonindustrial land uses and character.

635 .552 To implement the buffer requirements of this district, minimum setbacks for heavy industrial buildings and accessory
636 structures shall be established consistent with the following options:

637 (1) If a planting screen is not provided by the industrial user and no natural vegetative screening exists, the minimum
638 setback(s) shall be 660 feet, as measured from the edge of the district boundary. The setback area may be used for security
639 roads, parking, or open space.

640 (2) If natural sight-obscuring and dense vegetation exists, the minimum setback(s) shall be 250 feet, as measured from the
641 district boundary; provided, that a minimum width of 50 feet of natural vegetation is retained. The remainder of the
642 setback(s) may be used for security roads, parking, or open space.

643 (3) If a 50-foot buffer planting screen is established, pursuant to WCC 20.80.345, the minimum setback(s) shall conform to
644 the setback requirements of WCC 20.80.200, as measured from the district boundary. In addition, security roads may be
645 situated within the minimum buffer setback; provided, that the 50-foot-wide buffer planting is established.

646 (4) When a parcel situated within this district is located within the Bellingham Urban Growth Area and adjoins an Urban
647 Residential District or residential district within the city limits, setbacks for heavy industrial buildings and/or uses shall be
648 increased to 100 feet and landscaped in accordance with the requirements of WCC 20.80.345.

649 (5) In no case shall the setback from the northern and western boundaries of the Cherry Point heavy industrial area not
650 contiguous to another industrial zone be less than 660 feet, nor the natural vegetation removed except for parking and
651 security or protective uses.

652 .553 Uses other than heavy industrial will conform to the normal setback requirements as set forth in WCC 20.80.200 and
653 20.80.254(3) and the buffering requirements for light impact industrial uses WCC 20.66.551.

654 .554 If any part of said buffer area is separated from, or sold to any contiguous or adjacent owner, lessee or user, the parcel so
655 separated or sold shall be used only as a buffer area in accordance with the above requirements. (Ord. 2019-013 § 1 (Exh. A),
656 2019; Ord. 2018-006 § 3 (Exh. C), 2018; Ord. 99-078, 1999; Ord. 97-057 § 1, 1997; Ord. 96-046 § 1, 1996; Ord. 89-117,
657 1989; Ord. 87-12, 1987; Ord. 87-11, 1987).

658 **20.68.600 Sign regulations.**

659 Sign regulations shall be administered pursuant to WCC 20.80.400.

660 **20.68.650 Development criteria.**

661 (Ord. 96-056 Att. A § A1, 1996).

662 **20.68.651 Landscaping.**

663 Refer to WCC 20.80.300 for landscaping requirements. (Ord. 89-117, 1989).

664 **20.68.652 Off-street parking and loading.**

665 Off-street parking and loading provisions shall be administered pursuant to WCC 20.80.500. In addition, loading areas must
666 be located in such a manner that no loading, unloading and/or maneuvering of trucks associated therewith takes place on
667 public rights-of-way.

668 **20.68.653 Drainage.**

669 All development activities are subject to the stormwater management provisions of WCC 20.80.630 through 20.80.635. No
670 project permit shall be issued prior to meeting those requirements. (Ord. 2019-013 § 1 (Exh. A), 2019; Ord. 96-056 Att. A §
671 A2, 1996; Ord. 94-022, 1994).

672 **20.68.654 Driveways.**

673 Consistent with WCC 20.80.640, driveway plans shall be reviewed by the county engineer or State Department of
674 Transportation, as applicable. (Ord. 2013-057 § 1 (Exh. A), 2013; Ord. 84-38, 1984).

675 **20.68.655 Access.**
676 Access shall conform to the provisions of WCC 20.80.565 and 20.80.660. (Ord. 89-117, 1989).

677 **20.68.656 Maintenance.**
678 The owner, lessee or user shall be responsible for maintaining an orderly appearance of all properties, and shall be
679 responsible for assuring the care and maintenance of any natural growth, where appropriate.

680 **20.68.657 Enclosure.**
681 All manufacturing or fabrication processes which have the potential to produce off-site impacts of a detrimental nature,
682 including light, glare, odors and noise impacts, shall be sufficiently enclosed to mitigate the impacts. (Ord. 99-078, 1999).

683 **20.68.700 Performance standards.**

684 **20.68.701 Pollution control and nuisance abatement.**
685 Each industry is required to continuously employ the best pollution control and nuisance abatement technology when
686 reasonably and practicably available for each particular industry; provided, that where federal, state, or regional laws or
687 regulations provide for the level of technology to be employed, the appropriate standards shall apply.

688 **20.68.702 Heat, light and glare.**
689 All operations and facilities producing heat, light or glare, including exterior lights, shall be so constructed, screened or used
690 as to not unreasonably infringe upon the use and enjoyment of property beyond the boundaries of the district.

691 **20.68.703 Ground vibration.**
692 No ground vibration other than that caused by highway vehicles, trains or construction activity shall be permitted, which is
693 discernible without instruments, at or beyond the property line for the use concerned.

694 **20.68.704 Odors.**
695 No odors, dust, dirt, or smoke shall be emitted that are detectable, at or beyond the property line for the use concerned, in
696 such a concentration or of such duration as to cause a public nuisance, or threaten health or safety, or to unreasonably infringe
697 upon the use and enjoyment of property beyond the boundaries of the district. (Ord. 91-075, 1991).

698 **20.68.705 Noise.**
699 No use in this district shall exceed the maximum environmental noise level established by Chapter 173-60 WAC. (Ord. 91-
700 075, 1991).

701 **20.68.706 Toxic gases and fumes.**
702 Any release of toxic gases or fumes must be in compliance with Washington State and Northwest Air Pollution Control
703 Authority standards. (Ord. 91-075, 1991).

704 **20.68.707 Liquid pollutants.**
705 There shall be no off-site release to soil or surface drainage ways of water borne or liquid pollutants. (Ord. 91-075, 1991).

706 **20.68.708 Appearance.**
707 New facilities developed in the Bellingham Urban Growth Area shall be designed, constructed, operated, and maintained so
708 as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and such

709 uses shall not change the essential character of the same area. (Ord. 2018-006 § 3 (Exh. C), 2018; Ord. 99-078, 1999).

710 **20.68.709 Marijuana odor.**

711 For indoor facilities no odor or smoke shall be emitted that is detectable at or beyond the walls of the facility, in such a
712 concentration or of such duration as to cause a public nuisance, or threaten health or safety, or to unreasonably infringe upon
713 the use and enjoyment of neighboring use. The applicant shall install an exhaust system that is designed and constructed to
714 capture sources of contaminants to prevent spreading of contaminants or odors to other occupied parts of the building or
715 surrounding area. The system must be designed by a licensed Washington State professional engineer. (Ord. 2015-006 Exh.
716 A, 2015).

717 **20.68.800. Expansion Thresholds for Existing Fossil Fuel Refineries or Fossil Fuel**
718 **Transshipment**

719 **.801. Limits on Refinery or Transshipment Facility Capacity Expansions:**

720 **Option 1: Base Expansions on historic population, and relationship of production throughput and storage**
721 **capacity.**

722 (1) Expansions of existing fossil fuel refinery capacity shall be an outright permitted use up to a percentage limit defined as a
723 rolling five-year average of the annual percent change in population for the combined region of the states of Washington and
724 Oregon and the Province of British Columbia as determined by their respective published government estimates for the five
725 years immediately preceding the date of a completed application for any necessary County permits.

726 (2) Storage tank capacity increases at existing refineries or transshipment facilities shall be limited to the ratio of storage to
727 refining capacity currently existing at the facilities as of [XXX effective date]. See WCC 20.97.160.5 for applicable
728 definitions.

729 (3) The capacity of a refinery or process unit is a measure of its current actual throughput averaged over the latest three-year
730 reporting period prior to the date of a completed application for any necessary County permits.

731 (a) The data used to calculate the current actual throughput average shall be obtained from official government reports
732 from the refinery to federal or state agencies regarding production of the refinery or a particular process unit to be
733 expanded. This information shall be provided by the project applicant and verified by the County at the time of
734 application for any land use or construction permits.

735 (b) For crude oil, refinery capacity is based on atmospheric Crude Distillation Capacity (barrels per calendar day),
736 consistent with data collected by the US Energy Information Administration. The zoning administrator may approve
737 another measure of capacity or source that is consistent with (3) and (3)(a).

738 (4) Expansions of existing refineries above that threshold in subsections (1) and (2) above shall require a conditional use
739 permit consistent with the criteria of 20.68.150, conditional uses, and major project permits subject to Chapter 20.88.

740 (5) Expansions below the threshold are permissible with approval of a master site plan consistent with WCC 20.74.060 and
741 consistent with applicable project permits per Chapter 22.05.

742 (6) Incidental increases in refinery capacity related to normal safety or process improvements that do not exceed 1% of
743 throughput for the prior three-year period as calculated under subsection (3) shall not require new major project permits or
744 conditional use permit approval and shall not trigger greenhouse gas mitigation requirements until they cumulatively exceed
745 1% of refinery throughput.

746 **Option 2: Base Expansions on future population growth.**

747 **Replace (1) above:**

748 (1) Expansions of existing refinery production shall be permitted up to a percentage limit defined as a rolling five-year
749 average of the annual forecasted percent change in population for the combined region of the states of Washington and
750 Oregon and the Province of British Columbia based on their respective official published estimates for the 5 years after the

751 date of a completed application for any necessary County permits.

752 Other subsections (2) through (6) continue to apply.

753 **Option 3: Base Expansions on flat percentage increase and relate to physical structure changes.**

754 (1) Threshold of Review: Expansion of refinery infrastructure or tank storage shall be allowed up to X% cumulatively over a
755 X-year period.

756 (2) Expansions of existing refineries shall require a major project permit consistent with the criteria of 20.68.150 and Chapter
757 20.88. If expansions are less than the threshold and subsequent applications in the X-year period reach the maximum
758 percentage, the County may approve amendments to a major project permit consistent with WCC 20.74.060.

759 (3) Incidental increases related to normal safety or process improvements that do not exceed thresholds in (1) shall not
760 require a new major project permit and shall not trigger greenhouse gas mitigation requirements until they cumulatively
761 exceed X%.

