

**Port of Hood River
Resolution No. 2009-10-5**

RESOLUTION TO SPONSOR CASCADE LOCKS/ HOOD RIVER ENTERPRISE ZONE

(SEE – OAR 123-065-1540)

WHEREAS, the Port of Hood River is sponsoring an application for designation of an enterprise zone with Hood River County, City of Hood River, and City of Cascade Locks.

WHEREAS, the Port of Hood River is interested in an enterprise zone to encourage new business investment, job creation, higher incomes for local residents, and greater diversity of economic activity.

WHEREAS, the proposed enterprise zone has a total area of 5.5 square miles, and it meets other statutory limitations on size and configuration; it is depicted on the drawn-to-scale map (Exhibit 1).

WHEREAS, the proposed enterprise zone contains significant land that is reserved for industrial use, as indicated by land use zoning map(s) with the application, consistent with Comprehensive Plan(s) acknowledged by the Land Conservation and Development Commission, such industrial sites are accessible, serviced or serviceable, and otherwise ready for use and further development.

WHEREAS, the designation of an enterprise zone does not grant or imply permission to develop land within the Zone without complying with prevailing zoning, regulatory and permitting processes and restrictions for applicable jurisdictions; nor does it indicate any intent to modify those processes or restrictions, except as otherwise in accordance with Comprehensive Plans

WHEREAS, the Port of Hood River appreciates the impacts that a designated enterprise zone would have and the property tax exemptions that eligible business firms might receive therein, as governed by Oregon Revised Statutes (ORS) Chapter 285C and other provisions of Oregon Law.

WHEREAS, all of the other municipal corporations, school districts, special service districts and so forth, other than the sponsoring governments, that receive operating revenue through the levying of *ad valorem* taxes on real and personal property in any area of the proposed enterprise zone were sent notice and invited to a consultation meeting and public meeting regarding this proposal, in order for these sponsoring governments to effectively consult with these other local taxing districts. Follow-up arrangements as agreed to with these consultations will be completed with affected districts within six months of the proposed enterprise zone's designation.

WHEREAS, the availability of enterprise zone exemptions to business firms that operate hotels, motels or destination resorts would help diversify local economic activity, provide useful employment for some segments of the labor force, and facilitate the expansion of accommodations for visitors which in turn will spend time and money in the area for business, recreation or other purposes.

NOW, THEREFORE BE IT RESOLVED, the Port of Hood River supports an application for an Oregon enterprise zone to be named: Cascade Locks/Hood River Enterprise Zone, and requests that the director of the Oregon Business Development Department order the designation of this enterprise zone.

BE IT FURTHER RESOLVED, Hood River County Economic Development Coordinator and Cascade Locks/Hood River Enterprise Zone Manager is authorized to submit the enterprise zone application for Hood River County and to make any substantive or technical change to the application materials, as necessary, after adoption of this resolution.

BE IT FURTHER RESOLVED, the Port of Hood River will give priority to the use in the proposed enterprise zone, if designated, of any economic development or job training funds received from the federal government, consistent with ORS 285C.065(3)(d).

BE IT FURTHER RESOLVED, the Port of Hood River commits, upon designation, to jointly appoint Hood River County Economic Development Director as the local enterprise zone manager.

BE IT FURTHER RESOLVED, the Port of Hood River will jointly comply with the requirements and provisions of ORS 285C.105 and otherwise fulfill its duties under ORS 285C.050 to 285C.250.

BE IT FURTHER RESOLVED, the Port of Hood River jointly commits, within six months of designation, to implement and to confirm for the department its fulfillment of such duties, as specified in OAR 123-065-0210, including but not limited to preparation of a list or map of local lands and buildings owned by the state or by municipal corporations within the enterprise zone that are not being used or designated for a public purpose and that have appropriate land use zoning, and to efforts for making such real property available for lease or purchase by authorized business firms under ORS 285C.110.

BE IT FURTHER RESOLVED, the Port of Hood River jointly requests that the Director of the Oregon Business Development Department waive the distance maximum of 15 miles between separate areas within the proposed enterprise zone pursuant to this application for designation.

BE IT FURTHER RESOLVED, the Port of Hood River as a sponsor of the proposed Cascade Locks/Hood River Enterprise Zone exercises its option herewith under ORS 285C.070 that qualified property of and operated by a qualified business firm as a hotel, motel or destination resort may receive a property tax exemption in the Zone, and that such business firms are eligible for purposes of authorization upon the effective designation of the Zone

ADOPTED BY THE BOARD OF COMMISSIONERS this 16th day of March 2010.



Hoby Streich

(Absent)

