

Sophia Cassam

From: Jay Kimball <jay@mountaincedar.com>
Sent: Wednesday, February 19, 2020 9:37 AM
To: Sophia Cassam
Subject: Re: For Your Review: Utilities Element
Attachments: 2020-02-06_Draft_Uilities_Element - OPALCO comments.docx

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Thanks Sophie.

Here are OPALCO's edits to the Utilities Element, with track changes on, attached below. Let me know if you would like me to send them through other channels too.

Warm regards,

Jay Kimball

On Feb 7, 2020, at 9:38 AM, Sophia Cassam <sophiac@sanjuanco.com> wrote:

Hi Jay,

Thanks for providing helpful information on OPALCO and for reviewing the draft *Comprehensive Plan* Appendix 8, Utilities Inventory back in October.

Here is our next step, the draft Utilities Element, for your review. Colored strikeout/underline or track changes make it easy for us to incorporate suggestions.

If you have any comments, please submit them by February 19th so we can make the changes before we brief the Planning Commission.

Best,

Sophia Cassam, Planner I - Direct Line (360) 370-7589
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<2020-02-06_Draft_Uilities_Element.docx>

**COMPREHENSIVE PLAN
SECTION B, ELEMENT 8**

**UTILITIES ELEMENT
~~November 2005~~
February 06, 2020**

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ELEMENT 8

DRAFT
UTILITIES ELEMENT

TABLE OF CONTENTS

8.1 INTRODUCTION 1

8.2 RELATIONSHIP TO OTHER *PLAN* ELEMENTS..... 2

8.3 CURRENT CONDITIONS AND FUTURE OUTLOOK 2

 8.3.1 Electricity..... 2

 Current Conditions..... 2

 Energy Outlook 2

 8.3.2 Propane 3

 8.3.3 Communications 4

8.4 KEY CHALLENGES..... 4

8.5 GOALS AND POLICIES 5

 8.5.A General Goals and Policies..... 5

 8.5.B Utility-Specific Goals and Policies 9

8.1 INTRODUCTION

8.1.A Purpose

~~The purpose of the Utilities Element is to set goals and policies which provide guidelines for the provision of utility services in San Juan County, and to facilitate coordinated, cost-effective planning and construction by the County and by individual utility service providers in a manner consistent with the goals and policies set forth in this *Plan*. This element consists of General Goals and Policies, Utility-Specific Goals and Policies, and a Utilities Inventory in Appendix 8.~~

The Utilities Element includes the current and projected conditions of utilities in San Juan County. Utility services included in this Element are electricity, propane, telecommunications, internet and cable. San Juan County does not provide utility services; therefore, this Element relies on information shared by utility providers.

This Element establishes goals and policies to guide the provision of utility services. Goals and policies aim to facilitate coordinated, cost-effective provision of services, planning and construction by utility service providers in a manner consistent with the goals and policies of other elements of the *Comprehensive Plan (Plan)*. This document also identifies opportunities and challenges for utility services through the 2036 planning period. These opportunities and challenges stem from projected population increases, new technologies, and climate change.

The Utilities Element reflects certain key assumptions:

1. Utility providers are the best identifiers of utility problems and the solutions needed to overcome them;
2. Level of service (LOS) standards, concurrency, and capacity requirements do not apply to utility services addressed in this element;
3. Privately owned utilities are not public facilities although they provide a public service. Each utility bears the responsibility for providing services to San Juan County residents within the guidelines of their own policies and in a manner consistent with the regulatory bodies having jurisdiction over them; and
4. County residents ultimately bear the majority of the costs associated with the provision of utility services through utility rates, taxes, land development costs, and impacts to environmental and aesthetic values.

This Element supports the *Plan* Vision and fulfils the requirements of the Growth Management Act (GMA) for utilities planning. Regarding energy, the Vision states, “Our community strives for energy independence...we use renewable energy.” Regarding communication systems, the Vision affirms that “Advanced communication infrastructure is encouraged...we encourage new ideas and new technology... [and] communication systems support our economy.”

