

GOAL 9 – ECONOMIC DEVELOPMENT

A. GOALS:

1. To maintain and provide for a stable and healthy agricultural and forest product based economy. Heavy industry shall be discouraged. Tourist, commercial, or light or medium industrial growth shall only be encouraged to the extent that it does not significantly alter the rural character, or the existing agriculture and forestry base of the economy in those areas designated as resource land.
2. To maintain and provide for a stable and healthy economy to encourage labor-intensive and light industrial and commercial growth in order to increase employment opportunities for present and future residents of the Hood River/Westside area.
3. To maintain and enhance the Columbia Gorge as a scenic and recreational attraction within Hood River County.

B. POLICIES:

1. General
 - a. Necessary support services (water and sewer service, and transportation facilities) to encourage economic growth consistent with the Comprehensive Plan shall be provided.
 - b. Projects or proposals outlined in any other local, regional (e.g., Mid-Columbia Economic Development District (MCEDD)), state, or federal economic development plan will be supported where they are consistent with and coordinated with this Comprehensive Plan.
 - c. The agriculture and forest products industries in the Central and Upper Valleys shall be preserved and enhanced.
 - d. Industries and commercial enterprises shall be encouraged to take advantage of local labor skills when possible.
 - e. All land-use actions shall recognize the Columbia Gorge's natural scenic qualities as an economic asset, and shall prevent significant deterioration of these qualities.
 - f. All commercial development (except for environmental education centers and campgrounds that are in keeping with the Gorge's scenic qualities) shall be located outside the Columbia Gorge area.

They shall be encouraged in or near the adjacent population centers of Hood River and Cascade Locks.

- g. All industrial development shall be located outside the Columbia Gorge area; and will be encouraged in or near the population centers of Hood River and Cascade Locks.
- h. Necessary support services which will encourage economic growth will be provided.
- i. The Mid-Columbia Economic Development District (MCEDD) will be supported in programs which will positively affect Hood River's economy insofar as those programs are consistent with the Comprehensive Plan.
- j. A joint City-County sign code shall be developed to control the size and character of signs.
- k. Recognize Regional Strategies for important County industries such as agriculture, developed and other recreation, tourism and software.
- l. Grant high priority to projects that promote efficient transportation system connections to existing and planned industrial and commercial sites

2. Commercial

- a. Existing commercial facilities shall be encouraged to upgrade and cooperate with new developments in providing adequate parking, safe access, coordinated landscaping, and more functional service for the community.
- b. Commercial activities will be protected from incompatible uses.
- c. Commercial activities will be centralized; strip commercial development and new isolated commercial facilities will be discouraged.

3. Industrial

- a. Industrial centers shall be developed at planned locations.
- b. Industrial activities shall be protected from incompatible uses.

- c. Industrial development of the Columbia riverfront shall be done on a selective basis with full consideration given to future environmental consequences as well as economic demands.
- d. Industrial developments shall be located with ready access to transportation systems and public utilities.

C. STRATEGIES:

1. General

- a. Redevelopment action plans shall be formulated for industrial and commercial zones.
 - (1) A citizen advisory committee shall be formed to formulate a redevelopment plan.
 - (2) This committee will study and propose solutions for traffic problems, inadequate parking space, pedestrian movement, industrial traffic, building design and structural problems, and marketing.
 - (3) This committee will study innovative finance methods for use for redevelopment.
- b. Traffic improvements, proposed in the Transportation Goal – 12, shall further the goals and policies of this section.
- c. Commercial and industrial land uses will be designated on the Plan map and implemented by the Zoning Ordinance.
- d. The County shall adopt a light industrial zone to implement the light industrial plan designations and standards.
- e. When new commercial and industrial establishments or centers are proposed, they shall meet the following locational criteria:
 - (1) Direct access to an arterial or collector street. Traffic will not be routed through local neighborhood streets.
 - (2) Site access will not cause dangerous intersections or traffic congestion. Roadway capacity, speed limit, and number of turning movements shall all be considered.

- (3) The storm drainage or natural drainage system will handle the increased runoff created by the new development.
 - (4) Access points will have adequate visibility for motorists and pedestrians and will be kept at the minimum needed for safe ingress and egress.
 - (5) The site will be convenient and close to population centers.
 - (6) The use shall be compatible with surrounding uses, size and character.
 - (7) Whenever possible, sites will be located adjacent to existing commercial areas, and cluster-type development will be encouraged.
 - (8) No building site shall be located within the 100-year floodplain.
 - (9) The use will expand the range and number of job opportunities within the community.
- f. The above locational criteria will be used in designating industrial and commercial areas on the Plan map.
 - g. The Land-Use Plan Map will designate no land for commercial or industrial purposes within the Columbia River Gorge Scenic Protection Area.
 - h. The Columbia Gorge Commission shall be provided a reasonable opportunity to review and comment on any proposed commercial and industrial projects in the Columbia River Gorge.
 - i. In order to encourage the use of the Gorge and its surrounding communities as a tourist area, the Forest Service, State Parks Department and private land owners may provide additional campgrounds, picnic areas, interpretive centers, environmental education centers and similar light uses that are in keeping with the Gorge's scenic qualities.
 - j. Recognizing that recreational development in the Wyeth Bench area may in the future require limited supporting commercial facilities this issue will be specifically evaluated at the time of the first Plan update.

