

Jefferson County Planning Commission
GMA Periodic Assessment - Comprehensive Plan Review

Chapter 2 Urban Growth Area

2-3-2010 PC Notes:

- ☐ Need to begin chapter with broader policy statement and summary for the Irondale/Port Hadlock UGA in particular. “UGA provides the best opportunity for the County to provide affordable housing” and “develop affordable housing by making a desirable community environment”.
- ☐ Need Table of Contents or some early indication in the chapter to show where the goals are located. The goals are not directly connected to the text. Need concrete connection, less abstraction.
- ☐ There’s a contradiction between the goal of creating higher density and with the amount of low density zoning seen on Table 2-1a, p. 2-11.
- ☐ Increase the amount of High density zoning in the urban core.
- ☐ Define the urban core and plan around that.
- ☐ Multimodal transportation—walking, bicycles, etc.
- ☐ Concerns with the amount of traffic signaling and traffic lanes shown in Table 2-5 UGA Transportation Improvements. Reduce signalization and use roundabouts on thoroughfares.

New policies proposed:

- ☐ Policy: Encourage Mixed Residential/Commercial development

Concentrate higher residential density to commercial center

Use form-based code and Performance-based code.

- ☐ Policy: Give high priority to the development and use of non-motorized transportation in UGA
- ☐ Policy: Give higher consideration to round-about traffic control over signalization control
- ☐ Use traffic calming techniques in the community design (pedestrian bumpouts, medians, etc.)
- ☐ Segregate non-motorized traffic from motorized traffic
- ☐ Shift the mix of parking options to discourage large parking areas. Examine parking space/occupancy ratio requirements in development regulations
- ☐ Consider “Shared-Space” concept in urban design
- ☐ Policy: Relax building height limitations
- ☐ allow row houses (efficient)
- ☐ look at ADU policy to see that it accomplishes goal of affordable housing
- ☐ Discourage low-density subdivisions with cul-de-sacs (no through traffic, encourages auto dependency)

- ☐ Establish minimal building setbacks and design that facilitates the goal of bringing in more green-space within commercial areas (street parking separated from pedestrian-ways with green belt, areas between commercial areas connected with green space, place to park a bicycle off of the street.)
- ☐ Address aesthetics and how we develop community places
- ☐ Goals in CP are too broad and ethereal to gain the picture of what we think the UGA would look like. Consider mock-ups, renderings, concepts of form-based code implementation. Get to a vision of the UGA.
- ☐ Policy: discourage strip commercial development
- ☐ Consider pedestrian safety
- ☐ Consider lighting regulations, dark sky initiatives to prevent light pollution.

Affordable Housing

- ☐ Allow for community land trusts (not-for-profits)
- ☐ Allow units over stores (& behind stores)

GMA Mandatory Update items

Flood Plain—see what requirements may apply to shoreline and Chimacum Creek

Physical Activity Guidelines—review policies for transportation, pedestrian accessibility, amenities, non-motorized travel, etc.

Chapter 3 Land Use, Rural

2-3-2010 PC Notes:

- ☐ Incorporate amendments since 2004 into Comprehensive Plan
- ☐ More adequately address relationship with Port Townsend (UGA allowed by County).
- ☐ Address MOU (MOA?) between City, Port and County on Industrial development
- ☐ Update population table (3.1)
- ☐ Review criteria for designation of property zones—propose chapters to clarify objective criteria
 - Criteria for encouraging cluster development
 - Consider rural/forest zoning designation
 - Consider rural/agriculture zoning designation
- ☐ Add aquaculture to Resource Lands
- ☐ What about Reserve Lands? (Dabob Bay, Protection Island)
- ☐ Delete tables 3-4 and 3-5
- ☐ Revisit LAMIRD Designations and Uses (Use Table update)
- ☐ Incorporate new laws of SB6307, ESAB2905, SSB 5786
- ☐ Master Plan Resorts—existing plats & development plans

2-17-2010 PC Notes:

- ☐ Should we zone private property within Quinault Reservation?
- ☐ Shall we remove stuff on page 17/18 and other historical information that is not specifically germane to the plan.
- ☐ Land banks for Major Industrial development
- ☐ Include date on Table 3-8
- ☐ Address changes to GMA as to economic development in rural areas (pp 3-24, #1)
- ☐ Encourage certain business development by eliminating need for conditional use permit.
- ☐ Attempt to reduce need for conditional use permits wherever possible
- ☐ Do we need any changes to the Comp. Plan to support the county's adoption of the Dept. of Ecology Stormwater Management Manual? (County's Comprehensive Stormwater Management Plan)
- ☐ Delete LMP 4.7
- ☐ Add language to strengthen impact fees.
- ☐ Add language to "ensure that logging activities do not cause soil erosion."
- ☐ LNP Goals 4, 5, 6 – consolidate to be consistent with reduction in number of rural commercial types
- ☐ Create specific language to encourage incentive based farmland conservation in LNP 22.3.
- ☐ LNP 22.2 – include aquaculture
- ☐ LNP 22.3 – Include Tom B's list of WAC and RCW changes
- ☐ LNP 22.4 – Conserve agricultural lands within and near population centers and main transportation corridors.
- ☐ LNP 22.8 – remove word "sediments".
- ☐ Include wildlife corridors – New Goal – Environment Chapter

Chapter 5 Housing

2-17-2010 PC Notes:

- ☐ Define what is meant by affordable housing....80% of Area Median Income??
- ☐ Define permanently affordable
- ☐ Develop an "inclusionary zoning" ordinance, where developers are required to set aside land for affordable housing.
- ☐ Encourage Density bonus for affordable housing
- ☐ Reduced development fees and infrastructure charges for permanently affordable housing.
- ☐ Increased fees for large homes (say 1,800 sq ft). Fees would be directly to permanently affordable housing fund.
- ☐ Eliminate the requirement that the owner live in either the main house or the ADU pp. 5-2, 5-3, 5-4, Tables 5-1, 5-2, & 5-3 require updating.

- ☐ p. 5-5 First full paragraph referring to manufactured housing should be updated to reflect current State findings and guidelines.
- ☐ p. 5-5 *Housing Tenure* - First paragraph – Language regarding “seasonal rentals” needs to be updated reflecting the reality that in a poor rental market, property owners looking to rent may be willing to accept a much broader variety of leases, long term and short.
- ☐ p. 5-5 *Housing Costs* – First paragraph. The impact of tax and utility costs should be noted in addition to “income” and “housing costs” as affecting “housing affordability”.
- ☐ p. 5-5 *Housing Costs* – Second paragraph, first sentence – (At least in the last year) there has been no steady increase in prices. I believe the phrase “steady series of fluctuations” doesn’t say much, and should be replaced by something more definitive.
- ☐ pp. 5-6, 5-7, Tables 5-4, 5-5, 5-6 require updating.
- ☐ p. 5-8 *Housing Resources* – The section sub-titled Senior Housing on p. 5-12 should be re-written to account with recent research and moved up in the section to an appropriate place.
- ☐ p. 5-9 *Persons Living with HIV/Aids* – This title and paragraph should be revised to refer to “chronic diseases” or (I think) “life threatening”, or “debilitating” or “acute” diseases affecting one’s ability to maintain in existing or afford new housing.
- ☐ p. 5-9 Homelessness – this paragraph needs expansion to include new realities and objectives.

GOALS AND POLICIES

Page 5-13 HOUSING

- ☐ HSG 1.0 Delete 1st 5 words and add one word at the end so that the sentence reads: “Provide an adequate supply of housing for country residents of all income groups and needs.”
- ☐ p. 5-13 *HSG 1.0* – Change to “...residents of all income groups **and needs**.”
- ☐ HSP 1.1 Replace 1st 4 words so the sentence reads: “Encourage an adequate supply of housing through inter-jurisdictional and public-private cooperative efforts.”
- ☐ HSP 1.2 Replace 1st word and the specific reference to the Port Ludlow MPR with text so that the sentence reads: “Comply with a regional fair share housing allocation process that establishes affordable and special needs housing targets for Urban Growth Areas, Rural Village Centers, Rural Crossroads and Master Planned Resorts.
- ☐ HSP 1.3 Consider deleting this Policy. The organization mentioned would be addressed in 1.1 above.
- ☐ HSP 1.5 Consider deleting this Policy