762 **.802. Environmental Review and Greenhouse Gas Mitigation**

763 (1) State Environmental Policy Act (SEPA) review shall be conducted consistent with WCC Chapter 16.08. Fossil fuel
764 facility capacity expansions or fossil fuel transshipment facility expansions are subject to applicable SEPA requirements.

765 **(2) Greenhouse gas emission analysis required:**

766 (a) For the first expansion requiring County land use permits after the date of this ordinance, a baseline calculation
767 of existing facility emissions of greenhouse gases shall be provided by the applicant for the three-year period
768 identified in WCC 20.68.801(3). See facility emissions definition in WCC 20.97.124.1 for the scope and geography
769 of the analysis. Calculation of baseline greenhouse gas emissions shall follow the methodology used for facility
770 greenhouse gas reports to the State of Washington Department of Ecology, and to the US Environmental Protection
771 Agency Electronic Greenhouse Gas Reporting Tool (e-GGRT), or successor state or federal emissions reporting tool
772 or requirements.

773 (b) Facility emissions, defined in WCC 20.97.124.1, shall be quantified for each expansion of refining and storage
774 capacity in the application for land use or construction permits and in SEPA documents analyzing the impacts of an
775 expanded facility.

776 (c) The emissions analysis shall identify how mitigation will offset greenhouse gas emissions generated.

777 (d) Calculations of the baseline facility emissions and the projected increases shall be consistent with rules and
778 methods adopted by the State of Washington Department of Ecology and shall include upstream greenhouse gas
779 emission calculations for feedstocks used in the refining process as provided in (e) below.

780 (e) Emissions generated upstream of the refinery facility for production and transport of raw materials used for
781 refinery expansions shall be quantified using the latest version of the GREET Model developed by Argonne
782 National Laboratories or, for raw materials produced in Canada, the latest version of the GH Genius model
783 developed by Canadian national agencies may be used.

784 (f) The County may condition the permit to ensure appropriate mitigation consistent with subsection (3) and may
785 require periodic monitoring of greenhouse gas reduction measure effectiveness. Greenhouse gas mitigation proposed
786 by the permit applicant shall be additional, real and quantifiable and shall not be required under any other regulatory
787 mechanism.

788 (g) Should a national or state greenhouse gas mitigation requirement be adopted that pre-empts or would cause
789 duplication through local greenhouse gas mitigation, the County may defer to the national or state program.

790 **(3) Local mitigation of greenhouse gas emissions shall be required, whenever increases of greenhouse gas equal or exceed**
791 **1% cumulatively, after the effective date of this section [XXX].**

792 (a) The applicant shall identify local carbon offset projects including the type and extent, duration, and expected
793 greenhouse gas reductions, to the satisfaction of the County's SEPA Responsible Official. Greenhouse gas

794 mitigation proposed by the applicant shall be additional, real and quantifiable and shall not be required under any
795 other regulatory mechanism.

796 (b) The County may, upon request by the Applicant, approve a fee in-lieu of providing a local mitigation project.
797 The County shall use collected fees in-lieu of mitigation for local greenhouse gas mitigation projects that are
798 additional, real and quantifiable and not required under any other regulatory mechanism. The in-lieu fee shall be set
799 at \$60 per ton of carbon, based on the following document: US Environmental Protection Agency, Technical Update
800 of the Social Cost of Carbon for Regulatory Impact Analysis Under Executive Order 12866 (May 2013, Revised
801 August 2016).

802 (c) Should a national or state greenhouse gas mitigation requirement be adopted that pre-empts or would cause
803 duplication through local greenhouse gas mitigation, the County shall defer to the national or state program.

804 .803 Non-Capacity Improvements

805 (1) Expansions of existing fossil fuel refineries for non-capacity purposes is permitted. Examples of non-capacity
806 improvements include, but are not limited to:

807 (a) accessory buildings,

808 (b) office space,

809 (c) parking lots,

810 (d) radio communications facilities,

811 (e) regular equipment maintenance and replacement,

812 (f) safety upgrades,

813 (g) security buildings,

814 (h) storage buildings, and

815 (i) other similar structures or activities.

816 (2) This allowance does not include improvements that would expand the capacity of the refinery or the transshipment
817 facility above the conditional use permit thresholds in subsection .081 or non-capacity improvements that would cause a net
818 increase in or greenhouse gas emissions above subsection .802.

819 **Option 1: If renewable fuels facilities/transshipment is treated as an outright permitted use, consider the**
820 **following subsection:**

821 20.68.801 Renewable Fuels Facilities and Transshipment Facilities

822 (1) Renewable fuels facilities or renewable fuels transshipment facilities are subject to:

823 (a) Documentation of greenhouse gas emissions per WCC 16.08.160.F.1 and 20.68.802.

824 (b) Proof of insurance for hazards created in the County per WCC 22.05.125.

825 (c) Compliance with standards and conditions of required land use, building, and construction permits.

826 (2) Within the CP District, conversion of existing fossil fuel facilities or fossil fuel transshipment facilities to renewable fuel
827 facilities or renewable fuel transshipment facilities shall require a change of use permit per WCC 20.74.110.

828 **Option 2: Treat renewable fuels like fossil fuel facilities in Section 800 above.**

829 **CHAPTER 20.74 CHERRY POINT INDUSTRIAL (CP) DISTRICT**

830 **20.74.010 Purpose.**

831 The purpose of the Cherry Point Industrial District is to implement the policies of the Cherry Point Major Industrial Urban
832 Growth Area section of the Whatcom County Comprehensive Plan by establishing a range of land uses and types of
833 development appropriate for the Cherry Point UGA and to encourage large scale master planning of industrial sites to
834 preserve sites of sufficient size to accommodate major port and industrial development. (Ord. 98-083 Exh. A § 57, 1998).

835 **20.74.020 Applicability.**

836 This chapter is applicable to the entire Cherry Point Major Industrial Urban Growth Area. (Ord. 98-083 Exh. A § 57, 1998).

837 **20.74.030 Permitted uses.**

838 (1) Primary permitted uses:

839 (a) Area south of Grandview: Uses shall include the range of port and large scale industrial uses allowed in the Heavy
840 Impact Industrial District, Chapter 20.68 WCC, as well as large scale high technology businesses.

841 (b) Area north of Grandview: Uses shall include the range of port and large scale industrial uses allowed in the Light
842 Impact Industrial District, Chapter 20.66 WCC.

843 (2) Secondary permitted uses shall include smaller scale industrial uses, nonretail commercial uses, and industry-related
844 professional services, provided the secondary use supports or is supported by primary permitted uses in the Cherry Point
845 Industrial Urban Growth Area. (Ord. 98-083 Exh. A § 57, 1998).

846 **20.74.040 Accessory uses.**

847 Accessory uses shall be the same as those permitted in the Heavy Impact Industrial District, Chapter 20.68 WCC. (Ord. 98-
848 083 Exh. A § 57, 1998).

849 **20.74.050 Conditional uses.**

850 Conditional uses shall be the same as those permitted in the Heavy Impact Industrial District, Chapter 20.68 WCC. (Ord. 98-
851 083 Exh. A § 57, 1998).

852 **20.74.055 Prohibited uses.**

853 **Prohibited uses shall be the same as those prohibited in the Heavy Impact Industrial District, Chapter 20.68 WCC and the**
854 **following:**

855 **(1) New piers, docks, or wharves.**

856 **20.74.060 Master site plan requirements.**

857 (1) Development in the Cherry Point Industrial District requires the review and approval of a master site plan, including
858 SEPA review. Acceptable master site plans include site plans and supporting information submitted and approved for
859 applications for a building permit, a short subdivision, a preliminary plat, a binding site plan, a major project permit or a
860 planned unit development.

861 (2) The minimum area for a master site plan (planning block) shall be 160 acres, or the entire property under common
862 ownership if the common ownership is less than 160 acres.

863 (3) Each planning block shall include one lot of not less than 40 acres in size to be designated as the site for a port or major
864 industrial activity; provided, that if the planning block is 40 acres or smaller, the requirement for the major industrial site
865 shall be waived.

866 (4) Within a planning block, one or more parcels smaller than 40 acres may be created for secondary uses.

867 (5) Review and approved of a master site plan for a planning block shall be included in the approval of any building permit,
868 short subdivision, preliminary plat, binding site plan, major project permit or a planned unit development and shall be subject
869 to the same review and approval standards, including SEPA review, as the plat, binding site plan or permit. Each master site
870 plan shall identify, as appropriate, the proposed phasing of the development including the construction of public and private
871 facilities and utilities. The master site plan or supporting documentation as appropriate shall also include any mitigation
872 required under SEPA and the county critical areas ordinance. (Ord. 98-083 Exh. A § 57, 1998).

873 20.74.070 Minimum lot size and parcelization.

874 The minimum lot size in the Cherry Point Industrial District shall be 40 acres; provided, that lots less than 40 acres may be
875 permitted as follows:

876 (1) When the lots are to be located within a development approved as a major project under Chapter 20.88 WCC consistent
877 with the master site plan requirements in this chapter.

878 (2) When the lots are to be located within a development approved as a planned unit development under Chapter 20.85 WCC
879 consistent with the master site plan requirements of this chapter.

880 (3) When the lots are part of a short subdivision, long subdivision or binding site plan approved as consistent with the master
881 site plan requirements of this chapter.

882 (4) When the administrator finds that the lot(s) will be developed with a use(s) that is consistent with the intent of the district
883 and will not interfere with the development of the primary large uses intended by the Comprehensive Plan.

884 (5) When an existing lot of record is less than 40 acres, provided further division is consistent with this section. (Ord. 98-083
885 Exh. A § 57, 1998).

886 20.74.080 Design standards.

887 Unless otherwise modified by this chapter, building height, setbacks, landscaping, open space and other building and site
888 design standards for areas south of Grandview Road shall be the same as those of the Heavy Impact Industrial District,
889 Chapter 20.68 WCC; and for the area north of Grandview Road, the same as those of the Light Impact Industrial District,
890 Chapter 20.66 WCC. (Ord. 98-083 Exh. A § 57, 1998).

891 20.74.090 Traffic demand management.

892 RCW 36.70A.365 requires the implementation of traffic demand management (TDM) programs for designating a Major
893 Industrial Urban Growth Area. Any employer in the Cherry Point Urban Growth Area that employs 100 or more full-time
894 employees at a single worksite who begin their regular work day between 6:00 a.m. and 9:00 a.m. on weekdays for at least 12
895 continuous months during the year are required to meet the TDM requirements of Chapter 16.24 WCC.

