

ECONOMIC DEVELOPMENT ELEMENT

The economic development element is concerned with the location and design of industries, transportation facilities, port facilities, tourist facilities, commercial and other developments that are particularly dependent on shoreline locations.

GOAL: SHORELINE DEPENDENT DEVELOPMENT SHOULD PROVIDE LONG RANGE BENEFIT TO KLICKITAT COUNTY CITIZENS AND THEIR ECONOMIC PURSUITS WHILE ASSURING COMPATIBILITY WITH THE NATURAL ENVIRONMENT AND PHYSICAL DEVELOPMENT GOALS FOR SHORELINE AREAS.

OBJECTIVES:

- A. To encourage the maintenance and enhancement of existing industrial and commercial activities along the shoreline. Rather than being dispersed, shoreline industry and commerce should be encouraged to locate in existing publicly identified and developed areas to the extent of the land and water carrying capacity.

Policy 1 To relieve stress on less developed areas, new economic development should be encouraged to locate in intensive use areas which can be upgraded and redeveloped.

Policy 2 New economic development should be encouraged to cluster whenever feasible.

Policy 3 Economic development involving high intensity commercial land use should be confined to Urban/Industrial Environments.

Policy 4 Economic uses and activities should place inland all non-shoreline dependent elements. Those non-shoreline dependent uses which are allowed to remain may have moderate modification and reconstruction.

Policy 5 Encourage cooperative use of docking, parking, cargo handling and storage facilities.

- B. Shoreline economic development should provide public physical and visual availability to the water, consistent with public health and safety.
 - Policy 1 Public access and overlook points should be incorporated into industrial site plans.
 - Policy 2 Port facilities should be designed to provide public physical and visual access to the water, consistent with public health and safety.

- C. Shoreline economic development should be constructed and operated in a manner to minimize detrimental effects on both the land or water environments
 - Policy 1 New development should avoid temperature changes, accumulation of debris, bank erosion, turbidity, and other changes in water quality.
 - Policy 2 During excavation and other erosion and sediment activities, appropriate sediment control procedures and devices should be used to protect a watercourse.
 - Policy 3 Structures placed in the water for economic purposes should be designed to minimize obstructions to natural circulation and movement of water, sediments and indigenous aquatic life.
 - Policy 4 Economic development should be prohibited in identified unique, fragile, or sensitive areas.
 - Policy 5 Economic development which reduces water surface or flood plain storage capacity should not be permitted, except where a shoreline dependent use serves an overriding public interest; the flood hazard is not increased; and there are no reasonable alternative construction sites.

- D. Whenever feasible, shoreline economic development sites should be planned so as to provide multiple use of the shorelines of Klickitat County.

Policy 1 Shoreline industrial developments should be encouraged to provide public fishing piers, boat ramps, shoreline access and other facilities.

Policy 2 Shoreline areas that are well suited to water dependent/water-related economic activities should be identified and protected for those uses.

E. Priority should be given to those shoreline economic developments which maintain options for future users of the water.

Policy 1 Economic activities which convert shoreline resources to irreversible uses should be minimized.

Policy 2 Economic development of renewable over non-renewable resources should be given priority.