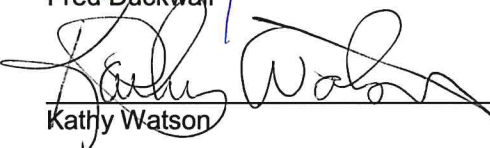
Sherry Bohn



Jon Davies

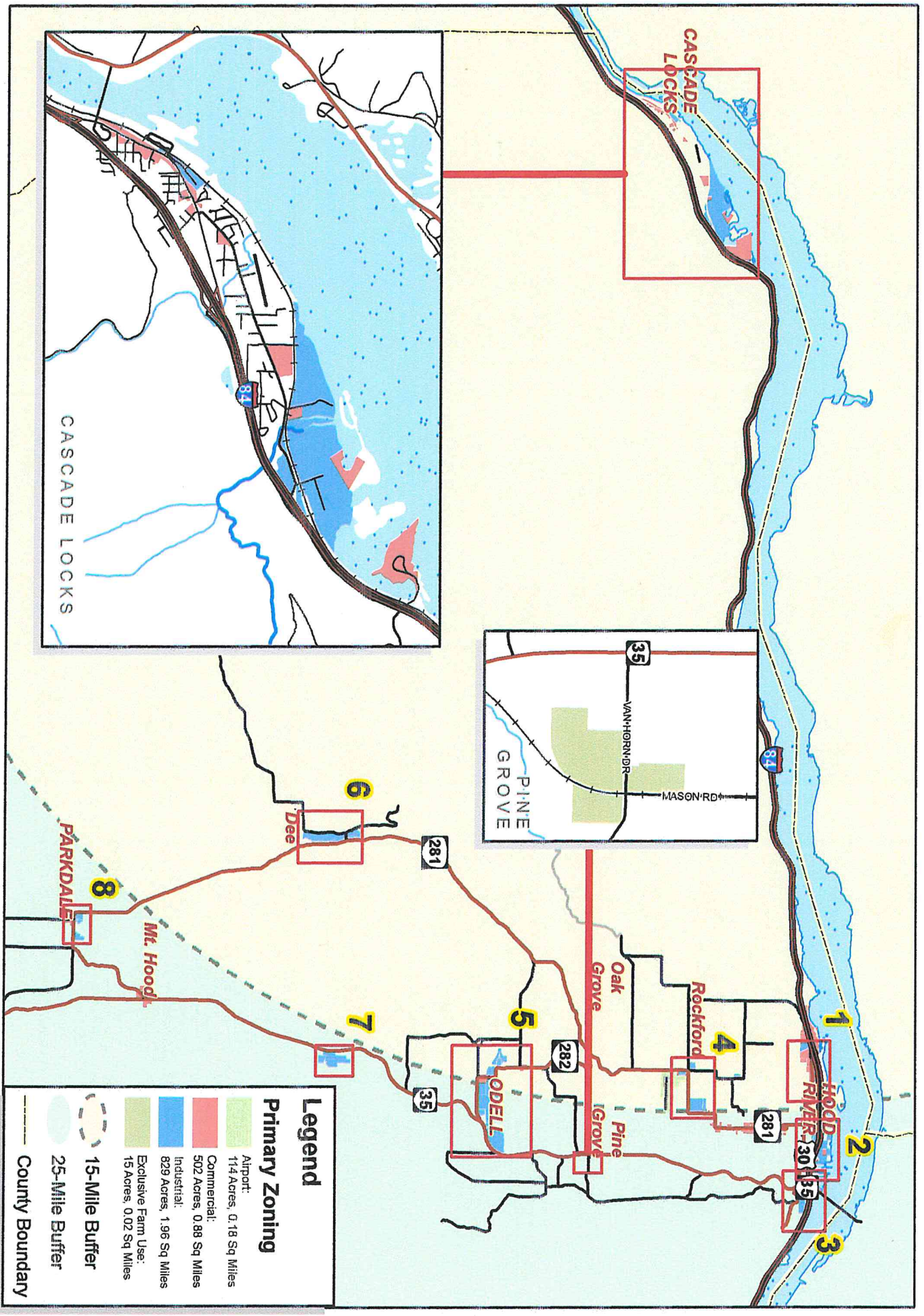


Fred Duckwall



Kathy Watson

CASCADE LOCKS-HOOD RIVER ENTERPRISE ZONE



Legend

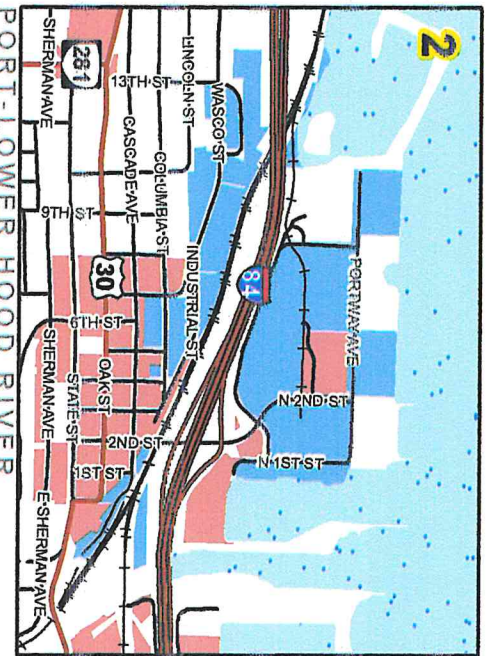
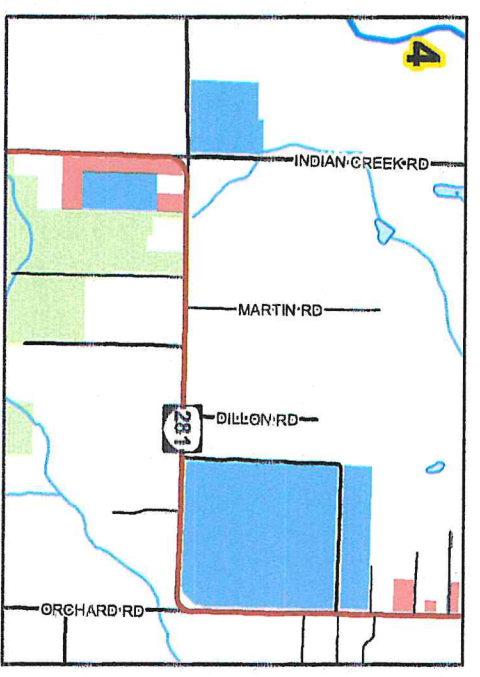
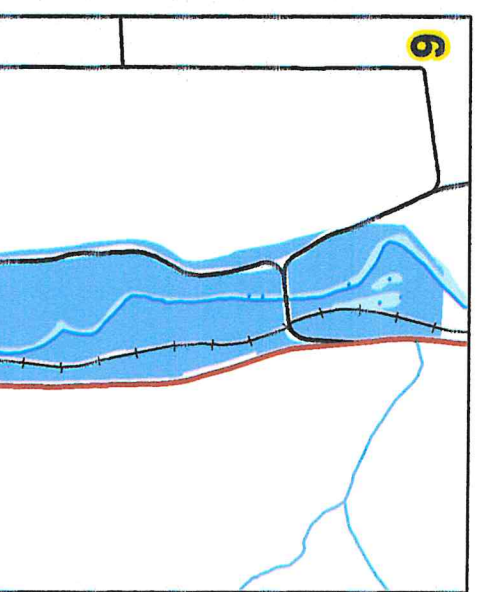
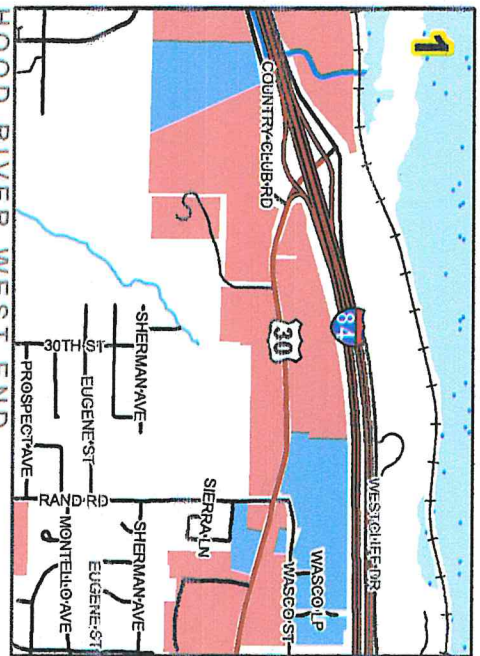
Primary Zoning

- Airport: 114 Acres, 0.18 Sq Miles
- Commercial: 502 Acres, 0.88 Sq Miles
- Industrial: 829 Acres, 1.36 Sq Miles
- Exclusive Farm Use: 15 Acres, 0.02 Sq Miles

15-Mile Buffer

25-Mile Buffer

County Boundary



R.7 E.

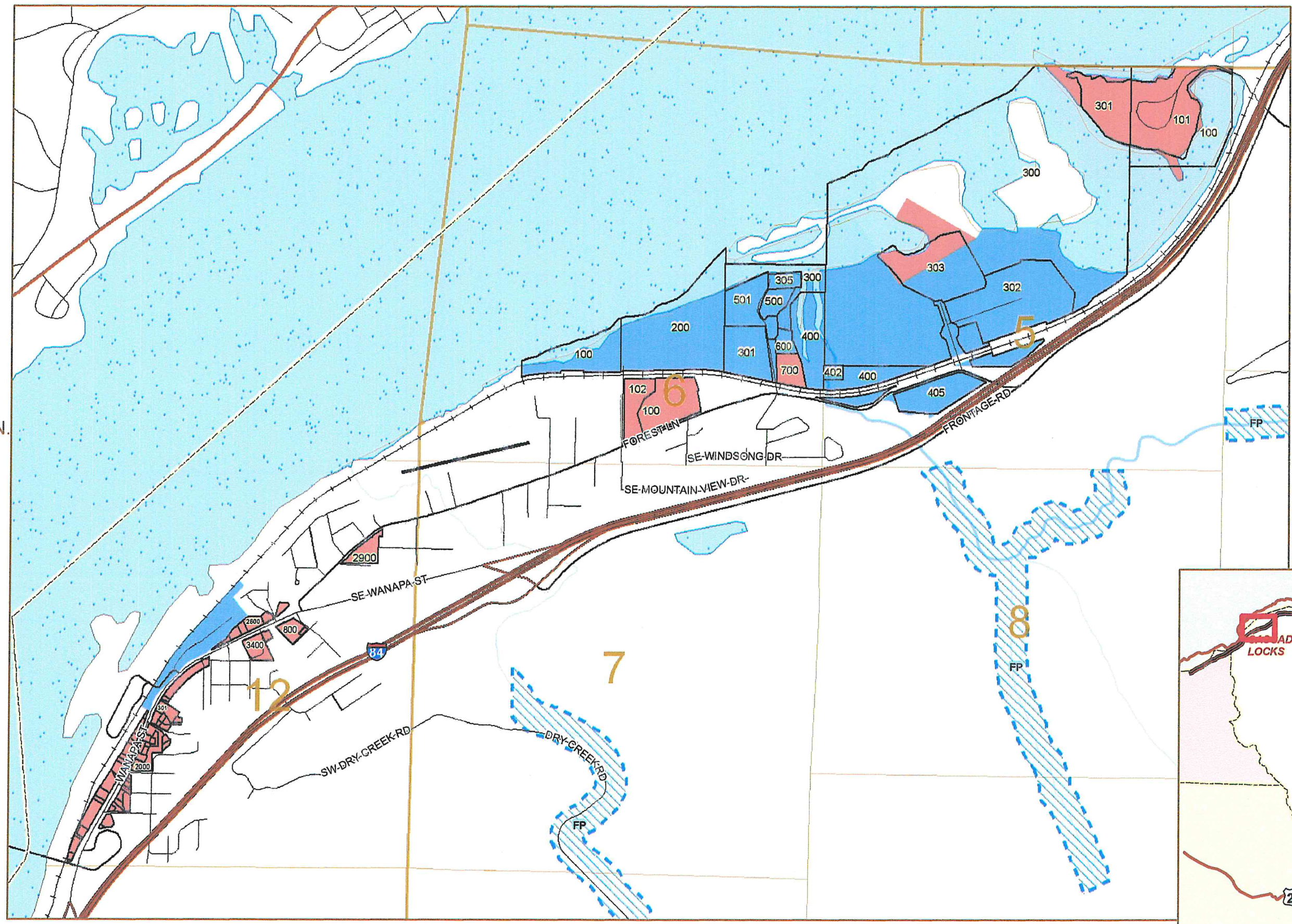
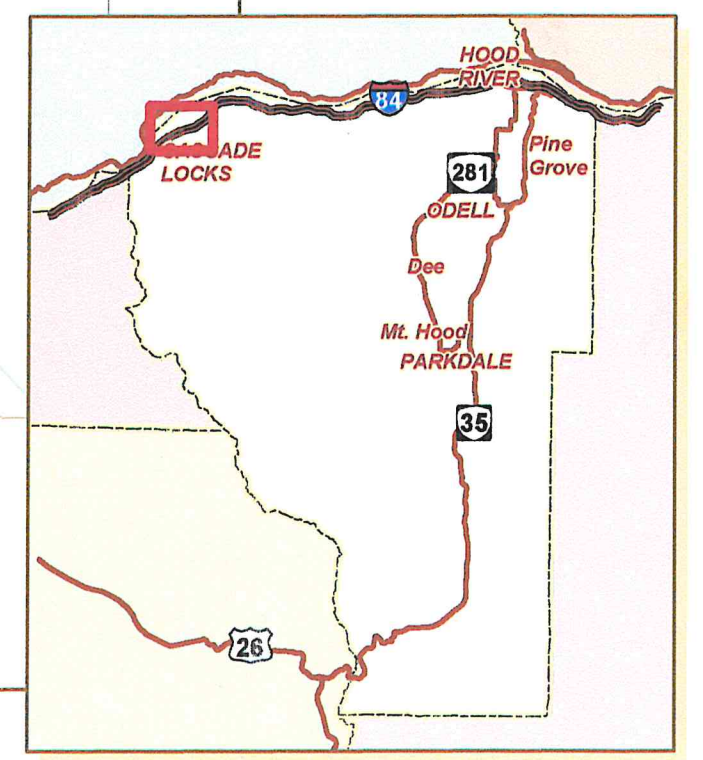
R.8 E.