896 (1) Employers located in Cherry Point who have not implemented a TDM program shall implement a TDM program by
897 December 1, 2011.

898 (2) Employers in Cherry Point meeting the criteria for having to complete a plan after December 1, 2011, shall meet the
899 requirements of this section within one year of having met the criteria. (Ord. 2009-071 § 2 (Exh. B), 2009).

900 20.74.100 Drainage.

901 All development activities are subject to the stormwater management provisions of WCC 20.80.630 through 20.80.635. No
902 project permit shall be issued prior to meeting those requirements. (Ord. 2019-013 § 1 (Exh. A), 2019).

903 20.74.110 Change of Use

904 A change of use occurs when the occupancy of a building or a site use changes from one use to another in whole or in part. A
905 change of use permit is required to document a change of use, even where no alterations are planned or required by the code.
906 This shall be processed as a Type I permit in Chapter 22.05 WCC. The new use shall ensure:

907 (1) Applicable building and construction codes are met per Title 15;

908 | (2) Consistency with the requirements of the CP Industrial District, Chapter 20.74, and base zone; and

909 | (3) Transportation concurrency requirements are met per Chapter 20.78.

910 | *Discussion/Notes: Change of Use Provisions. Focus is on consistency with the CP district*
911 | *where this permit applies.*

912 | **CHAPTER 20.88 MAJOR PROJECT PERMITS**

913 | **20.88.100 Major project permits.**

914 | .110 All major developments shall, prior to any construction, obtain a major project permit.

915 | .120 A major project permit will be required for mitigation banks proposed in accordance with the provisions of Chapter
916 | 16.16 WCC and for any proposed development that meets any two of the following conditions:

Cost	
(estimated construction cost exclusive of land value)	\$5,000,000
Size	
retail	75,000 square feet
office or industrial (gross leasable floor space)	200,000 square feet
residential	300 dwelling units
motel/hotel	200 units
Number of Employees	250
SEPA Review	An EIS is required

917 |
918 | In addition, the zoning administrator may make an administrative determination after receiving a recommendation from the
919 | technical review committee that any project be considered a major development, if in the opinion of the administration it is of
920 | a nature that council review would be appropriate.

921 | .130 Pursuant to WCC 22.05.120 the hearing examiner shall recommend to the county council project approval, approval
922 | with conditions, or denial, based upon written findings and conclusions supported by the evidence of record. The hearing
923 | examiner's recommendation and county council's decision shall determine the adequacy of a major project permit application
924 | based on the following criteria:

925 | (1) Will comply with the development standards and performance standards of the zone in which the proposed major
926 | development will be located; provided where a proposed major development has obtained a variance from the development
927 | and performance standards, standards as varied shall be applied to that project for the purposes of this act.

928 (2) Where the project is conditionally permitted in the zone in which it is located, the project must satisfy the standards for
929 the issuance of a conditional use permit for the zone in which the project is located.

930 ~~(3) Will be consistent with applicable laws and regulations.~~

931 (3) Will obtain, if required, a state aquatic lands lease, and all other necessary permits and authorizations, including federal
932 determinations that the project will not interfere with treaty fishing rights of tribal nations, the limits set forth in the
933 "Magnuson Amendment" under 33 U.S.C. § 476(b) (2004), Section 10 of the Rivers and Harbors Act (for structures in or
934 over navigable waters of the U.S.), the Coastal Zone Management Act (including any state Department of Ecology shoreline
935 conditional use or variance approval), the Clean Air Act, and/or under the Clean Water Act, including but not limited to a
936 federal Section 404 authorization (for fill into waters of the U.S.) and a state Section 401 water quality certification, prior to
937 issuance of any site preparation or construction permits necessary to construct a facility authorized under a major project
938 permit.

939 (4) Will not substantially interfere with the operation of existing uses.

940 (5) Will be served by, or will be provided with essential utilities, facilities and services necessary to its operation, such as
941 roads, drainage facilities, electricity, water supply, sewage disposal facilities, and police and fire protection. Standards for
942 such utilities, facilities and services shall be those currently accepted by the state of Washington, Whatcom County, or the
943 appropriate agency or division thereof.

944 (6) Will not impose uncompensated requirements for public expenditures for additional utilities, facilities and services, and
945 will not impose uncompensated costs on other property owned.

946 (7) Will be appropriately responsive to any EIS prepared for the project.

947 .140 In addition, the hearing examiner may recommend or county council may impose any reasonable conditions precedent
948 to the establishment of the major development as may be required to mitigate impacts of the proposal on the natural
949 environment of the county, and to protect the health, safety and general welfare of the people of the county consistent with
950 the policies for environmental protection set forth in the Comprehensive Plan.

951 .150 The hearing examiner may recommend or county council may also approve alternative mitigation plans for major
952 project permits in accordance with WCC 16.16.260(E) which may be used to satisfy the requirements of Chapter 16.16 WCC
953 and provide relief from the specific standards and requirements thereof.

954 20.88.200 Procedure.

955 .205 If a major project permit is determined to be required, an application shall be completed and filed along with the
956 appropriate fees, and the application shall be processed in accordance with Chapter 22.05 WCC. A master plan is required as
957 part of the application for a major project permit. The master plan document shall include all elements required per the
958 department's administrative manual.

959 .210 Development Standards. The master plan may propose standards that will control development of the possible future
960 uses that are in addition to, or substitute for, requirements of this chapter. These may be such things as height limits, setbacks,
961 frontage, landscaping requirements, parking requirements, signage, view corridors or facade treatments. Proposed standards
962 that do not meet the minimum county standards must obtain the appropriate variance prior to county approval of the proposed
963 standards. If the proposed design standards will apply to property located partially or totally within an urban growth area,
964 concurrence of the affected city will be required.

965 .215 Procedures. Master plan review shall be conducted under current review procedures. Other land use reviews may be
966 conducted concurrently with the master plan review.

967 (a) Any modifications, additions or changes to an approved master plan are subject to the following:

968 (i) Minor changes shall be reviewed for compliance and compatibility with the approved ~~master plan~~ major project
969 permit.

970 (1) A determination is made by the director. The director is authorized to consult a technical committee at
971 his/her discretion.

972 (2) Minor changes are those amendments which may affect the dimensions, location and type of
973 improvements of facilities; provided, the amendment maintains the basic character of the major project
974 permit application approved by the county council including general type and location of dwellings and
975 other land use activities, arrangement of buildings, density of the development, and provisions of the
976 project to meet density bonus and open space requirements, or capacity limits, and maintains required
977 conditions or mitigation.

978 (ii) Major changes shall be subject to the original procedural application type, subject to the fees as contained in
979 the unified fee schedule.

980 (iii) ~~Master plans~~Major project permits may include, as a condition of their approval, a requirement for periodic
981 progress reports and mandatory updates on a predetermined interval.

982 .220 through .265 Reserved.

983 **Option 1: Require a combined CUP/MPP for fossil fuel facilities and fossil fuel transshipment facilities.**

984 .270 Where a project requires a major project permit, that project shall be exempt from the requirement of obtaining a
985 conditional use permit, except in the CP zone.

986 .275 Major project permits: Where an applicant has applied for a planned unit development or a development agreement, that
987 project shall be exempt from the requirement to obtain a major project permit, except in the CP zone.

988 .280 Major project permits in the CP zone: where a project in the CP zone requires a major project permit, the major project
989 permit shall be concurrently processed with other required land use permits including but not limited to: Cherry Point master
990 site plan, conditional use permit, planned unit development, or development agreement.

991 *Discussion/Notes: Scrubbing the Existing Code for consistency with new provisions and*
992 *desired review process.*

993 **Option 2: Do not make above edits in .270 or .280 and just require a Major Project Permit for fossil fuel**
994 **facilities and fossil fuel transshipment facilities. Add a requirement for a development agreement. Would**
995 **likely mean adding a code section on development agreements consistent with RCW 36.70B.170 et seq.**

996 **Option 3: Do not make above edits in .270, .275, or .280. Require a standard Conditional Use Permit that**
997 **requires only a Hearing Examiner decision and no Major Project Permit.**

998 CHAPTER 20.97 DEFINITIONS

999 *Discussion/Notes: Definitions added are based on a review of federal (US Energy*
1000 *Information Administration, US Census, Code of the Federal Register, Revised Code of*
1001 *Washington), County Ordinance NO. 2018-007, Resolution 2019-004 and examples*
1002 *addressed in the White Paper.*

1003 **20.97.052.1 Change of Use**

1004 "Change of use" means when a building or occupancy is altered or replaced, for example from manufacturing to office.

1005 Renumber Section 20.97.052.1 Child care facilities to 20.97.052.2 Child care facilities.

1006 **20.97.124.1 Facility Emissions.**

1007 "Facility Emissions" are greenhouse gas emissions associated with fossil fuel refineries or fossil fuels transshipment facilities
1008 based upon:

1009 (1) the transportation within the borders of Whatcom County of refined and unrefined fossil fuels to and from a facility
1010 located within the Cherry Point Heavy Industrial area, and

1011 (2) the refining and processing of fossil fuels located within the Cherry Point Heavy Industrial area, and

1012 (3) the upstream emissions generated by the production and transport of raw products to the facility such as crude oil
1013 feedstocks or other fuels used in production or energy generation at facilities.

1014 20.97.160.2 Fossil Fuels.

1015 "Fossil fuels" include coal, petroleum, natural gas, oil shales, bitumens, tar sands, propane, butane, and heavy oils. All
1016 contain carbon and were formed as a result of geologic processes acting on the remains of organic matter. Renewable fuels
1017 are not fossil fuels.

1018 20.97.160.3 Fossil Fuels Transshipment Facilities.

1019 "Fossil Fuel Transshipment Facility" is the process of off-loading of fossil fuel materials, refined or unrefined, refinery
1020 feedstocks, products or by products, from one transportation facility and loading it onto another transportation facility for the
1021 purposes of transporting such products into or out of Whatcom County. Examples of transportation facilities include ship,
1022 truck, or freight car. Fossil fuel transshipment facilities may also include pump and compressor stations and associated
1023 facilities.

1024 20.97.160.4 Fossil Fuel Refinery.