- ☐ HSP 2.0 Delete the word “affordable” and the text after the word “County” so the sentence reads: “Promote a variety of housing choices throughout the county.”
- ☐ HSP 2.1 Reword the sentence to read: “Enact development regulations and procedures that will assure quality shelter that by following public health and safety standards, will also minimize the economic impact on the development of housing.”
- ☐ Page 5-14 HSP 2.4 Reword text so the sentence reads: “Continue to improve processes that will allow for timely development efforts.”
- ☐ HSP 2.5 Revisit this policy and the idea of ADUs.
- ☐ HSP 2.6 Reword text so the sentence reads: “Maintain a county impact fee program based on a fair share of the cost of new public facilities needed to accommodate each development project.”
- ☐ HSP 2.7 Just keep the first Sentence and consider making the second sentence a separate policy.
- ☐ HSP 2.8 Reword text so the sentence reads: “Establish building codes to exploit benefits of all technologies that would contribute to minimizing environmental impacts, such as composting toilets, holding tanks and gray water systems.”
- ☐ HSP 2.9 Consider deleting this Policy.
- ☐ HSG 3.0 Reword the text so the sentence reads: “Develop partnerships to create programs that will maintain, improve and increase affordable housing in the county.”
- ☐ HSP 3.1 Delete the words “the expansion of existing” so the sentence reads: “Support weatherization and energy conservation activities and programs.”
- ☐ HSP 3.3 Consider deleting this Policy. See also HSP 1.4.
- ☐ HSP 4.1 Consider replacing this policy with HSP 4.2 (Henry)
- ☐ Page 5.15 HSP 4.2 – While it is true that we would wish to do what is stated for “special needs” populations, we do not specifically recognize elsewhere the value of “rehabilitation and adaptation of housing” as being (perhaps) more important than the development of new housing. I think the value of “rehabilitation and adaptation of housing” needs to appear as a policy under HSG 3.0 (p 5-16) or in a re-write of the goal, itself.
- ☐ HSP 4.3 “Wordsmithing” policy so that sentence to read: “Support the development of special needs housing with social service providers and the public agencies that provide services and funding.”
- ☐ HSP 4.4 Remove text identifying specific entities so the sentence reads: “Coordinate with public and private housing interests to ensure that low income and special needs housing is sited in locations that are served by necessary support facilities and infrastructures.”
- ☐ HSP 4.6 Reword text so sentence reads: “Support the provisions of the Federal Fair Housing Act to accommodate disabled persons in Jefferson County.”

- ☐ HSP 4.7 The last sentence seems to have the language of an ordinance and is not appropriate for a policy. Consider relocating this policy into section 2 and rewording text so the sentence reads: “Consider vacant public lands to accommodate low income housing opportunities throughout Jefferson County.”
- ☐ p. 5-15 *HSP 4-17* – the “Joint County-City Housing Advisory Committee” has completed its study and the results should be appropriately incorporated in the Comp Plan.
- ☐ Page 5-16 Additional comments on “STRATAGIES”: It was noted that the Housing Action Plan Network (HAPN) may have addressed many of the strategies. Suggested needed text to clarify item # 6
- ☐ “Consider” is not the correct word for a strategy.
- ☐ The issue is regarding the permitting of the occupancy of a dwelling where the mechanical, electrical, water, and septic are approved as safe but additional finish work remains. The strategy should be to develop an ordinance that will let that occur.
- ☐ There also was discussion that further review and changes would be needed to bring the text providing the background for the HOUSING ELEMENT more current, including the Tables 5-1 through 5.5.
- ☐ There was a suggestion that the “Senior Housing” subject on page 5-12 be relocated.

Chapter 6 Open Space, Parks & Recreation, and Historic Preservation

3-3-2010 PC Notes

- ☐ Identify & locate missing maps
- ☐ Page 6.1 – Open Space Act; Park/Recreation activities v. facilities/maintenance, budget concerns; land use implications; guidelines v. strategies;
- ☐ Replace ‘strategies’ with goal & policy?
- ☐ P. 6.2 – types of open space, use of terms later in chapter;
- ☐ Better define criteria for Ag/Open Space Tax Program or provide reference to details
- ☐ Review maps for accuracy/currency; Jefferson Land Trust has no new maps to provide;
- ☐ Update number of parks
- ☐ P. 6.3 – jurisdiction; Port Ludlow parks – private/public?
- ☐ Add state Dept. of Natural Resource lands (i.e. Natural Area Preserves, Natural Resource Conservation Areas, recreation lands, etc.)
- ☐ Add 2nd bullet for Jefferson County tourist destinations
- ☐ Update references to HJ Carroll and Larry Scott facilities
- ☐ Larry Scott Trail has multi-modal and recreational aspects – better connect with Chapter 10 Transportation element