The Utilities Element is oriented toward meeting the needs of the people of the County in the midst of growth, climate change, and ever-advancing technologies. The GMA calls for comprehensive plans to include “the general location, proposed location, and capacity of all existing and proposed utilities” in

RCW 36.70A.070(4). By fulfilling the GMA requirement, the County positions itself to make effective use of existing utilities infrastructure, and to be responsive to inevitable change. Together, this Element and Appendix 8, Utilities Inventory meet this requirement. Appendix 8 contains the in-depth inventory of utilities.

8.2 RELATIONSHIP TO OTHER PLAN ELEMENTS

The siting and provision of utility services interacts with other topics in the Plan. Utilities information can be found in both the Utilities and Capital Facilities Elements and Inventories. Water and sewer utilities are discussed in the Capital Facilities Element and Inventory, and are subject to concurrency requirements and Level of Service (LOS) standards. Services discussed in the Utilities Element and Inventory are not subject to concurrency requirements or LOS standards. The siting of utilities facilities, such as propane storage, electrical substations, and telecommunication towers, is a land use issue. Telecommunication services are closely tied to issues discussed in the Economic Development Element. The Utilities Element must be consistent with other Plan elements. No element can be enacted independently without consideration of other elements.

8.3 CURRENT CONDITIONS AND FUTURE OUTLOOK

The following subsections summarize existing utilities conditions and provide a look at what the future may hold for the provision of those services. The outlook is based on the assumption that the County will grow according to the population projections in Plan Appendix 1. Both existing and future utility services are and will be operating in the context of climate change and the development of new energy and communication technologies.

8.3.1 Electricity

Current Conditions

Orcas Power and Light Co-operative (OPALCO) provides electricity in the County. The majority of electricity is sourced from hydropower on the mainland. Bonneville Power Administration and Puget Power generates and distributes it. Local alternative energy sources, such as solar power, currently generate about one percent of electricity. In 2019, OPALCO served 14,913 accounts on 21 islands. OPALCO estimates an annual increase of 0.5 percent for the number of residential accounts and 2.0 percent for commercial accounts.

Energy Outlook

Globally, we face a climate crisis induced by human-generated greenhouse gas emissions. In the Pacific Northwest, we have observed wildfires, drought, lack of snowpack, and increased ocean acidification in recent years¹. Governor Inslee's Executive Order 14-04 includes key areas for addressing climate change, including reducing carbon emissions and improving energy efficiency². San Juan County can reduce carbon emissions by increasing reliance on electricity if it comes from clean, renewable sources, and is used as efficiently as possible. Transportation and home heating/cooling are two major sources of energy

¹ <https://fortress.wa.gov/ecy/publications/documents/1902031.pdf>, pg. x.

² https://www.governor.wa.gov/sites/default/files/exe_order/eo_14-04.pdf

expenditure in the County (and anywhere else). [Over half of energy use in the county comes from transportation, which accounts for 41% of Washington State fossil fuel emissions. Electric transportation costs about 75% less than fossil fueled transportation, helping keep dollars in the local economy.](#)

Transportation will add a load to electricity demands due to an increase in the use of electric vehicles (EVs) as they become less expensive and allow for longer ranges. The State has reinstated tax breaks for non-luxury electric vehicles in an effort to increase their prevalence and reduce transportation emissions. In 2019, Washington State Ferries (WSF) announced that it would begin transitioning its diesel ferry fleet to hybrid-electric, with the addition of at least one new all-electric ferry. The anticipated 2030 ferry electrification will add load as well. Ferry electrification is an effort to drastically reduce greenhouse gas emissions. Currently, WSF generates fifty percent of greenhouse gas emission from working boats in Puget Sound (220,000 metric tons annually), despite only making up only six percent of such boats³.

While power in Washington may be cleaner than in other states that rely heavily on fossil fuels to generate electricity, hydropower is not without environmental impact. Dams that generate hydropower are harmful to Chinook Salmon populations, which Orca Whales in the Salish Sea rely on as a food source.

There is a push toward energy independence from the mainland. Renewable energy resource costs have been falling, while mainland pricing has been slowly rising. The point at which they cross is called *grid parity*. In other words, grid parity is the point at which an emerging technology becomes economically viable. At that point, the emerging technology has increasing cost savings compared to the legacy technology. Once a resource is at grid parity or better, it can be added into OPALCO's energy portfolio to replace or moderate the cost of legacy energy sources. OPALCO expects that local renewable energy resources will become competitive with mainland power wholesale electric rates and reach grid parity around 2025. OPALCO is transitioning to a more locally generated energy mix, which could include member-generated energy (solar, wind, micro-hydro), Community Solar, utility-scale solar, tidal energy, and other new technologies.