1025 A "Fossil Fuel Refinery" means a facility that converts crude oil and other liquids into petroleum products including but not
1026 limited to gasoline, distillates such as diesel fuel and heating oil, jet fuel, petrochemical feedstocks, waxes, lubricating oils,
1027 and asphalt. Activities that support refineries include but are not limited to: bulk storage, manufacturing, or processing of
1028 fossil fuels or by products.

1029 20.97.160.5 Fossil Fuel Refinery Capacity.

1030 "Fossil Fuel Refinery Capacity" means the extent of refinery production capacity in relation to storage capacity. "Storage
1031 Capacity" is defined as total volume of all tanks at a facility and "Refining Capacity" is defined as the current actual
1032 throughput averaged over the latest three-year reporting period prior to the date of a completed application for any necessary
1033 County permits obtained from official government reports from the refinery to federal or state agencies regarding production
1034 of the refinery or a particular process unit to be expanded. Refinery throughput is the capacity for refining fossil fuel over a
1035 given period of time, usually expressed in barrels.

1036 20.97.160.6 Fossil Fuel, Unrefined.

1037 "Unrefined fossil fuel" includes but is not limited to all forms of crude oil whether stabilized or not; raw bitumen, diluted
1038 bitumen, or syncrude; coal; methane, and other "natural gas" in liquid or gaseous formats excluding those that are the
1039 byproduct of refinery processes in the Cherry Point UGA; and condensate.

1040 20.97.163 Greenhouse Gas Emissions

1041 "Greenhouse Gas Emissions" means gases that trap heat in the atmosphere. "Greenhouse gas," "greenhouse gases," "GHG,"
1042 and "GHGs" includes carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride,
1043 and any other gas or gases designated by the federal clean air act or state clean air act or State Limiting Greenhouse Gas
1044 Emissions Law.

1045 *Discussion/Notes: See RCW 70.235.010 and RCW 70.94.030 regarding State laws.*

1046 *See also <https://www.epa.gov/ghgemissions/overview-greenhouse-gases>.*

1047 20.97.201 Living Wage

1048 "Living wage" means the hourly rate that an individual must earn to support their family, if they are the sole provider and are
1049 working full-time (2080 hours per year).

1050 *Discussion/Notes: Based on a definition published by Massachusetts Institute of*
1051 *Technology. See <http://livingwage.mit.edu/counties/53073>. There is a living-wage*
1052 *calculator for each state and each county within.*

1053 **20.97.350.1 Renewable Biomass**

1054 "Renewable biomass" includes but is not limited to the following:

1055 (1) Planted crops and crop residue harvested from agricultural land.

1056 (2) Planted trees and tree residue from a tree plantation.

1057 (3) Animal waste material and animal byproducts.

1058 (4) Slash and pre-commercial thinnings.

1059 (5) Organic matter that is available on a renewable or recurring basis.

1060 (6) Algae.

1061 (7) Separated yard waste or food waste, including recycled cooking and trap grease.

1062 (8) Items 1 through 7 including any incidental, de minimis contaminants that are impractical to remove and are related to
1063 customary feedstock production and transport.

1064 *Discussion/Notes: Adapted from based on federal renewable fuel*
1065 *definition, <https://www.law.cornell.edu/cfr/text/40/80.1401>.*

1066 **20.97.350.2 Renewable Fuel**

1067 "Renewable Fuel" means liquid fuels produced from renewable biomass. Common renewable fuels include ethanol and
1068 biodiesel:

1069 (1) "E85 motor fuel" means an alternative fuel that is a blend of ethanol and hydrocarbon of which the ethanol portion is
1070 nominally seventy-five to eighty-five percent denatured fuel ethanol by volume that complies with the most recent version of
1071 American society of testing and materials specification D 5798.

1072 (2) "Renewable diesel" means a diesel fuel substitute produced from nonpetroleum renewable sources, including vegetable
1073 oils and animal fats, that meets the registration requirements for fuels and fuel additives established by the federal
1074 environmental protection agency in 40 C.F.R. Part 79 (2008) and meets the requirements of American society of testing and
1075 materials specification D 975.

1076 (3) Renewable fuels shall include those designed to result in a lifecycle greenhouse gas emission reduction of at least 50% or
1077 more under the Federal Clean Air Act. Renewable fuels shall not include products produced from palm oil or other
1078 feedstocks that cannot be proven to reduce greenhouse gas emissions utilizing accepted methods of the Washington State
1079 Department of Ecology or US EPA.

1080 *Discussion/Notes: A basic renewable fuel energy source is biomass. From biomass,*
1081 *common liquid fuel forms include ethanol and biodiesel.*

1082 See: https://www.eia.gov/energyexplained/?page=renewable_home.

1083 Washington State defines renewable diesel and E85 motor fuel in the motor fuel
1084 quality act (Chapter 19.112 RCW), which are integrated in the definition.

1085 Limiting fossil fuel percentages to 5% is workable for buses and power cars.

1086 See <http://www.cleanairtrust.org/Differences-Between-E85-and-E95.html>. E85 includes
1087 15-25% fossil fuels and is used by flexibly fueled vehicles.

1088 See <https://www.fueleconomy.gov/feg/flextech.shtml>.

1089 Under the EPA renewable fuel standard, three of four renewable fuel categories must
1090 meet a 50% or 60% lifecycle greenhouse gas (GHG) reduction. A fourth conventional

1091 renewable ethanol must meet a 20% lifecycle GHG reduction.
 1092 See: [https://www.epa.gov/renewable-fuel-standard-program/overview-renewable-](https://www.epa.gov/renewable-fuel-standard-program/overview-renewable-fuel-standard)
 1093 [fuel-standard.](https://www.epa.gov/renewable-fuel-standard-program/overview-renewable-fuel-standard)

1094 **20.97.434.1 Technical committee.**

1095 **“Technical committee” or “technical review committee” means the designated representatives of the Whatcom County**
 1096 **Planning and Development Services Director, who shall act as chairperson, the Whatcom County Public Works Director, and**
 1097 **the Whatcom County Health Department Director.**

1098 **CHAPTER 22.05 PROJECT PERMIT PROCEDURES**

1099 **Option 1: Require a combined CUP/MPP as a Type IV permit.**

1100 **Option 2: Require a Major Project Permit with a Development Agreement as a Type IV permit.**

1101 **Option 3: Require a CUP only as a Type III permit.**

1102 **22.05.020 Project permit processing table.**

1103 (1) Marked boxes in the table below indicate the required general steps for processing all project permit applications or
 1104 administrative actions. The requirements for each step listed in the top row of the table are provided in WCC 22.05.040
 1105 through 22.05.160, as indicated. Specific requirements for each project permit can be found through the references given in
 1106 the table.

Permit Application Processing Table	WCC Reference for Specific Requirements	Pre-Application Required (see 22.05.040)	Determination of Completeness Required (see 22.05.050)	Notice of Application Required (see 22.05.070)	Site Posting Required (see 22.05.080)	Notice of Open Record Hearing Required (see 22.05.090)	Open Record Hearing Held By: (see 22.05.090)	County Decision Maker (see 2.11.210, 22.05.120)	Appeal Body (see 2.11.210, 22.05.160, 23.60.150(H))
Type I Applications (Administrative Decision with No Public Notice or Hearing)									
Boundary Line Adjustment	21.03							Administrator	Hearing Examiner
Building Permit	15.04	(f)						Administrator	Hearing Examiner (i)
Natural Resource Assessment	Title 16							Administrator	Hearing Examiner
Change of Use, Cherry Point Industrial District	Chapter 20.74							Administrator	Hearing Examiner
Commercial Site Plan Review								Administrator	Hearing Examiner
Exempt Land Division	21.03							Administrator	Hearing Examiner
Floodplain Development Permit	Title 17							Administrator	Hearing Examiner
Land Disturbance Permit	15.04 and 20.80							Administrator	Hearing Examiner
Lot of Record/Lot	20.83 and							Administrator	Hearing

Permit Application Processing Table	WCC Reference for Specific Requirements	Pre-Application Required (see 22.05.040)	Determination of Completeness Required (see 22.05.050)	Notice of Application Required (see 22.05.070)	Site Posting Required (see 22.05.080)	Notice of Open Record Hearing Required (see 22.05.090)	Open Record Hearing Held By: (see 22.05.090)	County Decision Maker (see 2.11.210, 22.05.120)	Appeal Body (see 2.11.210, 22.05.160, 23.60.150(H))
Consolidation	20.97.220								Examiner
Nonconforming Use	20.83							Administrator	Hearing Examiner
Removal of Development Moratorium	20.80.738(3)								
Shoreline Exemption	23.60	(a)						Administrator	Hearing Examiner
Zoning Interpretation	22.20							Administrator	Hearing Examiner
Type II Applications (Administrative Decision with Public Notice; No Public Hearing)									
Administrative Use	20.84.235							Administrator	Hearing Examiner
Lot Consolidation Relief	20.83.070							Administrator	Hearing Examiner
Reasonable Use (b)	16.16							Administrator	Hearing Examiner
Shoreline Substantial (c)	23.60	(a)						Administrator (d)	Shorelines Hearings Board (h)
Shoreline Conditional Use (c)	23.60	(a)						Administrator (d)	Hearing Examiner
Short Subdivision	21.04							Administrator	Hearing Examiner
Type III Applications (Hearing Examiner Decision with Public Notice and Public Hearing)									
Conditional Use	20.84.200						Hearing Examiner	Hearing Examiner	Superior Court
Floodplain Development Variance	Title 17						Hearing Examiner	Hearing Examiner	Superior Court
Long Subdivision	21.05						Hearing Examiner	Hearing Examiner (g)	Superior Court
Binding Site Plan	21.07						Hearing Examiner	Hearing Examiner (g)	Superior Court
Reasonable Use (e)	16.16						Hearing Examiner	Hearing Examiner	Superior Court
Removal of Development Moratorium	20.80.738(2)						Hearing Examiner	Hearing Examiner	Superior Court

Permit Application Processing Table	WCC Reference for Specific Requirements	Pre-Application Required (see 22.05.040)	Determination of Completeness Required (see 22.05.050)	Notice of Application Required (see 22.05.070)	Site Posting Required (see 22.05.080)	Notice of Open Record Hearing Required (see 22.05.090)	Open Record Hearing Held By: (see 22.05.090)	County Decision Maker (see 2.11.210, 22.05.120)	Appeal Body (see 2.11.210, 22.05.160, 23.60.150(H))
Shoreline Conditional Use	23.60	(a)					Hearing Examiner	Hearing Examiner (d)	Shorelines Hearings Board (h)
Shoreline Substantial	23.60	(a)					Hearing Examiner	Hearing Examiner (d)	Shorelines Hearings Board (h)
Shoreline Variance	23.60	(a)					Hearing Examiner	Hearing Examiner (d)	Shorelines Hearings Board (h)
Zoning or Critical Areas Ordinance Variance	20.84.100 or 16.16.270						Hearing Examiner	Hearing Examiner	Superior Court
Type IV Applications (County Council Decision with Public Notice and Public Hearing)									
CP Industrial District Conditional Use Permit for Fossil Fuel Refinery Expansion	20.68.150, 20.84.200						Hearing Examiner	County Council	Superior Court
Development Agreement	2.11.205						Hearing Examiner	County Council	Superior Court
Major Project Permit	20.88						Hearing Examiner	County Council	Superior Court
Planned Unit Development	20.85						Hearing Examiner	County Council	Superior Court

1107

1108 Check marks indicate a step is required; reference letters refer to the notes in subsection (2) of this section.

1109 *Discussion/Notes: Scrubbing the Existing Code for consistency with new provisions and*
 1110 *desired review process.*

1111 **22.05.110 Final decisions – Type I, II, and III applications.**

1112 (1) The director or designee’s final decision on all Type I or II applications shall be in the form of a written determination or
 1113 permit. The determination or permit may be granted subject to conditions, modifications, or restrictions that are necessary to
 1114 comply with all applicable codes.