HOOD RIVER COUNTY INDUSTRIAL ZONED PARCELS

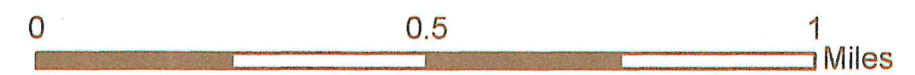
CASCADE LOCKS-HOOD RIVER ENTERPRISE ZONE

Legend

- County Boundary
- Selected Taxlots
- Floodplain
- PRIMARY ZONING**
- Industrial
- Commercial
- Airport



CASCADE LOCKS









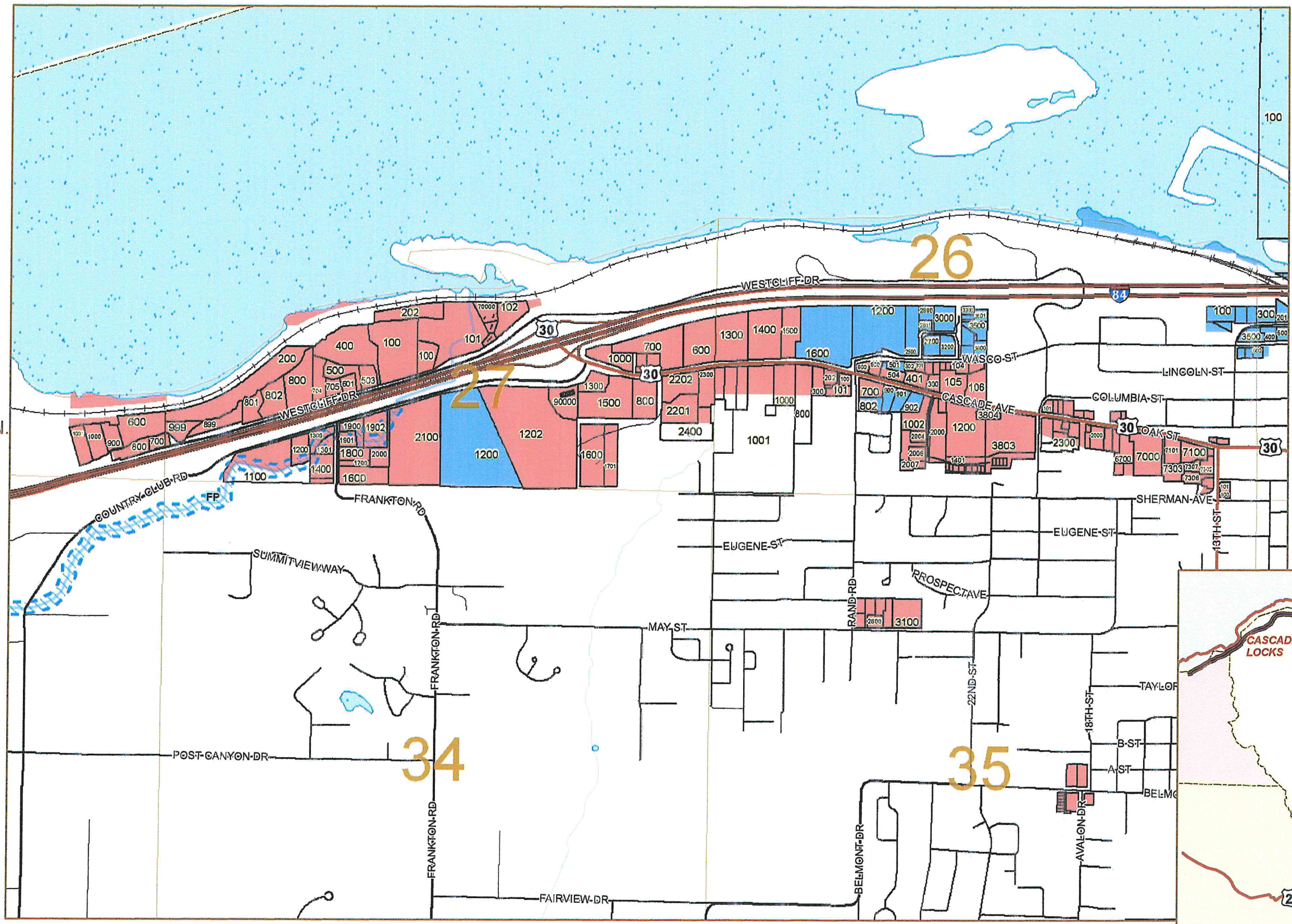
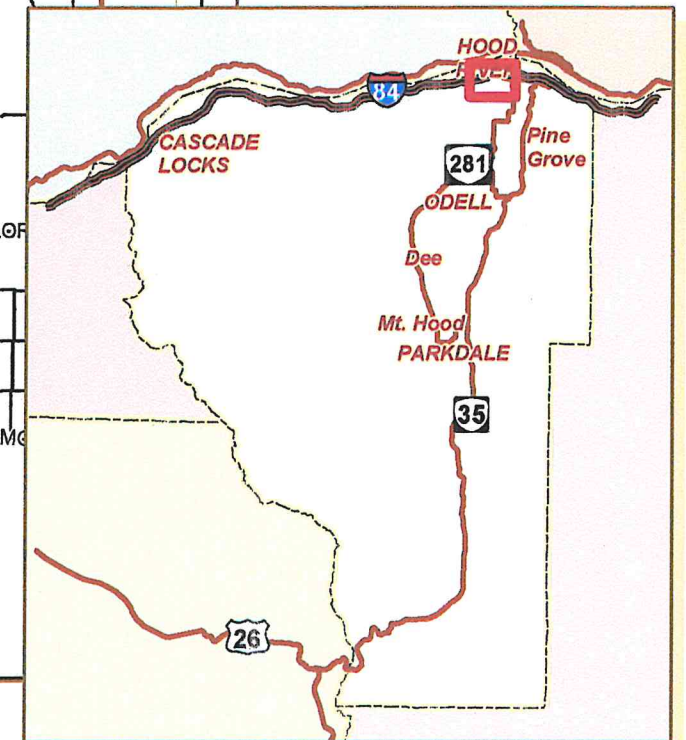
R.10 E.