More information about the future of electricity in San Juan County can be found in OPALCO's planning documents. OPALCO's long-range plan contains an analysis of capacity development needed to meet future demands. Additionally, their four-year Construction Work Plan contains load forecasts and information on construction projects.

8.3.2 Propane

There are no natural gas lines in San Juan County. The population relies heavily on propane. Propane tanks are not allowed on Washington State Ferries. Propane utility providers barge propane from the mainland to their distribution centers on San Juan, Orcas, and Lopez islands. The two propane providers in San Juan County are Inter-Island Propane and San Juan Propane. Inter-Island Propane recently established a facility on Orcas Island, which is subject to County inspection prior to starting operations.

The demand for propane will likely increase as the County's population increases. However, alternative renewable energy sources, such as home solar energy installations, and changes in State building code requirements to meet WA State Greenhouse Gas targets for energy efficiency may reduce the per capita demand for propane in the future.

³ <https://medium.com/wagovernor/clean-transportation-advances-with-hybrid-electric-ferries-85d2db1f902b>

8.3.3 Communications

San Juan County encourages the development of advanced communication infrastructure. Reliable, up-to-date communication services support everything from healthcare and public safety, to economic opportunity and modern lifestyles. Geographic isolation and relatively small resident populations have historically inhibited the extension of telecommunication services to some islands in the County. Today, Fiber and LTE are providing faster and more expansive communication services.

- **Fiber:** The availability of fiber optic based services has grown extensively throughout the County in the past decade, meeting the growing needs of the electric grid, emergency communications, and residential and business broadband and cell phone service. Approximately half of County addresses are located within a serviceable distance of existing fiber optic facilities. As demand for higher bandwidth and additional improvements are made to public infrastructure, the availability of fiber optic services are expected to continue to grow.
- **Voice over Internet Protocol (VoIP):** Anyone with a reliable internet connection can purchase VoIP service, which is becoming more common as internet access and speed increases. It is the predominant method for non-wireless voice communications around the nation, particularly for businesses.
- **Fixed Wireless - Long-Term Evolution (LTE):** LTE is a standard for wireless broadband communication for mobile devices and data terminals. It increases the capacity and speed using a different radio interface together with core network improvements. LTE utilizes cellular technology to provide high-speed data and voice service has been deployed throughout the County. It provides access to phone and internet where fiber is currently unavailable, including eighteen non ferry-served islands.
- **Fixed Wireless - Cellular:** All major cellular carriers have coverage to an extent in the County; however, the geography currently limits coverage in some areas. For some residents and visitors, lack of cell service poses a safety concern because it would be difficult to call for help in the case of an emergency.
- **Plain Old Telephone Service (POTS):** The main provider of POTS is CenturyLink. Use of POTS has decreased in the recent years as consumers discontinue landline service or switch to VoIP.
- **Cable:** Cable internet and television services are available from CenturyLink, Zito Media, and POGO Zone in parts of Friday Harbor and Orcas Island. Use of cable services is declining as fiber and wireless broadband becomes more popular.

8.4 KEY CHALLENGES

The key challenges for utilities provided below are based on the utilities inventory in *Plan Appendix 8* and the energy outlook. Considering the assessment of electricity, propane, and communications services, the utilities goals and policies in the following section put an emphasis on:

- Preparing to serve the County’s 2036 forecasted population in *Plan* Appendix 1;
- Meeting energy and telecommunications needs within and outside of population centers;
- Reducing greenhouse gas emissions;
- Reducing environmental impacts of ~~generating the electricity~~all forms of energy we use;
- Increasing energy efficiency; and
- Working with the challenges presented by the islands’ unique geography.

8.5 GOALS AND POLICIES

Utilities goals and policies guide San Juan County’s actions affecting the provision of utility services. This section aims to result in meeting San Juan County’s current and projected needs for energy and communications in a way that is cost-effective, efficient, appropriate for the character of the islands, and responsive to climate change. These goals and policies are informed by the 2005 Utilities Element, other *Plan* elements, information from utilities providers, community feedback, and by state climate directives.