1115 (2) The hearing examiner’s final decision on all Type III applications per WCC 22.05.020 or appeals per WCC 22.05.160(1)
 1116 shall either grant or deny the application or appeal.

1117 (a) The hearing examiner may grant Type III applications subject to conditions, modifications or restrictions that the
 1118 hearing examiner finds are necessary to make the application compatible with its environment, carry out the objectives
 1119 and goals of the comprehensive plan, statutes, ordinances and regulations as well as other official policies and objectives
 1120 of Whatcom County.

1121 (b) **Requirements:**

1122 (i) Performance bonds or other security, acceptable to the prosecuting attorney, may be required to ensure
1123 compliance with the conditions, modifications and restrictions.

1124 (ii) Fossil Fuel Refinery or Fossil Fuels Transshipment Facilities: The applicant shall provide insurance consistent
1125 with Section 22.05.125.

1126 (c) The hearing examiner shall render a final decision within 14 calendar days following the conclusion of all testimony
1127 and hearings. Each final decision of the hearing examiner shall be in writing and shall include findings and conclusions
1128 based on the record to support the decision.

1129 (d) No final decision of the hearing examiner shall be subject to administrative or quasi-judicial review, except as
1130 provided herein.

1131 (e) The applicant, any person with standing, or any county department may appeal any final decision of the hearing
1132 examiner to superior court, except as otherwise specified in WCC 22.05.020. (Ord. 2019-013 § 1 (Exh. A); Ord. 2018-
1133 032 § 1 (Exh. A)).

1134 **22.05.120 ~~Recommended~~ Recommendations and final decisions to county council. – Type**
1135 **IV applications**

1136 (1) For Type IV applications per WCC 22.05.020 the hearing examiner’s recommendations to the county council may be to
1137 grant, grant with conditions or deny an application. The hearing examiner’s recommendation may include conditions,
1138 modifications or restrictions as may be necessary to make the application compatible with its environment, carry out the
1139 objectives and goals of the comprehensive plan, statutes, ordinances and regulations as well as other official policies and
1140 objectives of Whatcom County.

1141 (2) Each recommended decision of the hearing examiner for an application identified as a Type IV application per WCC
1142 22.05.020 shall be in writing to the clerk of the county council and shall include findings and conclusions based upon the
1143 record to support the decision. Such findings and conclusions shall also set forth the manner in which the decision carries out
1144 and conforms to the county’s comprehensive plan and complies with the applicable statutes, ordinances or regulations.

1145 (3) The deliberation of the county council on quasi-judicial actions shall be in accordance with WCC 22.05.090(4) and
1146 Chapter 42.36 RCW.

1147 (4) For planned unit developments and major project permits the following shall apply:

1148 (a) The recommendation of the hearing examiner regarding planned unit developments and major project permits shall
1149 be based upon the criteria set forth in WCC 20.85.335 and 20.88.130, respectively.

1150 (b) The hearing examiner shall file the recommendation with the clerk of the county council within 21 calendar days
1151 following the conclusion of the open record hearing.

1152 (c) The county council shall conduct the following within the specified time frames, except as provided in subsection
1153 (4)(c)(iii) of this section:

1154 (i) Hold a public meeting, not an open record public hearing, to deliberate on the project application within 28
1155 calendar days after receiving the hearing examiner’s recommendation.

1156 (ii) Issue a final written decision within 21 calendar days of the public meeting.

1157 (iii) The county council may exceed the time limits in subsection (4)(c)(i) or (ii) of this section if the county council
1158 meeting schedule does not accommodate a meeting within the above time frames, or if the county council makes
1159 written findings that a specified amount of additional time is needed to process a specific application or project
1160 type, per RCW 36.70B.080(1).

1161 (5) The county council’s final written decision may include conditions when the project is approved and shall state the
1162 findings of fact upon which the decision is based.

1163 (a) Performance bonds or other security, acceptable to the prosecuting attorney, may be required to ensure compliance
1164 with the conditions, modifications and restrictions.

1165 (b) Fossil Fuel Refinery or Fossil Fuels Transshipment Facilities: The applicant shall provide insurance or other
1166 financial assurance acceptable to the prosecuting attorney consistent with Section 22.05.125.

1167 (6) Any deliberation or decision of the county council shall be based solely upon consideration of the record established by
1168 the hearing examiner, the recommendations of the hearing examiner and the criteria set forth in county code, applicable state
1169 laws and regulations, county code, the county comprehensive plan if applicable, and the county shoreline management
1170 program, including but not limited to compliance with SEPA, WAC 197-11 (SEPA Rules) as adopted and modified in the
1171 county code, and the county's adopted SEPA policies. (Ord. 2018-032 § 1 (Exh. A)).

1172 22.05.125 Proof of insurance for hazards created in the County

1173 At the time of application for permits addressing fossil fuel refineries, fossil fuel transshipment facilities, renewable fuel
1174 refineries, or renewable fuel transshipment facilities, the applicant shall provide proof of insurance or other financial security
1175 acceptable to the prosecuting attorney to cover loss or damages to the County and to County residents from any fire,
1176 explosion, spill or other incident from operations of the refinery or from transport of raw materials or finished products
1177 within the boundaries of Whatcom County. The required policies shall contain the following Coverage Terms:

1178 (1) Insureds: The Primary Named Insured shall include the Permitted Entity(ies). The County shall be included as additional
1179 Insured and shall be provided complete copies of applicable insurance policies and endorsements.

1180 (2) Insuring Agreements: Insurance shall pay on behalf of the Insured for loss from third-party bodily injury, property
1181 damage or environmental remediation and restoration expenses resulting from pollution conditions commencing on or after
1182 the Permit effective date, either:

1183 (a) emanating from and beyond the boundaries of a Permitted Facility, or

1184 (b) arising from products, materials or waste during transportation to or from a Permitted Facility.

1185 (3) Policy Limits: Policy limits shall be no less than \$50 million for each Loss / total for all Losses. The required limits may
1186 be revised periodically by the County based on factors including inflation adjustments and Permit- or Facility-specific risks.

1187 *Discussion/Note: Minimum insurance amounts could be increased, but at levels above \$50*
1188 *million to \$100 million may not be available in the insurance market. Other forms of*
1189 *financial insurance instruments could be allowed such as a letter of credit or other financial*
1190 *assurance acceptable to the County Prosecutor as a substitute for commercial insurance.*
1191 *We have included code language to that effect in this draft. The County could also*
1192 *indicate that the amount of financial assurance is to be determined at the point of an*
1193 *approval decision for a facility expansion rather than specifying an amount here.*

1194 (4) Policy Deductibles: The Insurer shall be liable for the payment of amounts within any deductible or self-insured retention
1195 amount applicable to the policy, with a right of reimbursement by the Insured for any such payment made by the Insurer.

1196 (5) Cancellation Notice: Cancellation of the insurance, whether by the Insurer, the Insured, or other entity having an insurable
1197 interest in and obtaining insurance on behalf of the owner or operator of the Permitted Facility, will be effective only upon
1198 written notice and only after the expiration of 60 days after a copy of such written notice is received by the County as
1199 evidenced by the return receipt.

1200 (6) Bankruptcy: Bankruptcy or insolvency of the Insured shall not relieve the Insurer of its obligations under the policy.

1201 (7) Primary to Other Insurance: The Policy shall provide primary coverage regardless of any other applicable insurance.

1202 (8) Choice of Law and Forum: The Policy shall provide that the laws of the State of Washington shall apply in the event of
1203 any dispute regarding the validity or formation of the Policy or the meaning, interpretation or operation of any term,
1204 condition, definition or provision of the Policy.

1205 (9) Insurance Company Financial Strength – Minimum Rating: The Insurer shall meet or exceed a Financial Strength Rating
1206 from A.M. Best of “A” (Excellent) with a minimum Financial Size Category of XIV and a “Stable” or stronger Outlook, or

1207 the equivalent from another major financial rating agency.

1208 (10) Definitions: For the purposes of this section, terms are defined as follows:

1209 (a) Permitted Facility: Permitted Facility means a location identified in the applicable County Permit, including any
 1210 fixed conveyances such as pipelines and terminal distribution systems.

1211 (b) Loss shall include:

1212 (i) monetary awards or settlements of compensatory damages;

1213 (ii) where allowable by law, punitive, exemplary, or multiple damages; and

1214 (iii) civil fines, penalties, or assessments.

1215 (c) Pollution conditions shall include discharge, dispersal, release or escape, including by fire or explosion, of any solid,
 1216 liquid, gaseous or thermal irritant or contaminant, including, but not limited to, petroleum hydrocarbons, smoke, vapors,
 1217 soot, fumes, acids, alkalis, or other chemicals.

1218 (d) Transportation shall include movement by any vehicle or mode of transit including automobile, railway or
 1219 watercraft, including loading, temporary placement during transit prior to final delivery, or unloading, of products,
 1220 materials or waste, either:

1221 (i) intended for delivery to a Permitted Facility, or

1222 (ii) being sent from a Permitted Facility.