- k. New development will be of integrated and harmonious design, together with adequate and properly arranged traffic, parking, accessibility, facilities, and landscaping.
- l. Traffic improvements, as outlined in the Transportation Section, shall further the goals and policies of this section.
- m. Commercial and industrial land uses will be designated on the Plan Map and implemented by the Zoning Ordinance.
- n. Adopt the following document as only background information regarding future economic development in Hood River County: “Hood River County, An Analysis of Alternative Economic Futures”, November, 1981; is prepared by Pacific Economica, Inc.; and prepared for Hood River County Resource Advisory Committee and the Mid-Columbia Economic Development District.
- o. Support projects identified through the Regional Strategies Program and other economic development activities through appropriate transportation system improvements.
- p. Participate in efforts to explore the need for and feasibility of long-term improvement to the bridge between Hood River and White Salmon/Bingen, Washington.

2. Commercial

- a. Home occupations and one or two person businesses will be allowed in residential zones only as outlined in the Zoning Ordinance.
- b. New commercial comprehensive plan designations or zones shall meet the locational criteria listed above under 1., Commercial and Industrial, item (e), 1 through 9.

3. Industrial

- a. New industrial and commercial comprehensive plan designations or zones shall meet the locational criteria listed above under (e), 1 through 9.

4. Pre-Existing Commercial, Industrial and Light Industrial Uses:

Plan and zone pre-existing commercial, industrial and light industrial uses pursuant to affirmative findings being presented demonstrating compliance with the following criteria or factors:

- a. Making application through the County Planning Department for a plan or zone change or both.
 - b. Compliance with exception requirements for lands irrevocably committed to other uses.
 - c. Consideration of the following criteria if not addressed under b. above:
 - (1) On site sewage disposal suitability of community sewage;
 - (2) Domestic water supply availability;
 - (3) Access;
 - (4) Rural fire protection;
 - (5) Lack of natural hazards, and
 - (6) Effects on resource lands.
 - d. Does not have a prior approved conditional use permit. (The existence of a prior approved home occupation or 1 or 2 person business permit or other conditional use permit approval shall not be used to justify a plan or zone change.)
 - e. Does not apply to uses established illegally and without prior County approval (e.g., lack of building permit, sanitary permit, land use permit, access, fire or water approvals, etc.).
 - f. Pre-existing uses are uses in existence prior to July 21, 1980.
5. Error or Omission:

Errors or omissions identified in ^{*} elements of the Hood River County Comprehensive Land Use Plan will be corrected by the County initiating either a quasi-judicial or legislative hearing process if affirmative findings are presented addressing one or more of the following applicable factors.

- a. Legal Advertisement: Whether the County appropriately advertised the hearing.

* Elements of the County Comprehensive Land Use Plan include: County Policy Document, Plan and Zoning Map; Zoning and Subdivision Ordinances; Background Reports; and Exception Document.

- b. Graphic Mistakes: Whether mistakes were made in mapping graphics (i.e., publication problems; map scale inconsistencies; color tint problems; shifting of tape; mapping inconsistencies that are noted with other Comprehensive Plan element directives, etc.).
- c. Misuse of Evidence: Specific evidence presented and adopted by either the Planning Commission, the Board, or both, through the hearings process or minutes from work sessions or hearings specifically providing directives and those directives were never implemented.
- d. Inconsistencies between Comprehensive Plan Elements: For example, the County’s Background Report states a specific mineral and aggregate resource site be zoned Surface Mining, however the zoning map shows the site is planned and zoned for forest or farm use. Other examples include typographical errors, errata, etc.

D. LAND USE DESIGNATIONS AND STANDARDS:

1. Commercial

- a. Commercial, retail and service uses will be permitted as provided for in the Zoning Ordinance.
- b. Where light industrial uses are compatible with this designation, they will be permitted as provided for in the Zoning Ordinance.
- c. Parking and loading standards will be implemented through the Zoning Ordinance.
- d. Landscaped (noise) buffers and light deflection devices may be required as provided for in the Zoning Ordinance.

2. Light Industrial

- a. Light industrial and commercial uses will be permitted as provided for in the Zoning Ordinance. Typical light industrial uses would be construction material outlets, warehousing, heavy equipment sales and service, electronics plants, and research and development facilities.
- b. Parking and loading standards will be implemented through the Zoning Ordinance.

- c. Landscaping (noise) buffers and light deflection devices may be required as provided for in the Zoning Ordinance.

3. Industrial

- a. Heavy and medium industrial uses will be permitted and provided for in the Zoning Ordinance.
- b. Commercial uses compatible with industrial uses will be permitted as a conditional use.
- c. State Industrial Performance Standards for air quality, water quality, solid waste, and noise levels shall be followed for all new developments.
- d. Parking and loading standards will be implemented through the Zoning Ordinance.
- e. Landscaping (noise) buffers and light deflection devices may be required as provided for in the Zoning Ordinance.