- ☐ P. 6.5 – level of service (LOS) analysis needs updating
- ☐ What is Dept. of Public Works policy on LOS reduction
- ☐ All data needs review/updating
- ☐ P. 6.6 - Need better detail for LOS for Open Space by type; consistent definitions; consider increasing LOS; ensure consistent with Capital Facilities Plan
- ☐ Add 'Pristine Open Space' to 'wildlife corridor' and create new section about conservation with community partners
- ☐ Improve scientific validity and species-specific diversity of 'wildlife corridors' strike sentence re: 'In many instances...'
- ☐ P. 6.7 – Reorganize Introduction and add History section as noted
- ☐ P. 6.8 – Reorganize Strategies text to be 'identify and preserve' and move to after Goals & Policies
- ☐ P. 6.14 – Delete sentence re: 'Strategies implement...' define elsewhere; rely on Chapter 1
- ☐ Consider better definition of terms (i.e. OSP 1.4 'current use')
- ☐ Clarify 'enhance' for context; does it mean expand, restore?
- ☐ P. 6.15 – Reorganize Goals & Policies

3-17-2010 PC Notes:

- ☐ Greater emphasis on pristine areas
- ☐ Multiple use but consistent with open space type
- ☐ Establish and protect wildlife corridors
- ☐ Address SSB 5186 – increase physical activity with open space and parks
- ☐ Disregard previous direction to eliminate term 'strategy' as it is integral to the construct of the document.
- ☐ Open space can be either public or privately-owned land and still provide ecosystem, wildlife and aesthetic values to the community without dependence on public access status.
- ☐ Oregon state law provides all ocean beaches below ordinary high water as public due to the early establishment of beaches as the state highway and later, the Beach Bill of 1967, but Washington state law allows private tideland ownership with the subtidal area below extreme low tide held as public.
- ☐ Page 6-15 OSP 2.8 – are there any railroad rights-of-way left?
- ☐ OSP 1.4 – add a glossary entry for 'current use' and 'preferred tax assessment'
- ☐ Need to know Public Works/Parks specific status (service needs, level of service, etc)
- ☐ Start next discussion with Historic Preservation Goals, then Chapter 6 Strategies

4-7-2010 PC Notes:

Overall Notes:

- ☐ Change 'utilize' to 'use' throughout chapter/document
- ☐ Invite WA Department of Archaeology and Historic Preservation to present to PC

Specific Notes:

- ☐ Current historic preservation goals & policies adequate – check for state updates and guidance
- ☐ Check status of Pg 6-19, item 1
- ☐ Consider deletions Pg 6-19 #3
- ☐ Combine strategies A2 and A7
- ☐ Strategy A9 – include the new rating system if available
- ☐ In general, current strategies are good but need progress update

Commissioner Hull reported that overall the historic preservation goals and policies look good, the group wants to look into any state guidance that may be pertinent. The status of the strategies needs updating.

Chapter 7 Economic Development

3-3-2010 PC Notes:

- ☐ How do we build community support for a shared vision for economic development?
- ☐ How do we become compliant with GMA re: economic development
 - Foster economic development:
 - Future needs
 - Strengths & weaknesses
 - Local goals, policies, objectives
 - Provisions for growth and vitality
 - Summarize population, unemployment, total payroll
 - Sectors – Bus/sales
 - Strengths & weaknesses
 - See Al's notes:
 - Review Growth Management Act (GMA) [RCW 36.70A.070 \(7\)](#) Comprehensive Plans – Mandatory elements.
 - Coaching method
 - Rewrite
 - Too much pie in the sky, motherhood
 - More flexibility
 - Less do & don't
 - Purpose: help the people
 - Total rewrite – outdated
 - Peter \$1.4 M – hire college graduates
 - We kept Wal-Mart out