1223 **CHAPTER 23.100 SHORELINE USE POLICIES AND REGULATIONS**

1224 **23.100.010 Shoreline use and development.**

1225 Shoreline use and development shall be classified by the administrator and regulated under one or more of the following
 1226 applicable sections of Chapter [23.100](#) WCC. Unless otherwise stated, all use and development shall also comply with all of
 1227 the general policies and regulations of Chapter [23.90](#) WCC and, if applicable, the policies of Chapter [23.40](#) WCC.

WCC Table 23.100.010 Shoreline Use by Area Designation ^(a)										
Shoreline Uses	Shoreline Area Designation									
	Urban Urban	Urban Resort	Urban Conservancy	Shoreline Residential	Rural	Resource	Conservancy	Natural	Aquatic ^(b)	Cherry Point
Agriculture										
	P ⁽⁻⁾	X	P ⁽⁻⁾	P ⁽⁻⁾	P	P	P	P ⁽⁺⁾	X	
Aquaculture										
	P	P ⁽⁺⁾	P	P ⁽⁺⁾	P ⁽⁺⁾	P	P	P ⁽⁺⁾	P	
Commercial salmon net pen facilities	X ^(*)	X ^(*)	X ^(*)	X ^(*)	X ^(*)	X ^(*)	X ^(*)	X ^(*)	X ^(*)	
Boating Facilities										
Launch ramps	P	P	P	P	P	P	P	X ^(*)	P	
Marinas	P	P	C	P	P	P	C	X	P	
Covered over-water structures	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	P ⁽⁺⁾	P ⁽⁺⁾

**WCC Table 23.100.010
Shoreline Use by Area Designation^(a)**

Shoreline Uses	Shoreline Area Designation									
	Urban Urban	Urban Resort	Urban Conservancy	Shoreline Residential	Rural	Resource	Conservancy	Natural	Aquatic ^(b)	Cherry Point
Commercial										
Water-oriented commercial	P	P ⁽⁻⁾	C ⁽⁻⁾	P	P	P ⁽⁻⁾	C ⁽⁻⁾	X	X ^(*)	
Non-water-oriented commercial	C	C ⁽⁻⁾	C ⁽⁻⁾	C	C	C ⁽⁻⁾	C ⁽⁻⁾	X	X	
Dredging										
	C	C	C	C	C	C	C	X ^(*)	C ^(*)	X ^(*)
Essential Public Facilities										
	C	C	C	C	C	C	C	X	C	
Flood Control and Instream Structures										
	P	P	P	P	P	P	P	X	P	
Channelization or dams for flood control	P	P	X	P	C	C	X	X	P	
Forest Practices										
	X	X	X	X	P	P	P	C	X	
Industrial and Port										
<u>Fossil Fuel Refineries, existing legal, below thresholds of the zoning code at WCC 20.68.800</u>										<u>P⁽⁻⁾⁽⁺⁾</u>
<u>Fossil Fuel Refineries, existing legal, above thresholds of the zoning code at WCC 20.68.800</u>										<u>C</u>
<u>Renewable fuels</u>										<u>P⁽⁻⁾⁽⁺⁾</u>
Water-oriented industrial and port development	P	X ^(*)	X	X	P ⁽⁻⁾	P ⁽⁻⁾ / C	X	X	P / C ⁽⁻⁾	P ⁽⁻⁾⁽⁺⁾
Non-water-oriented industrial and port development	C	X	X	X	C	C ⁽⁻⁾	X	X	X	X
Dams, diversion and tailrace structures for hydroelectric power generation	C	X	C	C	C	C	C	X	P	
Institutional										

**WCC Table 23.100.010
Shoreline Use by Area Designation^(a)**

Shoreline Uses	Shoreline Area Designation									
	Urban Urban	Urban Resort	Urban Conservancy	Shoreline Residential	Rural	Resource	Conservancy	Natural	Aquatic ^(b)	Cherry Point
	C	C	C	C	C	C	C	X	X	X
Landfill and Excavation										
	P	P	P	P	P	P	P ⁽⁻⁾ / C	X ^(*)	C ⁽⁻⁾ / X	X ^(*)
Mining										
	X	X	X	X	C	C	C	X	C ⁽⁻⁾ / X	
Surface oil or gas drilling	X	X	X	X	X	X	X	X	X	X
Moorage: Docks, Piers and Mooring Buoys										
Private and shared moorage	P	C	P ⁽⁻⁾ / C ⁽⁻⁾	P	P	P	P ⁽⁻⁾ / C ⁽⁻⁾	X ^(*)	P	
Public moorage	C	C	C	C	C	C	C	X ^(*)	P	
Commercial moorage	C	X ^(*)	C	C	C	C	C	X ^(*)	P	
Industrial moorage	C	X	X	X	C	C	X	X ^(*)	P	Existing: P ⁽⁺⁾ New: X
Covered moorage accessory to permitted moorage	C	C	X	C	X	X	X	X	P	C
Float plane moorage accessory to permitted moorage	C	C	C	C	C	C	C	X	P	
Recreational										
Water-oriented recreation	P	P	P ⁽⁺⁾⁽⁻⁾	P	P	P ⁽⁺⁾	P ⁽⁺⁾⁽⁻⁾	P ⁽⁺⁾⁽⁻⁾	P / C ⁽⁻⁾	P ⁽⁺⁾⁽⁻⁾
Residential										
	P	P	P ⁽⁻⁾ / C	P	P	P ⁽⁺⁾⁽⁻⁾	P ⁽⁻⁾ / C	C ⁽⁺⁾⁽⁻⁾ / X	X	
Restoration and Enhancement										
	P	P	P	P	P	P	P	P	P	P
Shoreline Stabilization										
Groins	C	C	X	C	C	C	X	X	C	X
Breakwaters and jetties	C	C	C ⁽⁺⁾⁽⁻⁾	C	C	C	C ⁽⁺⁾⁽⁻⁾	X	C	C ⁽⁺⁾⁽⁻⁾
Bulkheads and revetments	C	C	C	C	C	C	C	X	X ^(*)	C
Bioengineering approaches	P	P	P	P	P	P	P	P ⁽⁺⁾	P ⁽⁺⁾	P

**WCC Table 23.100.010
Shoreline Use by Area Designation^(a)**

Shoreline Uses	Shoreline Area Designation									
	Urban Urban	Urban Resort	Urban Conservancy	Shoreline Residential	Rural	Resource	Conservancy	Natural	Aquatic ^(b)	Cherry Point
Signs										
	P	P	P	P	P	P	P	X ^(*)	P ⁽⁺⁾⁽⁻⁾	P
Transportation										
	P	P	P ⁽⁻⁾	P	P	P	P ⁽⁻⁾	X ^(*)	P ⁽⁻⁾ / C ⁽⁻⁾	P ⁽⁻⁾
Transportation facilities not serving a specific approved use	C	C	X	C	C	C	X	X	C	X
Utilities										
Local distribution facilities	P	P	P ⁽⁻⁾ / C	P	P	P	P ⁽⁻⁾ / C	X ^(*)	P ⁽⁻⁾⁽⁺⁾ / C ⁽⁻⁾ / X	P ⁽⁻⁾⁽⁺⁾
Regional transmission facilities	C	C	C	C	C	C	C	X	C ⁽⁻⁾ / X	C
Desalination facilities	C	C	C	C	C	C	C	X	P ⁽⁻⁾	P ⁽⁻⁾

- 1228 P = Permitted, may be subject to policies and regulations of this program and subject to shoreline substantial development
- 1229 permit requirements.
- 1230 C = Shoreline conditional use, subject to policies and regulations of this program and may be subject to shoreline substantial
- 1231 development permit requirements.
- 1232 X = Prohibited.
- 1233 N/A = Not applicable.
- 1234 (-) Subject to limitations.
- 1235 (+) Subject to conditions.
- 1236 (*) Subject to exceptions.

1237 (a) In the event that there is a conflict between the use(s) identified in Table 23.100.010 and the policies or regulations in

1238 Chapters [23.30](#), [23.90](#), or [23.100](#) WCC, the policies and regulations shall apply.

1239 (b) Aquatic: Water-dependent use only, subject to the use and development regulations of the abutting upland shoreline area

1240 designation.

1241 (Ord. 2014-051 § 3; Ord. 2009-13 § 1 (Exh. 1)).

1242

1243 **23.100.170 Cherry Point management area.**

1244 **A. Policies.**

1245 **1. Purpose and Intent.**

1246 a. The purpose of the Cherry Point management area is to provide a regulatory framework that recognizes and

1247 balances the special port, industrial and natural resource needs associated with the development of this marine

1248 resource. This section identifies policies and regulations for water-dependent industrial activities that apply in

1249 addition to specific other elements of this program as referenced herein.

1250 b. Washington State natural resource agencies and Whatcom County have identified certain portions of the Cherry

1251 Point management area as providing herring spawning habitat and other key habitat characteristics that warrant

1252 special consideration due to their importance to regional fisheries and other elements of the aquatic environment.

1253 c. Development of the Cherry Point major port/industrial urban growth area will accommodate uses that require
1254 marine access for marine cargo transfer, including oil and other materials. For this reason, water.

1255 i. Water-dependent terminal facilities are encouraged as the preferred use in the Cherry Point management
1256 area. Due to the environmental sensitivity of the area, it is the policy of Whatcom County to limit the
1257 number of piers to one pier, in addition to those in operation or approved as of January 1, 1998.

1258 d. Whatcom County should consider participation with local, state, and federal agencies, tribal governments and
1259 other stakeholders in the development of a plan to address integrated management of the uplands and public aquatic
1260 lands within the Cherry Point management area. The development of such a plan could provide a forum and
1261 process for addressing aquatic resources by all stakeholders. Elements of the plan could be adopted as future
1262 amendments to this program as appropriate.

1263 ii. Existing legal fossil fuel refineries should be allowed to continue and maintain their operations with
1264 limited expansions subject to environmental review, greenhouse gas emission mitigation, and conformance
1265 with the Shoreline Master Program and other applicable land use designation.