8.5.A General Goals and Policies

The ~~G~~general ~~G~~goals and ~~P~~policies in this Element address the planning, location and siting of utilities;_i services to new development;_i and environmental protection. These issues are common among all utility services.

~~8.2.A~~ Long-range Planning

~~Goal 1. Goal: To e~~ Coordinate planning efforts between San Juan the County and utility service providers and encourage the regular exchange of information plans, maps, and other pertinent information; to aid utility service providers in anticipating and responding to growth ~~by establishing land use policies and regulations to direct and manage future growth;~~_i and to maintain consistency between utility service plans and San Juan County plans.

CLEAN Read: Coordinate planning efforts between the County and utility service providers and encourage the regular exchange of information to aid utility service providers in anticipating and responding to growth and to maintain consistency between utility service plans and County plans.

Policies (~~8.2.A.1-6~~): (~~8.5.A.1.1 – 6~~):

1. Provide utility service providers with appropriate plans and mapped information to help establish a common ~~e~~County-wide base map for utilities planning.
2. Obtain Mmaps and facility inventories, with text designating the approximate location of existing facilities and the general location of proposed new facilities, ~~will be obtained~~ from utility service providers and integrated ~~them~~ into the ~~e~~County’s Geographic Information System (GIS).
3. ~~Review the utility facilities inventory annually and provide updates on a biennial basis or as necessary.~~

- ~~3.~~ 4. Provide utility service providers with ~~annual updates and status reports~~ for the six year capital improvement financing plan to aid in their ability to coordinate necessary system improvements.
- ~~4.~~ 5. Cooperate with utility providers in siting facilities for new and alternative technologies to save money and promote reliability of existing utilities by conserving existing energy resources, while promoting a feasible conversion to energy-saving technologies.
- ~~5.~~ 6. Cooperate with utility service providers in future comprehensive planning efforts, ~~and in to evaluating actual patterns and rates of growth and comparing such patterns and rates them~~ to demand forecasts.

8.2.B — Project Coordination

Goal 2. ~~Goal: To a~~ Allow for the timely and cost-effective provision of utility services to eCounty residents by enabling inter-agency joint project planning; and ~~to ensure the availability and use of utility corridors within public rights-of-way for the placement of utility service facilities.~~

Policies (8.2.B.1-4): (8.5.A.2.1 - 4):

1. Facilitate inter-agency coordination and planning for joint trenching, installation, upgrade, repair, maintenance, and construction of new utility facilities between the Public Works Department, the various utility service providers, and other agencies.
2. Provide timely notification of proposed projects in public rights-of-way to utility service providers and coordinate the placement of both above- and underground utility facilities, which are necessary to provide adequate service, including transformers, switch vaults, telephone pedestals, utility equipment cabinets, and other necessary utility equipment or structures.
3. Allow for utility services in N~~new dedications for public rights-of-way should allow for utility services.~~
4. ~~Utility providers should be consulted~~ Encourage consultation between permit applicants and utility providers during the permitting process for installation of utility systems. [Moved from Goal 4]

8.2.C — Location and Siting

Goal 3. XX-XXX

~~Goal: To Allow for the presence, continuing operation, maintenance, and expansion of the full range of utility services available as reflected in the facilities inventory.; to Accommodate future changes in conditions and technologies which may impact the character and operation of utility facilities. ; to recognize that the geographic character of San Juan County necessitates providing access and the ability to cross shorelines and waterways to utilities; and to recognize that utility facilities must occupy and traverse a broad range of areas and land use designations.~~

Policies (8.2.C.1):

1. ~~Recognize that the geographic character of San Juan County necessitates providing access and the ability to cross shorelines and waterways to utilities; and to and that recognize that utility facilities must occupy and traverse a broad range of areas and land use designations. [Moved to Environment/Rural Character goal]~~
2. ~~Locate and site utility facilities to minimize negative impacts to the rural character and natural environment of the county. New transmission facilities, substations and submarine transmission cable terminal facilities should be located and sited to minimize adverse impacts to the county's shorelines and rural character. [Moved to Environment/Rural Character goal]~~
3. ~~New utility facilities should conform to the policies of the Land Use Element.~~

8.2.D—Permitting

Goal 3. Goal: ~~To f Foster~~ predictability and timeliness in processing permit applications for utilities new utility facilities or utility service work; and to allow for necessary maintenance, repair, improvement, and expansion of utility facilities in a timely and efficient manner.