HOOD RIVER COUNTY INDUSTRIAL ZONED PARCELS

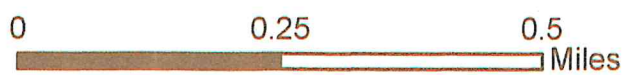
CASCADE LOCKS-HOOD RIVER ENTERPRISE ZONE

Legend

-  County Boundary
-  Selected Taxlots
-  Floodplain
- PRIMARY ZONING**
-  Industrial
-  Commercial
-  Airport



CITY OF HOOD RIVER-WEST









R.10 E.

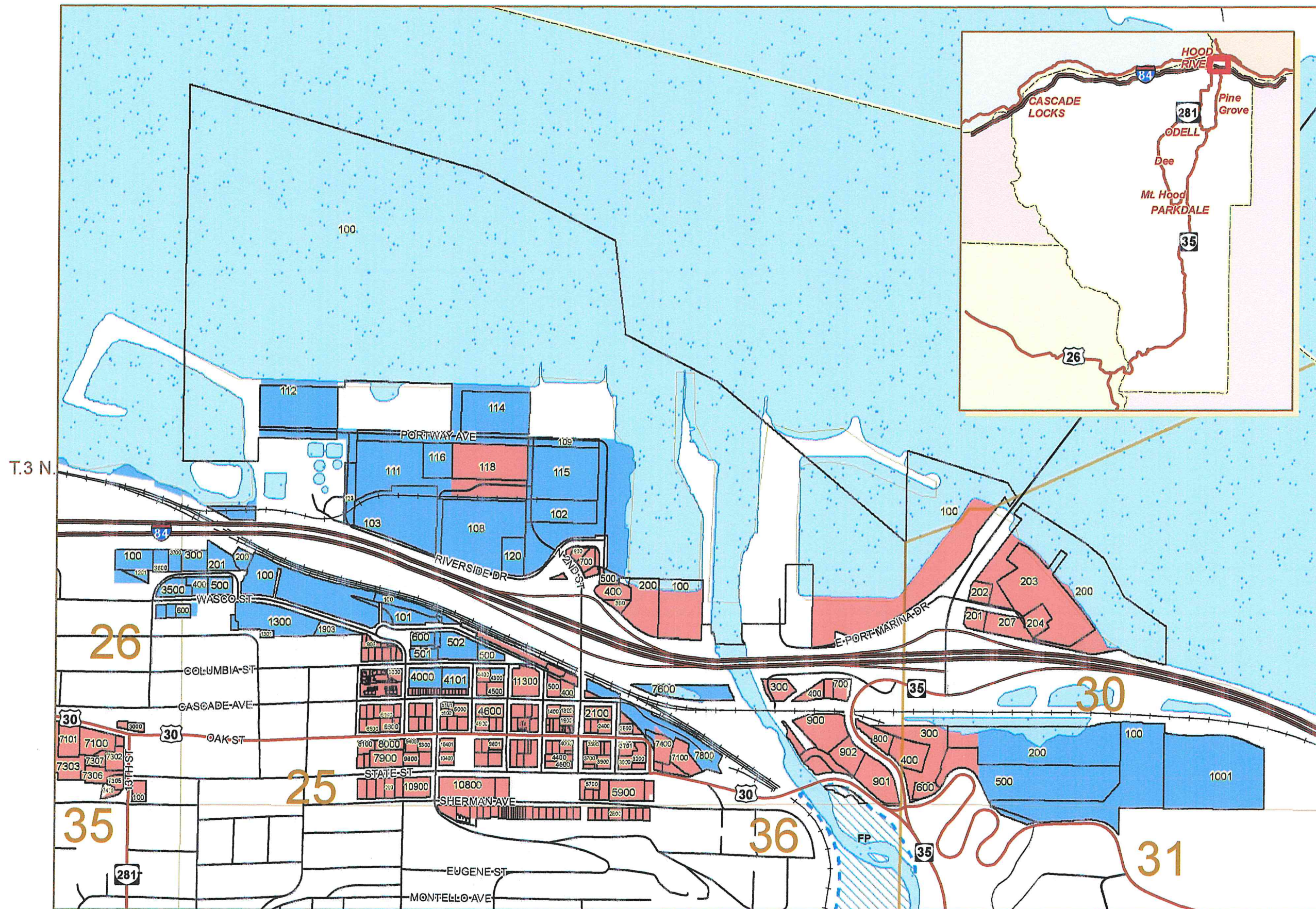
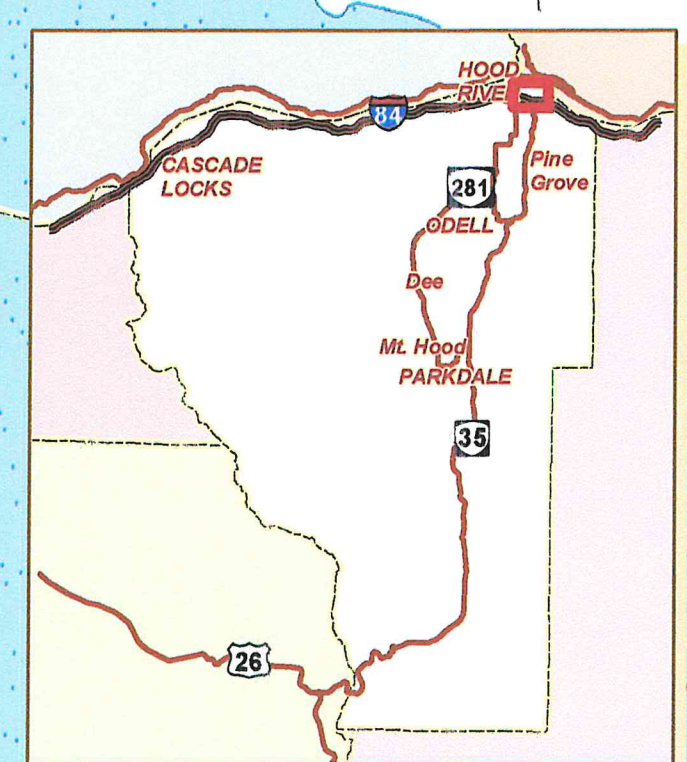
R.11 E.

HOOD RIVER COUNTY INDUSTRIAL ZONED PARCELS

CASCADE LOCKS-HOOD RIVER ENTERPRISE ZONE

Legend

-  County Boundary
-  Selected Taxlots
-  Floodplain
- PRIMARY ZONING**
-  Industrial
-  Commercial
-  Airport