1266 iii. It is the policy of Whatcom County to limit the number of industrial piers at Cherry Point to the existing
1267 three piers in operation or approved as of January 1, 1998, taking into account the need to:

1268 • Act conservatively in land use matters at Cherry Point to prevent further harm to habitat important to the
1269 Cherry Point Herring stock and Southern Resident Killer Whales;

1270 • Optimally implement the Shoreline Master Program policy regarding shorelines of statewide significance
1271 per WCC 23.40;

1272 • Encourage the continued County use of best available science;

1273 • Support and remain consistent with the state Department of Natural Resources' withdrawal of Cherry
1274 Point tidelands and bedlands from the general leasing program and the species recovery goals of the Cherry
1275 Point Aquatic Reserve designation and Management Plan;

1276 • Recognize federal actions upholding treaty rights;

1277 • Protect traditional commercial and tribal fishing; and

1278 • Prevent conflicts with vessel shipment operations of existing refineries that could lead to catastrophic oil
1279 or fuel spills.

1280 d. Whatcom County should ensure that shoreline development applicants demonstrate conformance with the State
1281 of Washington Department of Natural Resources Cherry Point Aquatic Reserve Management Plan.

1282 e. All development that is to be located within the Cherry Point management area, as defined in Chapter 23.110
1283 WCC, shall be subject to the policies and regulations found in this section, and shall not be subject to the policies
1284 and regulations found in WCC 23.100.010 through 23.100.160, nor Chapter 23.90 WCC, unless otherwise
1285 referenced in this section. The policies and regulations found in this section are applicable only within the
1286 geographic boundaries of the Cherry Point management area and do not apply elsewhere in the county. In the event
1287 that the provisions of this section conflict with other applicable referenced provisions of this program, the policies
1288 and regulations that are most protective of shoreline resources shall prevail.

1289 *Discussion/Notes: Above amendments are similar to those in the Comprehensive Plan*
1290 *policy changes.*

1291 2. Water-Dependent Industrial Development. Only water-dependent facilities that serve industrial facilities should be
1292 allowed in the Cherry Point management area. Industry within the major port/industrial urban growth area, as designated
1293 in the County Comprehensive Plan, which is not water-dependent should locate away from shoreline jurisdiction.

1294 3. Multiple Use Facilities. Facilities that allow for multiple use of piers, cargo handling, storage, parking and other
1295 accessory facilities are encouraged.

- 1296 4. Public Access.
- 1297 a. Where appropriate, industrial and port development within the Cherry Point management area should provide
1298 public beach and shoreline access in a manner that does not cause interference with facility operations or present
1299 hazards to life and property. This may be accomplished through individual action or by joint, coordinated action
1300 with other developers and landowners, for example, by setting aside a common public access area.
- 1301 b. Special emphasis should be given to providing public beach and shoreline access for recreational opportunities
1302 including but not limited to crabbing, small craft launching, surf fishing, picnicking, clamming, and beach walking.
- 1303 c. Public access within the Cherry Point management area should be consistent with the Whatcom County Parks
1304 and Recreation Open Space Plan.

1305 5. Shoreline Ecological Functions and Processes. In recognition of the diverse and vital ecological resources in the
1306 Cherry Point management area, consideration of probable effects of all development proposals on shoreline ecological
1307 functions and processes should be assessed with the other long-term statewide interests. New port development that
1308 requires dredge and fill should not be permitted in the Cherry Point management area due to potential adverse effects on
1309 ecological functions, including fish and shellfish habitat and geohydraulic processes.

1310 6. Aesthetics. All development should be designed to avoid or minimize negative visual impacts on the scenic character
1311 of the area and to ensure visual compatibility with adjacent nonindustrial zoned properties.

1312 7. Site Development. All development should be constructed and operated in a manner that, while permitting water-
1313 dependent uses, also protects shoreline resources, their ecological functions and processes, and that incorporates the
1314 following:

- 1315 a. Low impact development approaches to avoid or minimize adverse impact to topography, vegetation, water
1316 quality, fish and wildlife habitat, and other natural site conditions;
- 1317 b. Adequate temporary and permanent management measures to control erosion and sediment impacts during
1318 construction and operation; and
- 1319 c. Adequate stormwater management facilities.

1320 *Discussion/Notes: Be consistent with Comprehensive Plan Policies. Prohibit New Docks and*
1321 *Piers.*

1322 B. Regulations.

1323 1. Allowed Use.

- 1324 a. Water-dependent industrial and port uses are allowed within the Cherry Point management area; provided, that
1325 specific findings are made in a shoreline substantial development permit or conditional use permit that:
- 1326 i. Policies for optimum implementation of the statewide interest have been achieved through protection of
1327 shoreline ecological functions and processes;
- 1328 ii. The long-term statewide benefits of the development have been considered with the potential adverse impacts
1329 on ecological functions; and
- 1330 iii. Proposed mitigation measures to achieve no net loss of ecological functions and processes are incorporated
1331 in the proposal.

1332 b. **Fuel Uses:**

1333 i. **Fossil Fuel Refineries – Shoreline Permits and Requirements: Fossil fuel refineries existing legal as of**
1334 **[XXX effective date] are permitted shoreline uses. Expansions of existing legal fossil fuel refineries below**
1335 **thresholds of the zoning code at WCC 20.68.800 are subject to review as shoreline substantial development**
1336 **permits. Expansions of existing legal fossil fuel refineries above thresholds at WCC 20.68.800 require a**
1337 **shoreline conditional use permit.**

1338 | ii. Fossil fuels transshipment facilities as a primary use are prohibited. Those that are a necessary part of
1339 | providing raw materials to, and serving, a permitted expansion of an existing fossil fuel refinery shall
1340 | require either shoreline substantial development permit or a shoreline conditional use permit dependent on
1341 | the level of expansion as identified in subsection b.i.

1342 | **Option 1: Treat renewable fuels as shoreline substantial development permit.**

1343 | iii. Refining, storage, blending, and manufacture of renewable fuels is allowed as a shoreline substantial
1344 | development permit subject to requirements in WCC 20.68.801.

1345 | **Option 2: Treat renewable fuels similar to (integrated) with b.i and b.ii with same thresholds.**

1346 | c. Water-related and water-enjoyment uses are allowed only as part of public access and public recreation
1347 | development, subject to the findings in subsection (B)(1)(a) of this section.

1348 | ed. Accessory development, which does not require a shoreline location in order to carry out its support functions,
1349 | shall be sited away from the land/water interface and landward of the principal use. Accessory development shall
1350 | observe critical area buffers in Chapter 16.16 WCC. Accessory development includes, but is not limited to,
1351 | parking, warehousing, open air storage, waste storage and treatment, stormwater control facilities, utility and land
1352 | transport development.

1353 | de. Road, railway and utility facilities serving approved waterfront facilities related to water-dependent uses that
1354 | are located and designed to minimize shoreline alteration are permitted.

1355 | ef. Waste water disposal/treatment facilities for storage or disposal of industrial or domestic waste water are
1356 | prohibited, except that elements such as conveyances and outfalls shall be allowed if alternate inland sites have
1357 | been demonstrated to be infeasible. Waste water conveyance systems for ships at berth shall be permitted.

1358 | *Discussion/Notes: Consistency with Zoning Code changes.*

1359 | 2. Public Access.

1360 | a. Public access shall be provided in accordance with WCC 23.90.080 unless it is demonstrated that public access
1361 | poses significant interference with facility operations or hazards to life or property.

1362 | b. If public access meeting the criteria above is demonstrated to be infeasible or inappropriate, alternative access
1363 | may be provided in accordance with WCC 23.90.080 at a location not directly adjacent to the water such as a
1364 | viewpoint, observation tower, or other areas serving as a means to view public waters. Such facilities may include
1365 | interpretive centers and displays that explain maritime history and industry; provided, that visual access to the
1366 | water is also provided.

1367 | c. As an alternative to on-site public access facilities, public access may be provided in accordance with a public
1368 | access plan adopted as an element of the Whatcom County Parks and Recreation Open Space Plan.

1369 | 3. Critical Areas. In addition to meeting the provisions of WCC 23.90.030, Ecological protection and critical areas,
1370 | development and alteration shall not be located or expanded within critical areas designated pursuant to Chapter 16.16
1371 | WCC except where the site is approved for water-dependent use, and the following are met:

1372 | a. Mitigation to achieve no net loss of ecological functions and processes shall be conducted in accordance with
1373 | WCC 23.90.030.

1374 | b. Development and alteration shall not be allowed in wetlands in the backshore area. Upland development shall
1375 | demonstrate that changes in local hydrology will not decrease the viability of the wetland environment nor degrade
1376 | the existing water quality within the wetland.

1377 | c. The minimum required setback from the OHWM for all industrial and port facilities, including development
1378 | components, which do not require a water's edge or water surface location shall be 150 feet; provided, that bluffs
1379 | and banks greater than 10 feet in height and sloping greater than 30 percent and wetland shorelines shall have such
1380 | setbacks measured from the crest of the bank or the edge of the wetland in addition to the OHWM.

1381 d. Development and alteration other than recreation development for public and quasi-public shoreline access is
1382 prohibited on the accretion shoreforms identified on the map in Appendix C of this title, subject to the regulations
1383 in this section and consistent with the conservancy and aquatic shoreline area designation policies and regulations
1384 of Chapters 23.90 and 23.100 WCC; provided, that lawfully established uses or developments may be maintained
1385 subject to the provisions of WCC 23.50.070.

1386 4. Location and Design.

1387 a. Piers.

1388 i. Piers shall be designed to accommodate only the necessary and intrinsic activities associated with the
1389 movement of material and cargo from land to water and water to land. The length of piers shall not extend
1390 beyond that which is necessary to accommodate the draft of the vessels intending to use the facility. Due to the
1391 environmental sensitivity of the area, Whatcom County shall limit the number of piers to ~~one pier, in addition to~~
1392 those in operation as of January 1, 1998.

1393 ii. Piers shall be designed to minimize interference in the intertidal zone and adverse impacts to fish and wildlife
1394 habitats.

1395 iii. Piers shall be designed to minimize impacts on steep shoreline bluffs.

1396 iv. All pilings in contact with water shall be constructed of materials such as concrete, steel, or other materials
1397 that will not adversely affect water quality or aquatic plants or animals. Materials used for decking or other
1398 structural components shall be approved by applicable state agencies for contact with water to avoid discharge
1399 of pollutants from wave splash, rain, or runoff. Wood treated with creosote, copper chromium arsenic or
1400 pentachlorophenol is prohibited; provided, that replacement of existing wood pilings with chemically treated
1401 wood is allowed for maintenance purposes where use of a different material such as steel or concrete would
1402 result in unreasonable or unsafe structural complications; further provided, that where such replacement exceeds
1403 20 percent of the existing pilings over a 10-year period, such pilings shall conform to the standard construction
1404 provisions of this section.

