

WHATCOM COUNTY

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Mark Personius
Director

Memorandum

July 9, 2020

TO: The Whatcom County Planning Commission
FROM: Matt Aamot, Senior Planner
THROUGH: Mark Personius, Director
RE: Cherry Point Amendments (PLN2018-00009)

Industry representatives have raised questions/concerns relating to how pipelines, including pipelines within an existing facility or between facilities within the Heavy Impact Industrial (HII) zone, would be treated under the subject proposal.

In order to address this issue the Planning and Development Services Department (PDS) is proposing the amendments, and associated rationale, below:

Amend the "permitted uses" section of WCC 20.68, Heavy Impact Industrial District, as follows:

.086 Pipelines carrying petroleum or petroleum products solely within the Heavy Impact Industrial zoning district.

.087 Pipelines carrying natural gas solely within the Heavy Impact Industrial zoning district.

Rationale for Change: Existing WCC 20.82.030(1) requires a conditional use permit for pipelines carrying petroleum and petroleum products when located outside the Heavy Impact Industrial (HII) zone. This implies that such pipelines within the HII zone are permitted outright (and this is the way PDS has interpreted the provision in the past). Adding the petroleum pipeline language above would clarify the rules for the HII zone.

Existing WCC 20.82.030(2) requires a conditional use permit for "Regional transmission pipelines for the bulk conveyance of natural gas, or pipelines termed a distribution pipeline but having characteristics that fit the definition of a transmission pipeline." This implies that pipelines that do not fit this description are permitted outright (and this is the way PDS has interpreted the provision in the past). Adding the natural gas pipeline language above would clarify the rules for the HII zone.

PDS thinks the proposed amendments would be beneficial because they would provide PDS, applicants, and the public with a clear understanding of the pipelines regulations within HII zone. Thank you for your consideration of this issue.