Policies ~~(8.2.D.1-3):~~ (8.5.A.3.1 – 2):

1. ~~Priority should be given to maintenance and repair work required to restore utility service under emergency circumstances.~~
Provide provisions for emergency response for delayed permitting of activities necessary to prevent an imminent threat to public health, safety, or the environment; or to public or private property.
2. ~~Identify utility installation, relocation and maintenance activities that are expected to have significant permanent or unmitigable impacts.~~
23. ~~Identify utility installation, relocation and maintenance activities which are expected to have insignificant environmental impacts and will establish exemptions from permit requirements for those types of activities.~~
Continue to allow utility exemptions from critical area requirements for the installation and construction of utility lines and equipment, provided the conditions of exemption are met and documented.

8.2.E—New Development

Goal 4. Goal: ~~To minimize adverse impacts of providing utility services to new development on the rural character of San Juan County ; to allow for the provision of the full range of utility services to county residents; and to provide for new utility facilities which are compatible with or can be mitigated to minimize adverse impacts to adjacent land uses. Protect rural character by minimizing the adverse impacts of utility services.~~

Policies ~~(8.2.E.1-3):~~ (8.5.A.4.1 – 5):

1. ~~Require Nnew utility installations to serve for new development should to be installed underground, except that sServices for single-family residential construction on an existing parcel may connect with existing overhead utility facilities.~~

2. Require Nnew development should to be designed so that utility easements are accessible and have sufficient capacity for installation of the full range of required utility services.
- ~~3. Utility providers should be consulted during the permitting process for installation of utility systems. [Moved to Goal 2]~~
- ~~4. New utility installations should provide vegetative screening or buffers for existing adjacent development.~~
- ~~5. New development approved adjacent to existing utility facilities should provide vegetative screening or buffers.~~
3. Require landscaping to buffer adjacent uses for new utility installations excluding above ground utility facility development and distribution or transmission corridors when located outside a public right-of-way.
4. Locate and site utility facilities to minimize negative impacts to the rural character and natural environment of the county. [Moved from old goal 3]
5. New transmission facilities, substations and submarine transmission cable terminal facilities should be located and sited to minimize adverse impacts to the eCounty's shorelines and rural character. [Moved from old goal 3]

8.2.F Environmental Protection

Goal 5. Goal: ~~To Protect and preserve natural habitats and environments while also providing for the location and extension of necessary utility facilities.~~

Policies (8.2.F.1-4): (8.5.A.5.1 - 4):

1. ~~View Environmental protection and a quality environment are viewed as one product of, and not a constraint on, good utility service, and are important components of operation in the public interest. Regulations for environmental protection should recognize both the significance and permanence of potential environmental damage and the cost to mitigate or avoid potential damage for proposed utility projects.~~
2. ~~Locate Nnew utility facilities should be located away from, or constructed them in a manner compatible with, critical areas, Rresource Llands, and Sshorelines. Recognize that physical and service constraints may not allow relocation away from or full compatibility with such areas and resources.~~
- ~~3. Condition the approval of new utility facilities so as to avoid or mitigate any significant adverse impacts, and to develop appropriate compensating measures where mitigation is not feasible.~~
3. 4Ensure that utility service providers are responsible for costs such as those associated with damage caused to the environment and public rights-of-way so that utilities providers will seek to minimize those costs in their planning, decision-making, and project execution.

4. ~~5.~~ Recognize that the geographic character of ~~San Juan~~ the County necessitates ~~requires~~ providing access to and the ability to cross shorelines and waterways to connect utilities; ~~and to~~ and that ~~recognize~~ that utility facilities must occupy and traverse a broad range of areas and land use designations. [Moved from old goal 3]

8.5.B Utility-Specific Goals and Policies

ELECTRICITY

8.3.A5.B Electricity

Goal 6. Minimize the environmental impacts of electricity production and use.

~~Goal:~~ Encourage the exploration of innovative and alternative technologies regarding energy conservation.