- GMA requirements
 - Should regulate GMOs (prohibit) to save seed (spinach, carrots)
 - Mix & maturity
 - Mobilisa; Atlas; Airport
 - 90% have their land – home business/cottage industry
 - Youth moving out; 18-24 y.o. no men
 - Education – 2 year; 4 year
 - Ombudsman/coaching method is good; help them through the maze
 - Professionals to prepare applications
 - Tax on rock/sand
 - Permitting/regulations difficult; use table too restrictive
 - ILB/MIDs needed
 - Economic/social/environment
 - Solar/wind/tidal
 - Motherhood and apple pie
- ☐ Update numbers in beginning of section
 - ☐ Rewrite purpose
 - ☐ Mix of emerging and mature business
 - ☐ Agriculture, forestry, mining – add
 - ☐ Eliminate ‘development prospects’ paragraph
 - ☐ How to expedite new &/or growing business
 - ☐ How to create a ‘permit center’ to expedite development process
 - ☐ Simplify language to allow better understanding

3-17-2010 PC Notes:

- ☐ Handouts: 4 Bad Bear Markets; Year Over Year Change in Retail Sales; Capacity Utilization/US Industrial Output & Production; Historical Data for Civilian Labor Force and Unemployment Rate in Jefferson County; Jefferson County Economic Barriers matrix by planning area.
- ☐ Group discussed data and barriers
- ☐ Behavioral issues
- ☐ The Jell-O Story - The corporate parent that produces Jell-O was dissatisfied with declining sales of the product and set out to determine a new product that would prove more popular and profitable. The result of the search for the new product was the realization that the old product, Jell-O, was a fine product and simply needed re-branding and a new marketing approach.
- ☐ Tourism (e.g. Fort Worden, Film Festival, agriculture with tourism (eco))
- ☐ Cycle/network that includes labor – farm – harvest – prepare – cook
- ☐ Barrier – social acceptance

- ☐ City – County – Port (C/C/P) effort
- ☐ How well are you exploiting the existing business?
- ☐ Experimental business
- ☐ Quilcene School District – proposal for environmental & adventure school to help fight declining enrollment and get people to move in (example from Shoreline School District)
- ☐ Bottom-up approach
- ☐ Start big w/ 100 groups go smaller down to 10 groups, take the best ideas
- ☐ What would we like to see – This is what we don't like
- ☐ Next steps: Rewrite and come back with C/C/P process

Chapter 8 Environment

4-7-2010 PC Notes:

- ☐ Change 'strategy' to 'aim' or 'rationale' or something else
- ☐ View and noise conditions - view may be superseded by SMP provisions
- ☐ Need greater emphasis on reduction of light pollution and glare

Commissioner Hull reported that the chapter is well presented, times have changed - population and density means views, noise, light and glare issues may need more emphasis.

5-19-2010 Notes:

- Garbage disposal – export less out of the County – should be in Capital Facilities
- Promote waste stream reduction through additional strategies
- Make bio-mass conversion self sustaining
- Allow chickens in the UGA to consumption of food waste
- Food composing facility instead on using garbage disposals
- Need to have Al Cairns, the Public Works Solid Wastes Coordinator come speak to PC
- New section in strategies to reduce green house gases and climate change
- The rise in gas prices will force us to change the way we do everything – seek alternatives to petroleum
- Strategies at reducing carbon emissions and waste materials transport
- Minimize and decentralize transportation needs
- Air quality improvements through emission of dust and particulate matter reduction

Chapter 9 Essential Public Facilities

4-7-2010 PC Notes:

- ☐ Review definition of EPF in order to be more specific about identifying and regulating them
- ☐ Include unincorporated UGA's on Page 9.3
- ☐ Consider removing EPFAC on Page 9-13

- Update airport sections to incorporate Airport Overlay 3
- Consider addition of public water access facilities to Chapter 9

Commissioner Giske provided 5 group suggestions:

1. Review the definition to ensure it incorporates the breadth of existing facilities
2. How to adequately include an un-incorporated UGA
3. Consider deleting the Essential Public Facilities Advisory Committee – doesn't exist, may not be needed
4. Review the airport overlays
5. Add public water access as EPF (depending on definition)

Commissioner Hull added a few points: 1) consider EPF impacts to adjacent uses and mitigation; 2) consider becoming solid-waste self sufficient – may be better Comp Plan location (not Chapter 9?)