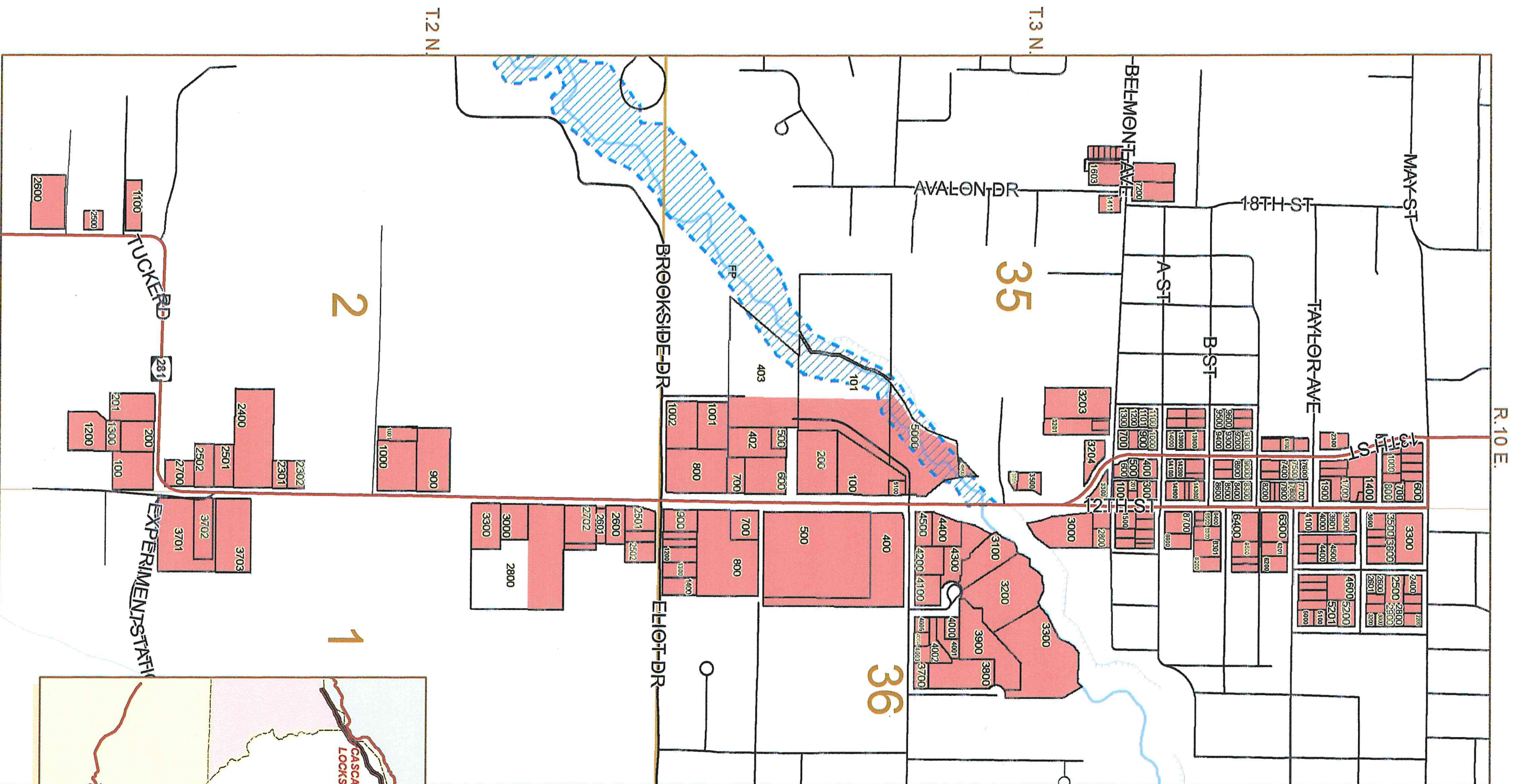
PORT/LOWER HOOD RIVER



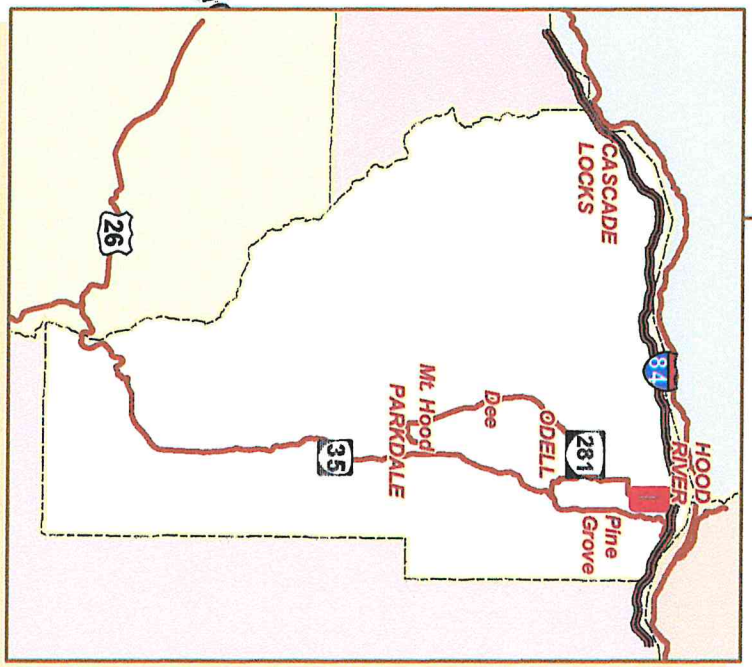
HOOD RIVER COUNTY INDUSTRIAL ZONED PARCELS

CASCADE LOCKS-HOOD RIVER
ENTERPRISE ZONE

- Legend**
- County Boundary
 - Selected Taxlots
 - Floodplain
 - PRIMARY ZONING**
 - Industrial
 - Commercial
 - Airport



UPPER HOOD RIVER









R.10 E.

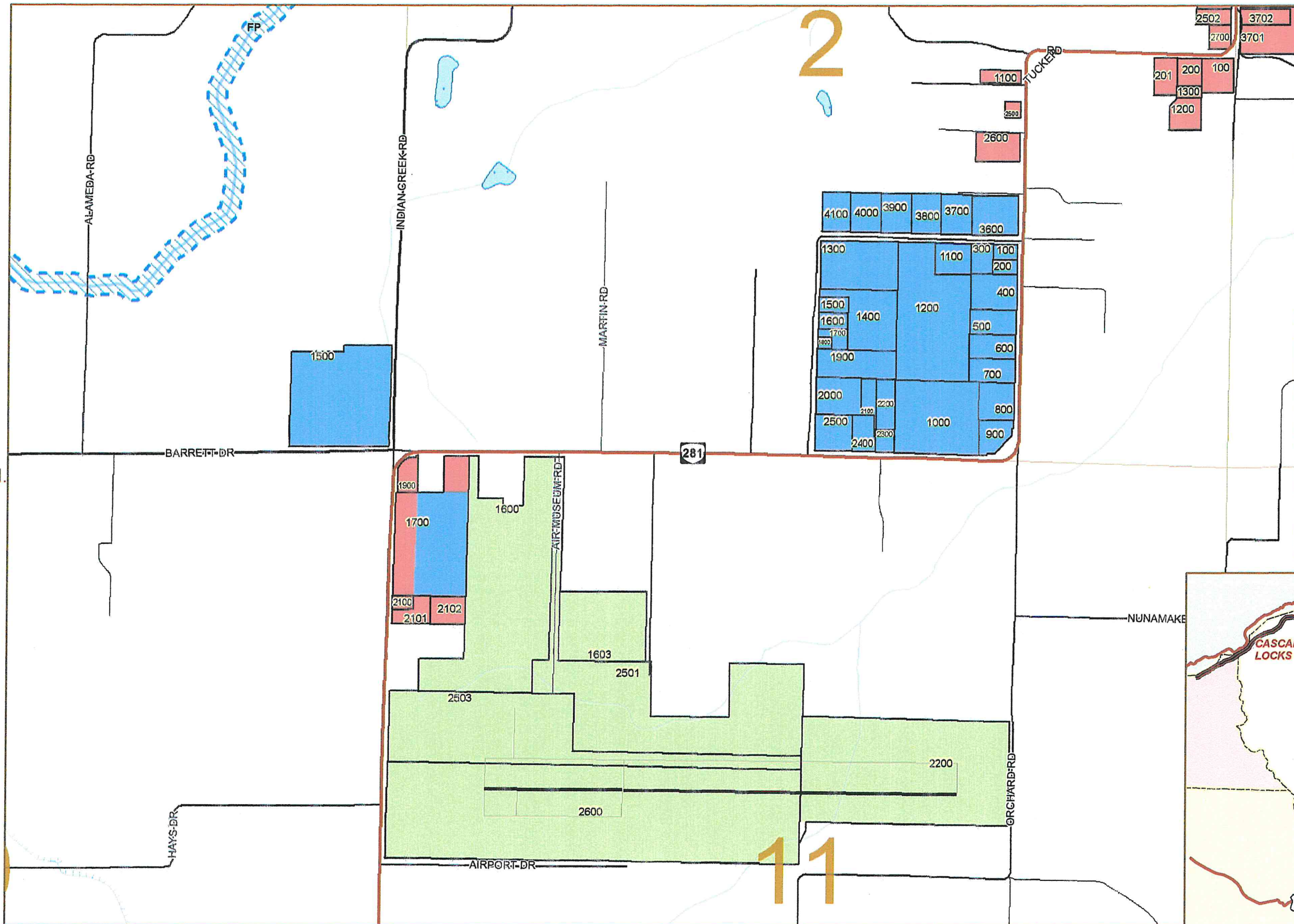
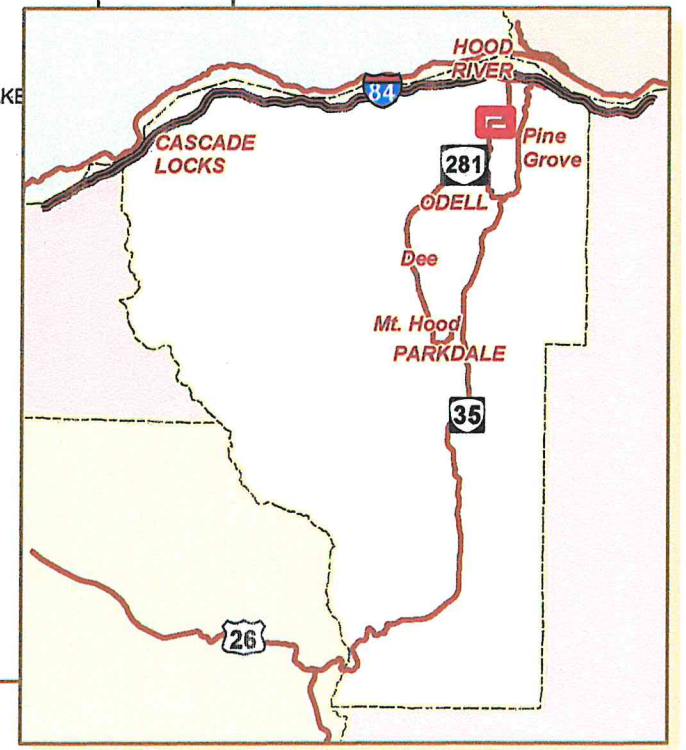
2

HOOD RIVER COUNTY INDUSTRIAL ZONED PARCELS

CASCADE LOCKS-HOOD RIVER ENTERPRISE ZONE

Legend

-  County Boundary
-  Selected Taxlots
-  Floodplain
- PRIMARY ZONING**
-  Industrial
-  Commercial
-  Airport



T.2 N.