1405 v. All piers on piling structures shall have a minimum vertical clearance of one foot above extreme high water.

1406 vi. Bulk storage of gasoline, oil and other petroleum products for any use or purpose is not allowed on piers,
1407 except for temporary storage under emergency situations, including oil spill cleanup. Bulk storage means
1408 nonportable storage in fixed tanks. Secondary containment shall be provided for portable containers.

1409 vii. All piers shall be located and designed to avoid impediments to navigation and to avoid depriving other
1410 properties of reasonable access to navigable waters. All piers shall be marked with navigational aids and
1411 approved for compliance with U.S. Coast Guard regulations.

1412 b. Dredging.

1413 i. Dredging to accommodate water access to, or construction of, new development is prohibited. New
1414 development shall be located and designed to avoid the need for dredging. Dredging for existing development
1415 shall be the minimum necessary and shall minimize interference in the intertidal zone and impacts to fish and
1416 wildlife habitats.

1417 ii. Dredging operations, including spoil disposal, shall be conducted in accordance with policies and regulations
1418 in WCC 23.90.120(B)(4) and (5), Dredging.

1419 iii. Dredging is prohibited in the accretion shoreform and backshore wetland areas described in Appendix C of
1420 this title.

1421 c. Landfill is prohibited, except for the minimum necessary to access piers or other structures that provide access to
1422 the water. Pier design should accommodate the connection between the pier and uplands by employing a pile-
1423 supported structure to the point of intersection with stable upland soils. Limited landfill may be allowed for pier
1424 access that does not extend further toward the OHWM than existing topography.

1425 d. Excavation/Stabilization.

1426 i. Excavation/stabilization of bluffs is prohibited, except for the minimum necessary to access piers or other
1427 structures that provide access to the water; provided, that active feeder bluffs shall not be altered if alteration
1428 will adversely affect the existing littoral drift process. New development shall avoid, rather than modify, feeder
1429 bluffs.

1430 ii. Excavation/stabilization is prohibited on accretion shoreforms and in wetlands in the backshore area.

1431 e. Shore defense works shall be regulated in accordance with WCC 23.100.130, Shoreline stabilization, and be
1432 consistent with the conservancy and aquatic shoreline area regulations of that section.

1433 5. Adjacent Use.

1434 a. New or expanded port or industrial development adjacent to properties which are zoned for nonindustrial
1435 purposes shall provide setbacks of adequate width, to attenuate proximity impacts such as noise, light and glare;
1436 and may address scale and aesthetic impacts. Fencing or landscape areas may be required to provide a visual
1437 screen.

1438 b. Exterior lighting shall be designed and operated to avoid illuminating nearby properties zoned for nonport or
1439 nonindustrial purposes so as to not unreasonably infringe on the use and enjoyment of such property, and to prevent
1440 hazards for public traffic. Methods of controlling illumination of nearby properties include, but are not limited to,
1441 limits on height of structure, limits on light levels of fixtures, light shields and screening.

1442 c. The minimum setback from side property lines which intersect the OHWM for industrial and port development
1443 shall be 60 feet; provided, that:

1444 i. The side yard setback shall not apply to utility or security structures such as poles, meters, fences, guard
1445 houses, power vaults or transformers; and

1446 ii. The side yard setbacks for parcels adjoining the NW and SE boundaries of the Cherry Point management
1447 area shall be administered in accordance with WCC 20.68.550 (Buffer Area).

1448 d. Required setbacks shall not be used for storage of industrial equipment or materials, or for waste disposal, but
1449 may be used for public access or outdoor recreation.

1450 6. Oil and Hazardous Materials.

1451 a. Release of oil or hazardous materials on shorelines is prohibited.

1452 b. A management plan shall be developed for new permitted or conditionally permitted development for the safe
1453 handling of cargo, fuels, bilge water, and toxic or hazardous materials to prevent them from entering aquatic
1454 waters, surface or ground water. Specific provisions shall address prompt and effective clean-up of spills that may
1455 occur. Management plans shall be coordinated with state or federal spill response plans. Where a spill
1456 management/response plan has been approved by the state, said plan may be used to satisfy the requirements of this
1457 section.

1458 c. Necessary spill containment facilities associated with existing development may be permitted within shoreline
1459 jurisdiction where there are no feasible alternatives.

1460 7. Recreational Development. All recreational development shall comply with the policies and regulations of WCC
1461 23.100.100 and be consistent with the conservancy and aquatic shoreline area regulations of that section.

1462 8. Archaeological, Historic and Cultural Resource Management. All development associated with archaeological,
1463 historic or cultural site activities shall comply with the policies and regulations of WCC 23.90.070. (Ord. 2014-051 §§ 5,
1464 6; Ord. 2009-13 § 1 (Exh. 1)).

1465 **CHAPTER 23.110 DEFINITIONS**

1466 *Discussion/Notes: Definitions added are based on a review of federal (US Energy*
1467 *Information Administration, US Census, Code of the Federal Register, Revised Code of*
1468 *Washington), County Ordinance NO. 2018-007, and examples addressed in the White*

1469

Paper. See also notes under Zoning Code definitions.

1470

23.110.060 F definitions.

1471
1472
1473

27. “Fossil fuels” include coal, petroleum, natural gas, oil shales, bitumens, tar sands, propane, butane, and heavy oils. All contain carbon and were formed as a result of geologic processes acting on the remains of organic matter. Renewable fuels are not fossil fuels.

1474
1475
1476
1477
1478

28. “Fossil Fuel Transshipment Facility” is the process of off-loading of fossil fuel materials, refined or unrefined, refinery feedstocks, products or by products from one transportation facility and loading it onto another transportation facility for the purposes of transporting such products into or out of Whatcom County. Examples of transportation facilities include ship, truck, or freight car. Fossil fuel transshipment facilities may also include pump and compressor stations and associated facilities.

1479
1480
1481
1482

29. “Fossil Fuel Refinery” means a facility that converts crude oil and other liquids into petroleum products including but not limited to gasoline, distillates such as diesel fuel and heating oil, jet fuel, petrochemical feedstocks, waxes, lubricating oils, and asphalt. Activities that support refineries include but are not limited to: bulk storage, manufacturing, or processing of fossil fuels or by products.

1483

Discussion/Notes: Consistency with Zoning Code changes.

1484

23.110.090 I definitions.

1485
1486
1487
1488
1489
1490
1491
1492

4. “Industrial development” means facilities for processing, manufacturing, and storage of finished or semi-finished goods, including but not limited to oil, metal or mineral product refining, power generating facilities, including hydropower, ship building and major repair, storage and repair of large trucks and other large vehicles or heavy equipment, related storage of fuels, commercial storage and repair of fishing gear, warehousing, construction contractors’ offices and material/equipment storage yards, wholesale trade or storage, and log storage on land or water, together with necessary accessory uses such as parking, loading, and waste storage and treatment. Excluded from this definition are mining, including on-site processing of raw materials, and off-site utility, solid waste, road or railway development, and methane digesters that are accessory to an agricultural use. This definition excludes fossil fuel refineries.

1493

Discussion/Notes: Consistency with Zoning Code changes.

1494

23.110.150 O definitions.

1495
1496

2. “Oil” means petroleum or any petroleum product in liquid, semi-liquid, or gaseous form including, but not limited to, crude oil, fuel oil, sludge, oil refuse and oil mixed with wastes other than dredging spoil. See Fossil Fuels.

1497

Discussion/Notes: Consistency with Zoning Code changes.

1498

23.110.160 P definitions.

1499
1500
1501
1502
1503
1504
1505

10. “Port development” means public or private facilities for transfer of cargo or passengers from water-borne craft to land and vice versa, including, but not limited to: piers, wharves, sea islands, commercial float plane moorages, offshore loading or unloading buoys, ferry terminals, and required dredged waterways, moorage basins, and equipment for transferring cargo or passengers between land and water modes. Excluded from this definition and addressed elsewhere are airports, marinas, boat ramps or docks used primarily for recreation, cargo storage and parking areas not essential for port operations, boat building or repair. The latter group is considered industrial or accessory to other uses. This definition excludes fossil fuels transshipment facilities.

1506

Discussion/Notes: Consistency with Zoning Code changes.

1507

23.110.180 R definitions.

1508
1509

6. “Renewable biomass” includes but is not limited to the following:

(1) Planted crops and crop residue harvested from agricultural land.

1510 (2) Planted trees and tree residue from a tree plantation.

1511 (3) Animal waste material and animal byproducts.

1512 (4) Slash and pre-commercial thinnings.

1513 (5) Organic matter that is available on a renewable or recurring basis.

1514 (6) Algae.

1515 (7) Separated yard waste or food waste, including recycled cooking and trap grease.

1516 (8) Items 1 through 7 including any incidental, de minimis contaminants that are impractical to remove and are related to
1517 customary feedstock production and transport.

1518 *Discussion/Notes: Consistency with Zoning Code changes.*

1519 7. "Renewable Fuel" means liquid fuels produced from renewable biomass. Common renewable fuels include ethanol and
1520 biodiesel:

1521 (1) "E85 motor fuel" means an alternative fuel that is a blend of ethanol and hydrocarbon of which the ethanol portion is
1522 nominally seventy-five to eighty-five percent denatured fuel ethanol by volume that complies with the most recent version of
1523 American society of testing and materials specification D 5798.

1524 (2) "Renewable diesel" means a diesel fuel substitute produced from nonpetroleum renewable sources, including vegetable
1525 oils and animal fats, that meets the registration requirements for fuels and fuel additives established by the federal
1526 environmental protection agency in 40 C.F.R. Part 79 (2008) and meets the requirements of American society of testing and
1527 materials specification D 975.

1528 (3) Renewable fuels shall include those designed to result in a lifecycle greenhouse gas emission reduction of at least 50% or
1529 more under the Federal Clean Air Act. Renewable fuels shall not include products produced from palm oil or other
1530 feedstocks that cannot be proven to reduce greenhouse gas emissions utilizing accepted methods of the Washington State
1531 Department of Ecology or US EPA.

1532 *Discussion/Notes: Consistency with Zoning Code changes.*