

**From:** [Lee, TJ](#)  
**To:** [PDS Planning Commission](#)  
**Cc:** [Johnson, Tim](#)  
**Subject:** Comp plan input  
**Date:** Friday, September 20, 2019 9:51:04 AM  
**Attachments:** [image001.png](#)  
[ComplanSpeech.docx](#)

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Planning Commission neighbors,

Please find the attached speaking points that I discussed on September 12<sup>th</sup>.

I would like to reiterate my concern that the actual impact of excessively restrictive zoning would be an increase in pollution, a decrease in safety, and negative economic consequences.

Thank you for your work and please feel free to reach out if I can support in any way,

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My name is TJ Lee, I'm grateful to be coming up on 10 years in Bellingham, which is my home where I'm raising my family.

I'm here to oppose radical changes to the Comp Plan.

For the last couple years, I've been working on what is now the Green Apple Renewable Diesel project at the Phillips66 Ferndale Refinery.

I'm really excited about this project as are upper Management at Phillips66 and many in this community that I've talk to.

- a. The environmental benefits result in a 5x greater reduction in CO2 emissions than putting solar panels on every single house in Whatcom county
- b. This is a big investment in Whatcom county and for the environment
- c. The single biggest risk to this project is the environmental permitting
  - i. I've had the opportunity to work with the county and state's professionals and scientists. They are good at what they do. The county needs to trust their own people and to do the job they are specifically trained and qualified to do; evaluate the environmental impacts.
- d. A comp plan that requires a vote of popular opinion to support a project undermines the permitting agency, and fact and science-based decision making.
  - i. This project is schedule driven; we are making significant investments to realize the benefits of this project as soon as possible.
    1. We are a risk adverse industry; An additional permitting step is viewed as a risk and threatens the viability project.
  - ii. Ferndale refinery is a well-suited neighbor for this renewable diesel creating efficiencies that may not be possible in other location
    1. disincentivizing investment in Whatcom county will result in more pollution

Not having exemptions in the comp plan for safety, environmental (such as renewable projects), and reliability would be reckless.

Please consider collaborating with people who work at Cherry Point and understand the actual impacts of the comp plan changes, so that we do not inadvertently damage our community and the planet.