

## GOAL 13 – ENERGY CONSERVATION

### A. Goal:

To conserve energy.

### B. Policies:

#### Energy Conservation:

- a. An energy policy cannot be completed in a single statement but should be a framework within which individual, corporate, and governmental decisions can be made. The Federal government has a major role in the formulation of energy policy as do State and local government. Although local government can deal with energy conservation, the Federal and State government and private sector control energy production and technological efficiency/inefficiency.
- b. A vigorous program of energy conservation is essential. Reducing energy use will help reduce foreign dependence on fuel, will lessen damage to the environment and will help hold down the cost of energy. A local energy conservation program should be comprehensive. It should include provisions in the Zoning Ordinance, Subdivision Ordinance, and building codes for encouraging and rewarding conservation practices; it should attempt to set up a recycling center, and it should involve citizens, schools, and agencies of the area in establishing a local energy conservation education program.
- c. The County Board of Commissioners should take the lead in implementing the above recommendations. Subcommittees could be appointed to work out specific proposals with the County Board of Commissioners. The following policies and strategies were used in allocating an efficient land use pattern, and can be used as guidelines to further implement the Comprehensive Plan.

### c. Strategies:

1. Building design and orientation that takes maximum advantage of solar heating shall be encouraged.

2. Hood River County and/or private interests shall be encouraged to utilize logging slash, mill waste, and/or other refuse to provide power or space heating for residences and industries, if possible.
3. Hood River County shall continue to participate in an energy conservation education program for County residents.
4. Public transportation (including school buses), pedestrian, and bicycle transportation shall be encouraged, and the County shall take advantage of multi-modal capabilities and capacities to promote development that is not solely auto/ truck dependent.
5. Take note of the following Public Facilities and Services strategy: “The Public Works Department, Planning Department and interested citizens shall study the feasibility of introducing a Countywide source separated recycling program.”
6. Recycling efforts in the County shall be supported.
7. The Comprehensive Plan, Zoning Ordinance, and all other land use plans and ordinances will plan and channel growth rather than continuing haphazard growth patterns. They will also allocate land for housing near employment opportunities, existing utilities, and commercial facilities.
8. Encourage greater density more dense, compact development patterns in urban areas to reduce infrastructure needs and miles traveled.
- \*9. Curb low-density urban sprawl.
10. Develop housing near job sites.
11. Amend the Zoning Ordinance to allow mixed-use and multiple use developments.
12. Encourage high-density land uses on major streets and/or intersections.

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\* Low-density sprawl consumes more energy, resources, and requires more expenditures by local government than do high-density planned development. From The Costs of Sprawl, April, 1974, Real Estate Research Corporation, pp. 7-25.

13. Encourage developments in the fringe areas of the City.
14. Create a public facilities development plan whereby close-in fringe areas would receive sewer and water lines before outlying areas.
15. Hood River County will encourage residential building techniques which conserve energy or make use of renewable energy resources, such as wood, wind or solar.
16. Energy efficient design, siting, construction, and operation of public building should be encouraged.
17. Consideration will be given to amending the Subdivision Ordinance to: (a) encourage subdivision lot design that maximizes solar use capabilities; and (b) allow for reduction in minimum lot size when the subdivision design incorporates solar energy techniques.
18. Further address the implication of implementing a solar access ordinance or other applicable conservation methods during post-acknowledgment, but by December, 1984. At least the following items will be considered: (a) evaluation of the provisions in ORS 213.044 (solar access ordinance; purpose; standards); (b) standards for subdivision lot design that maximizes solar use capabilities; (c) standards to allow reduction in minimum lot sizes when the subdivision design incorporates solar energy techniques (d) standards for “solar rights” (a separate property right like water or mineral) that would allow adequate sunlight to make contact with a dwelling roof a minimum number of hours per day; (e) standards for orientation of new streets, lots and parcels; (f) standards for the placement, height, bulk, and orientation of new buildings; (g) standards for the type and placement of new trees on public street right-of-way and other public properties; (h) standards for planned uses and densities to conserve energy, facilitate the use of solar energy or both; (i) coordination with the State Department of Energy; (j) what energy conservation methods would work the best in Hood River County; and (k) what funding is available to support energy conservation programs at the local level.
19. Review and support the Hood River Conservation Project that is being managed by the Pacific Power and Light Company through its Energy Conservation Services Department.

20. Promote more energy-efficient freight movement by rail and water.

D. Specific Energy Conservation Strategies:

1. Housing and Residential:

- a. Amend the Subdivision Ordinance to allow a minimum percentage of duplex or multi-family housing, consistent with the Zoning Ordinance.
- b. Zoning Ordinances shall allow planned unit development and cluster-designed dwellings.
- c. The minimum lot size area could be reduced for developments incorporating solar-site design and solar-building design techniques.

2. Commercial:

- a. Allow underground development where suitable.
- b. Amend the Zoning Ordinance to allow offices in residential areas.
- c. Encourage clustered commercial areas as opposed to strip development.
- d. Encourage energy-efficient design, siting, construction and operation of buildings.

3. Industrial:

- a. Allow moderate-cost housing nearby, reducing transportation time.
- b. Industry shall have close access to public services, transportation and raw materials.
- c. Encourage energy-efficient design, siting, construction and operation of buildings.

4. Recreation:

- a. Park sites shall be located throughout residential areas rather than creating one large “central” park.

- b. Require new developments to dedicate park space or provide payments in lieu.
5. Transportation:
- a. Encourage public transportation when feasible.
  - b. Large-volume transportation corridors shall contain high-density land uses.
  - c. School buses shall be used more extensively.
6. Public Facilities:
- a. The Public Works Advisory Committee shall analyze the energy consumption of sewer systems, water systems, street lighting, public building heating/cooling and lighting, and road construction and determine where energy savings may occur.
  - b. Analysis of purchasing criteria, development of energy-efficient standards for public purchasing contracts.
  - c. Public buildings and services shall be consolidated where feasible, thus saving driving time and building maintenance costs.
  - d. Allow and encourage multiple-use of public buildings.
7. Other:
- a. When warranted, Zoning Ordinances should be amended to provide for “solar rights” (a separate property right like water or minerals). Solar rights would allow adequate sunlight to make contact with a dwelling roof for a minimum number of hours per day.
  - b. Recycling waste products should be investigated. Scrap metal and paper are two “wastes” which could be re-used after separation from general wastes. The wastes left over could be incinerated to generate steam heat for industrial or municipal use.