Chapter 10 Transportation

4-21-2010 w/ J. Peters re: Non-motorized Transportation Plan

- Background and history of the current Transportation Improvement Plan (TIP) – updated every six years
- Federal programs that may provide funding
- “Active Transportation” – building sidewalks to provide and encourage human powered transportation
- State funding to promote pedestrian traffic on State Routes
- Get Federal funds from Naval Base at Indian Island to re-designate SR116 to Chimacum/Center Road since it's the Navy's primary route.
- Revisit Federal function classification and establish policy the encourages regular review
- Obtain the Transportation element checklist from Commerce to provide guidance on that element's update
- Strengthen the non-motorized strategies, to include bicycle safety
- The Irondale/Hadlock UGA portion of the transportation element needs more work
- How does the Level of Service (LOS) work? We don't have LOS for intersections and perhaps we should
- Multiple mode transportation needs to be encouraged – not just cars, since gas prices are sure to rise, making driving and even road maintenance harder to do
- Switch or integrate multi-modal transportation into the LOS
- Problems in LOS will be on State Routes not County Roads since they are the principle arterials
- New strategies to promote and subsidize public transit, pedestrian use, working from home, broadband, subsidized bus passes, strategic park & rides, ride share programs, van pools
- Integrated plan for pedestrian friendly transportation
- Form-based development codes
- Contact-sensitive design solutions
- Possible TRP 2.8 – subsidize van pools for remote rural areas
- Better payment system for transportation ("transpo") to Seattle and back

- Promote tourist use of public transit
- Better public transit connections out-of-county
- Visioning Transpo Blog on Public Works website
- Put bikes and pedestrians on equal footing with cars
- Dedicated bike lanes

5-5-2010 PC Notes:

- Level of Service Standards (LOSS)
- Policies
- Possible outage of Hood Canal Bridge, State Routes 19 and 20, State Highways 101 and 104 due to natural disaster
- Emergency response plan – invite Bob Hamlin to attend future meeting
- Non-motorized transportation and Trails
- Transportation Policy - TRP 4.9
- Connectivity to Seattle metro area, public transit
- Need to strengthen transportation policy TRP 2.1 to include Seattle, Kitsap, Bainbridge
- TRP 10.5 – need to inventory fish barriers to prioritize for repair/replacement; what is Jefferson County status and funding?
- UGA reminder – ‘complete streets’ policy to include multi-modal transportation.
- Electric vehicle infrastructure with charging stations at public parking areas, standard fuel stations, etc.

Chapter 11 Utilities

6-2-2010 PC Notes:

- Not seeing anything that deals with internet service in the area – that will limit growth
- Need to promote a high bandwidth for internet service to provide for cutting edge technologies
- Potential to add a new UTP 10.7 to encourage LID, GreenBuilt and Leadership Environmental and Energy Efficient Design (LEED)
- Need a SWMP implementation program for the UGA with periodic assessment included
- Development of a stormwater management maintenance ordinance for the County and specifically the UGA due to future more intense development
- LID will free up land for development by reducing the need for retention ponds
- Pervious pavement is great for parking lots but not roads
- Research Arcadia (Arcata?), California sewer treatment is a great model – created wetlands that provide wildlife habitat
- New policy on LID needed
- Comp Plan language for oil treatment of Stormwater (SWT) for water quality (chapter 8?)
- General update of language, but content is there (Chapter 11)
- Make changes to those items out-of-date

- Instream flow rules may need to be incorporated – were not included in the surface water management plan
- The proposed watershed center will fulfill policy UTP 10.6 – make note of that in the update
- Updated to reflect PUD taking over the electrical power utility & power load, etc
- Update Sewer section – add UGA, BMPR & Beckett Point
- Updated water inventory – add Marrowstone & Watershed Planning
- Investigate alternative strategies to reduce waste – reduce at source
- New section on internet
- Have Al Cairns come to a meeting to address solid waste
- Recommend a “solid waste exchange” at the transfer station where people could drop off usable items and take others that have been left for re-use
- Table 11-6 update – link to land use elements
- Why is Port Townsend included in the water demand?
- Get assistance from the PUD to help with new demand projections
- Why use acre feet and also million gallons a day for water rights (Table 11-7)
- Future growth needs to include the UGA & BMPR
- What “satellite management agencies” – UTP 5.5? Update if necessary
- Revise UTP 7.0 to include minimization, reuse and recycling in language of goal
- UTP goals & policies evolving so fast – how to address so they are out of date before the next update – be less specific, more general – seems that way now
- Add new goal to electrical utilities “encourage alternative sources” – wind towers, etc., and decentralized power sources