TUCKER ROAD









1 1

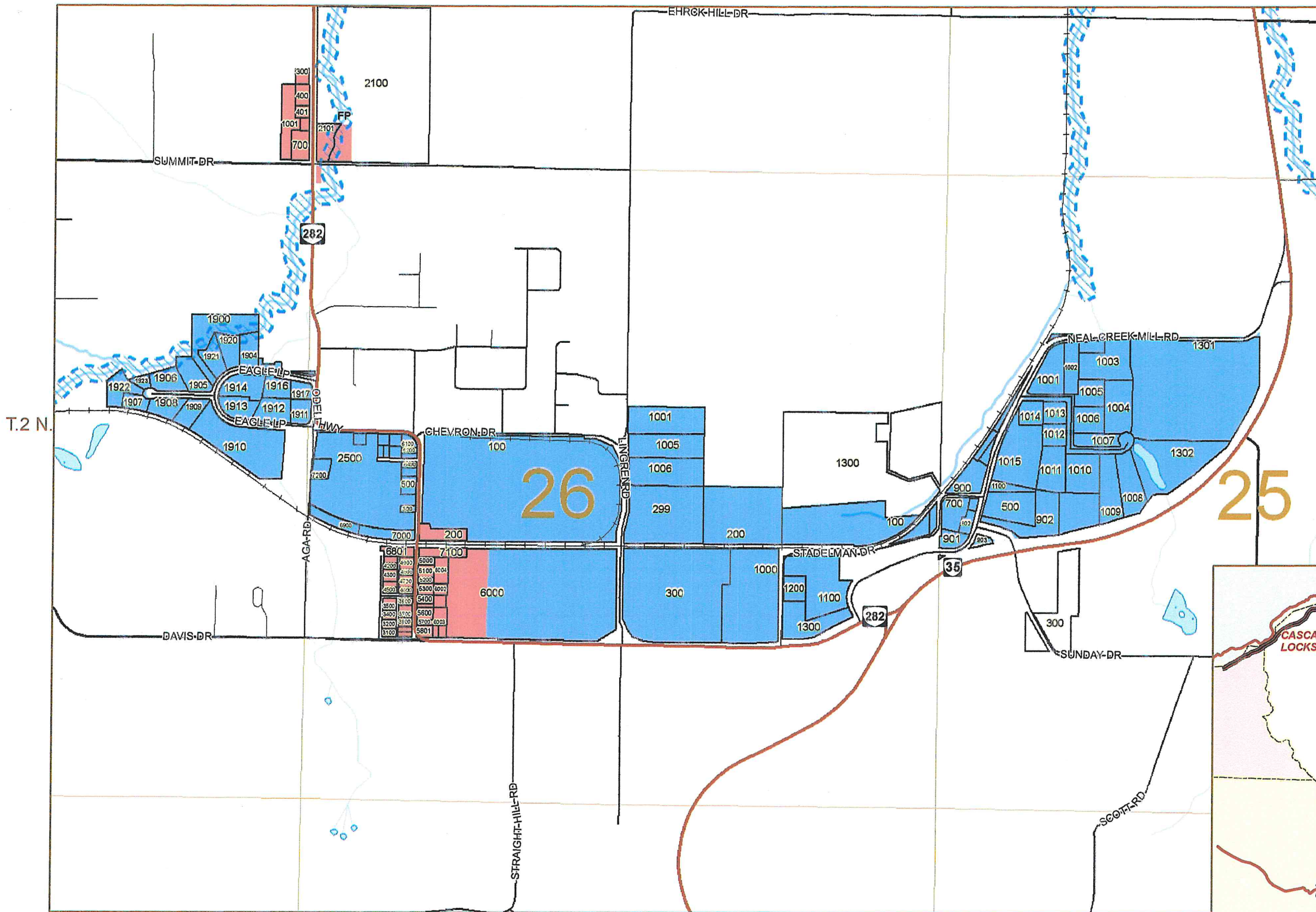
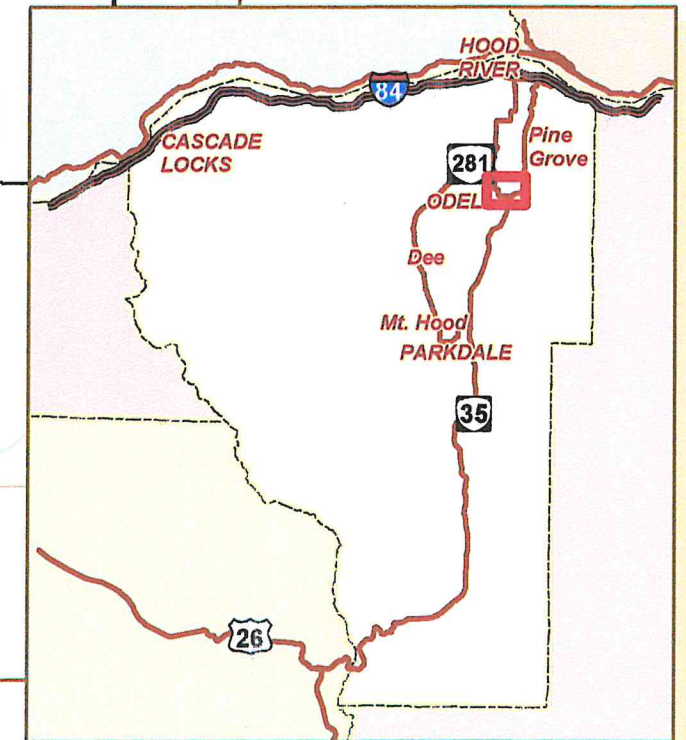
R.10 E.

HOOD RIVER COUNTY INDUSTRIAL ZONED PARCELS

CASCADE LOCKS-HOOD RIVER ENTERPRISE ZONE

Legend

-  County Boundary
-  Selected Taxlots
-  Floodplain
- PRIMARY ZONING**
-  Industrial
-  Commercial
-  Airport



ODELL



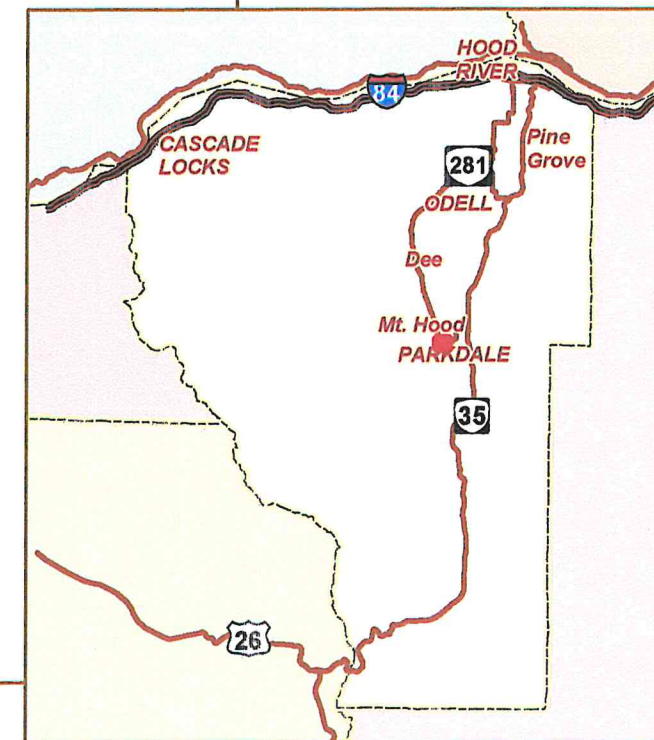
R.10 E.