~~Policies (8.2.G.1):~~ (8.5.B.6.1 – 6)

1. Encourage utility service providers to explore innovative and alternative methods of producing energy.
2. Support the transition toward energy independence from the mainland by working with the San Juan County Conservation District and OPALCO to promote community solar projects and provide technical assistance and incentives to increase individual home solar installations.
3. Encourage utility providers, WASDOT, and the public to reduce greenhouse gas emissions.
4. Adopt regulations that allow facilities that support the distribution of electricity for cleaner transportation including electric vehicles and electric ferries.
5. Provide electric vehicle chargers at key destinations throughout the County.
6. Increase energy efficiency of buildings and systems on the islands by:
 - Providing educational materials and supporting education on energy efficiency in buildings, beyond State energy efficiency requirements; and
 - Updating and building new County buildings beyond State energy efficiency requirements and generating some electricity with solar arrays when feasible alternatives are available.

Goal 7. Goal: ~~To Assist~~ Collaborate with the Orcas Power and Light Company (OPALCO) in achieving its goals for energy resiliency. ~~as stated in the Cooperative's Bylaws and Articles of Incorporation: "to make electric energy available to its members at the lowest cost consistent with sound economy, good management, and the public interest."~~

~~Policies (8.3.A.1-6):~~ (8.5.B.7.1 – 5):

1. Assist OPALCO when necessary to respond to new, unforeseen conditions and technologies that may affect utility operations and facilities.
2. Coordinate planning to allow for the appropriate location and siting of all necessary existing and future facilities including overhead, underground, and submarine transmission and distribution systems, substations, cable terminals, standby and utility-scale generation, and any other necessary equipment or structures. Existing facilities are shown in Figure 1, below.
3. Consider electric power facilities to be essential public facilities. The impacts from climate change, the changing regulations around carbon emissions, and the restructuring of the electric transmission market throughout the Pacific Northwest will impact the electric grid serving San Juan County, with the potential for increased unplanned outages and rolling blackouts. The need for locally generated electricity from wind, solar, tidal, and other sources are vitally important to prevent economic disruption, and preserve San Juan County's environment. The siting of electric facilities serving locally generated electricity and its supporting infrastructure will enable the deployment of an electric ferry system and speed the electrification of the state's transportation system. These types of development activities are to be addressed as Essential Public Facilities due to their importance serving the San Juan County island community.
4. Locate and site new upland power transmission facilities, substations and submarine transmission cable terminal facilities ~~should be located and sited~~ to minimize adverse impacts to the rural character, shorelines and natural environment of the County.
5. Allow the testing of pilot programs to evaluate new alternative energy sources ~~which are~~ consistent with the goals and policies of this *Plan* and that ~~which~~ comply with all attendant regulations.
6. ~~Develop a process for locating sites deemed appropriate for the location of alternative power generation facilities.~~

TELECOMMUNICATIONS

8.3.B Telecommunications

Goal 8. Goal: ~~To~~ Promote the widespread availability of communication systems to facilitate communication among members of the public, public institutions, government agencies businesses, and to promote the public service and safety advantages and economic opportunities afforded to the community due to the availability of state-of-the-art telecommunications technology.

Policies (8.3.B.1)-(8.5.B.8.1 – 2):

1. Consider ~~Telecommunications facilities which are~~ developed and operated expressly to carry out emergency services ~~should be considered~~ as essential public facilities are to be addressed as Essential Public Facilities due to their importance serving the San Juan County island community.
2. ~~In keeping with the County's goal to promote the public service, safety advantages and economic opportunities of widespread availability of state-of-the-art telecommunications technology, potentially suitable personal wireless facility locations identified on the Official County Map, per~~

~~SJCC 16.80.040, as (1) preferred, (2) potentially suitable and (3) conditionally suitable locations, should be reviewed and updated every five years.~~

Coordinate with Rock Island, Emergency Services, Public Works, and the County's Fire Districts to upgrade the County's emergency radio communications.

PROPANE

Goal 9: Recognize propane as an important heating source in the County.

Policies (8.5.B.9.1 – 2)

1. Identify appropriate land use designations for the siting of bulk fuel storage.
2. Support the use of historic barge landings that have served as landing sites for transporting bulk fuels.

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