HOOD RIVER COUNTY INDUSTRIAL ZONED PARCELS

CASCADE LOCKS-HOOD RIVER ENTERPRISE ZONE

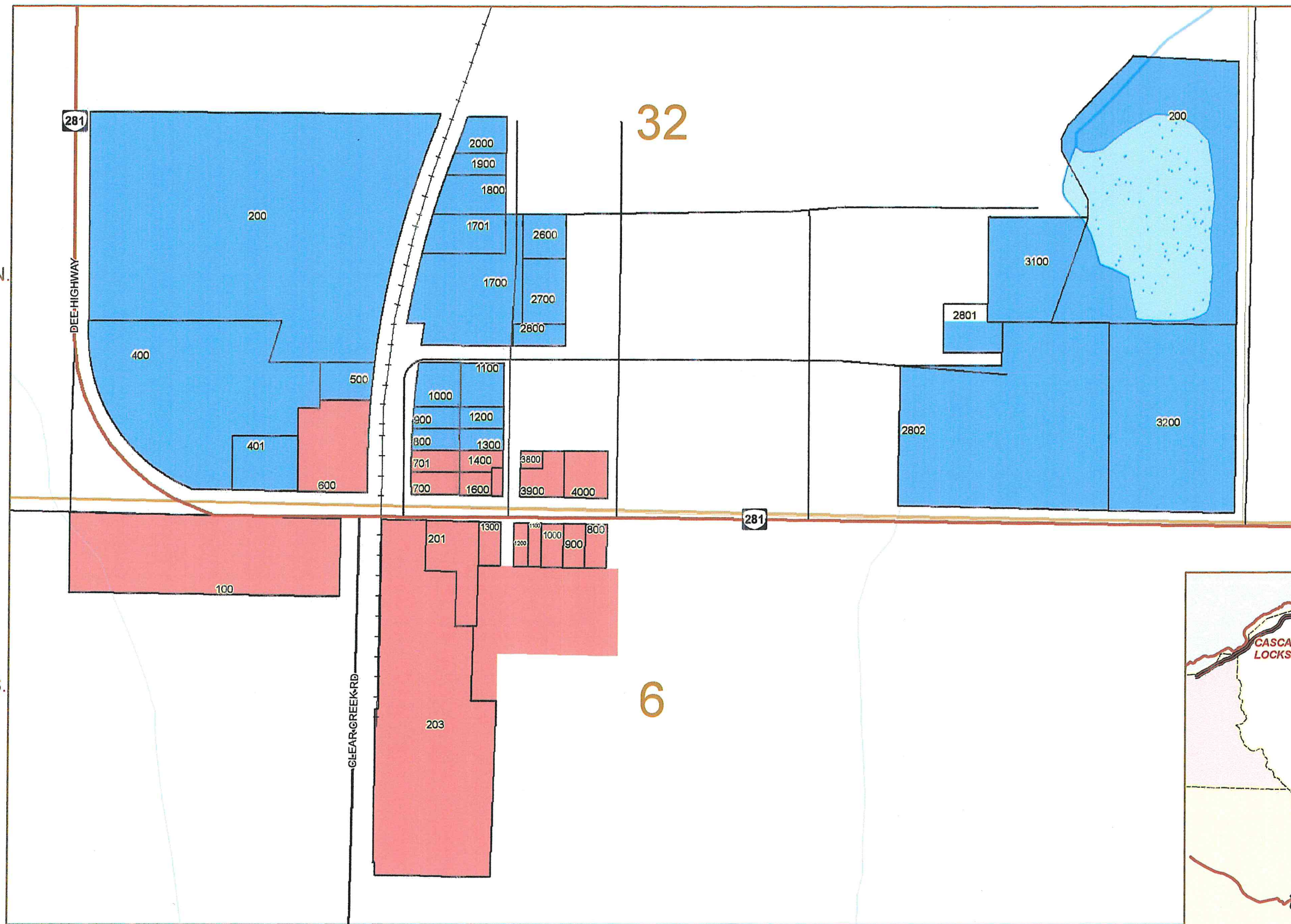
Legend

-  County Boundary
-  Selected Taxlots
-  Floodplain
- PRIMARY ZONING**
-  Industrial
-  Commercial
-  Airport



32

6



PARKDALE



T.1 N.

T.1 S.

281

DEE-HIGHWAY

200

400

401

500

600

100

2000

1900

1800

1701

2600

1700

2700

2800

1000

1100

900

1200

800

1300

701

1400

700

1600

3800

3900

4000

201

1300

1100

1200

1000

900

800

203

2801

3100

200

2802

3200

281

26

35

281

HOOD RIVER

CASCADE LOCKS

Pine Grove

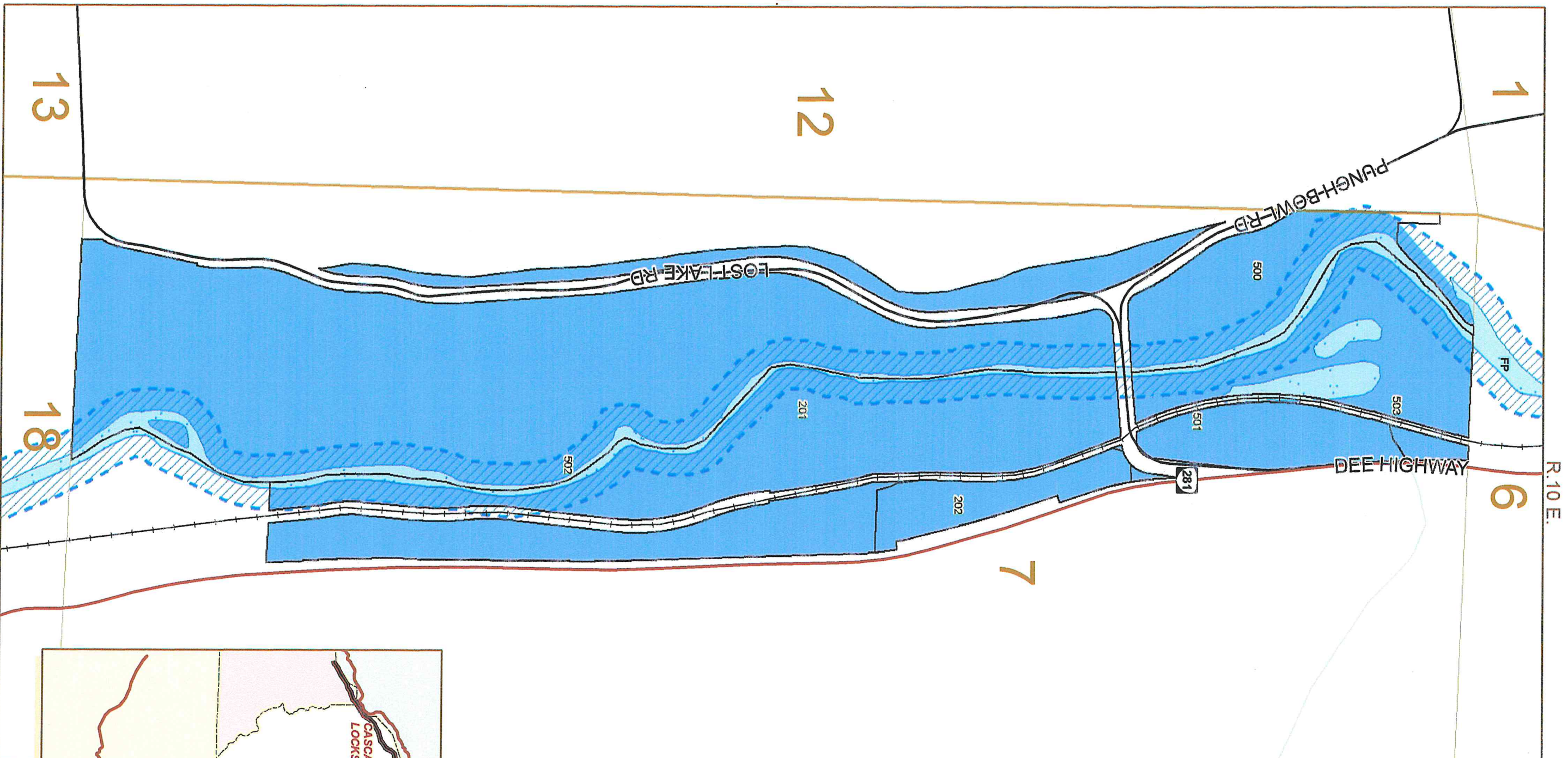
Dee

ODELL

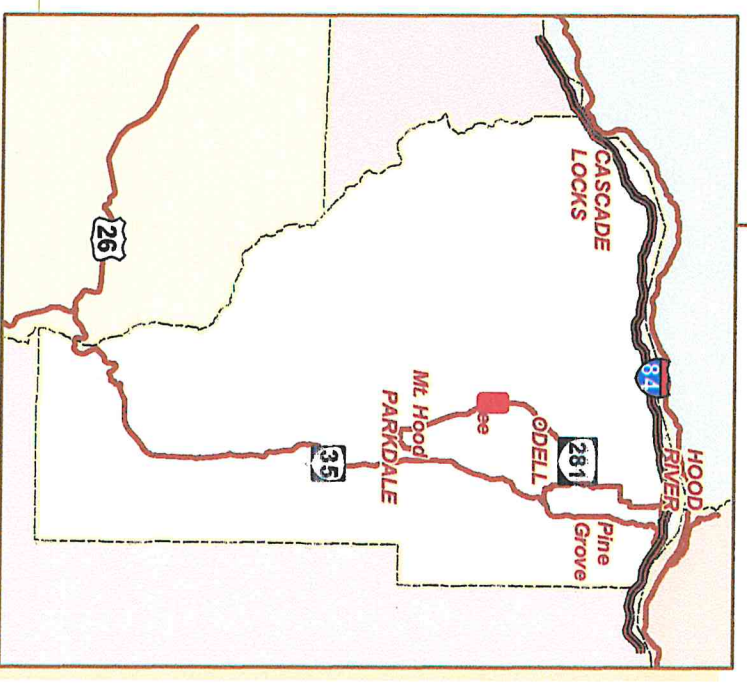
Mt. Hood

PARKDALE

**HOOD RIVER
COUNTY
INDUSTRIAL ZONED
PARCELS
CASCADE LOCKS-HOOD RIVER
ENTERPRISE ZONE**



- Legend**
- County Boundary
 - Selected Taxlots
 - ▨ Floodplain
 - PRIMARY ZONING
 - Industrial
 - Commercial
 - Airport









DEE MILL

R.10 E.

HOOD RIVER COUNTY INDUSTRIAL ZONED PARCELS

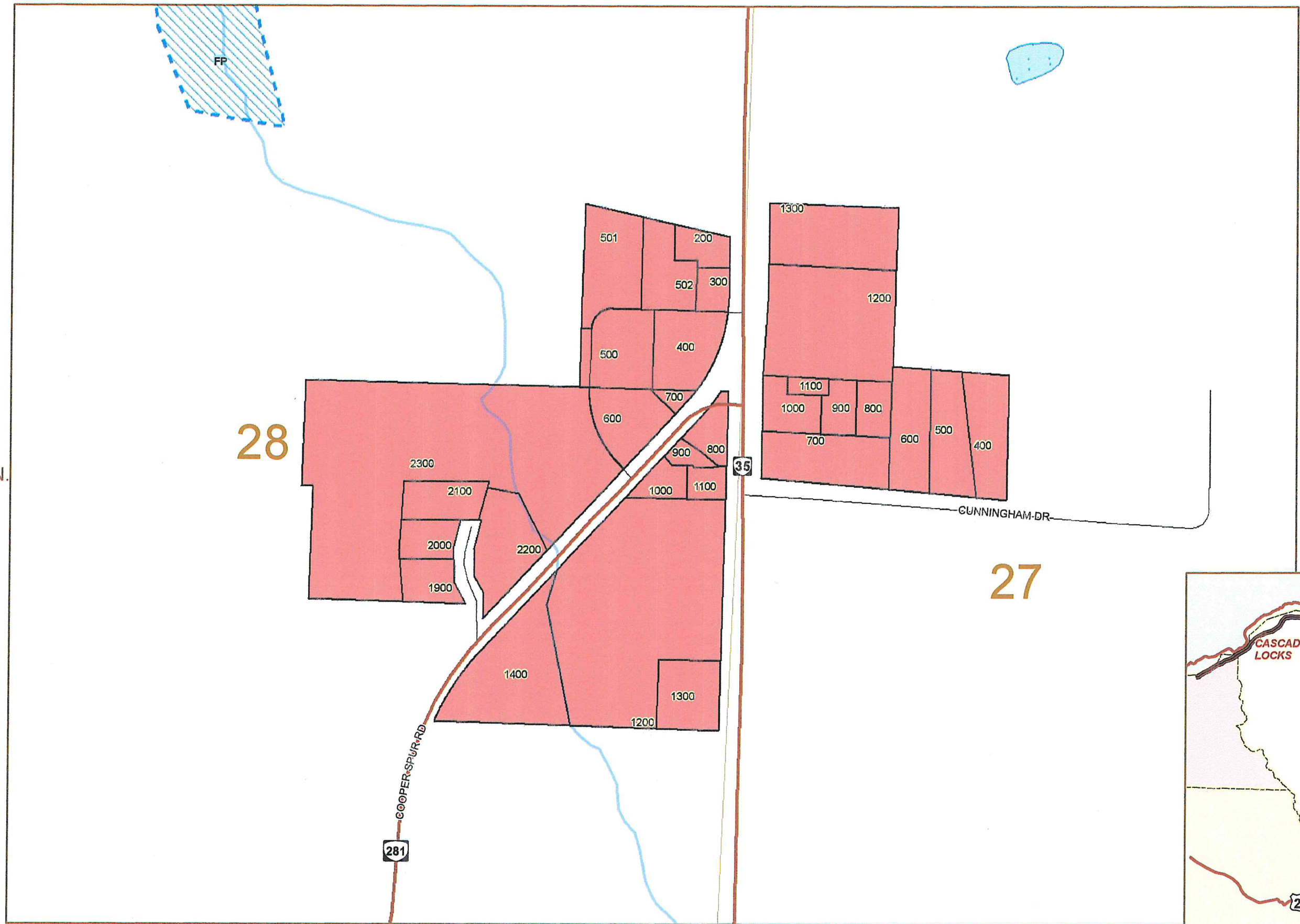
CASCADE LOCKS-HOOD RIVER ENTERPRISE ZONE

Legend

-  County Boundary
-  Selected Taxlots
-  Floodplain
- PRIMARY ZONING**
-  Industrial
-  Commercial
-  Airport



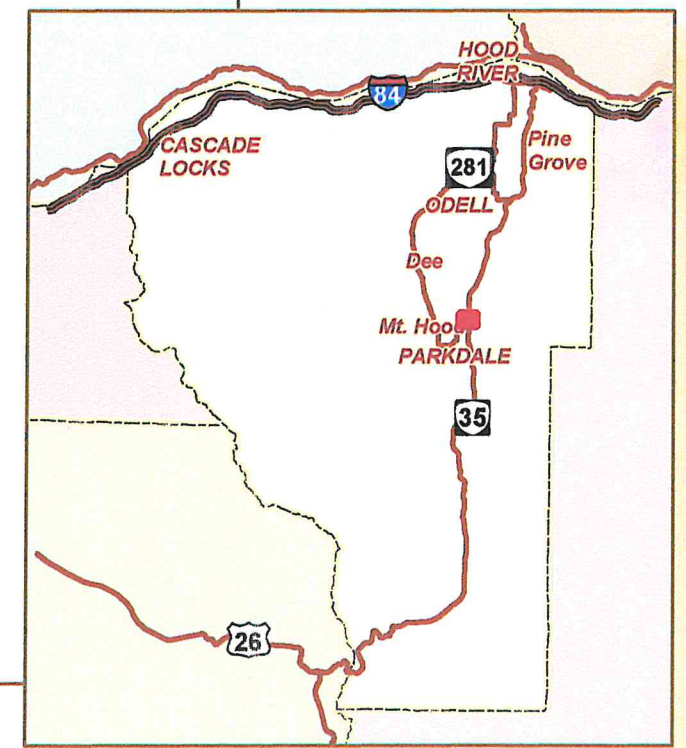
T.1 N.



27

28

MOUNT HOOD



R.10 E.

HOOD RIVER COUNTY INDUSTRIAL ZONED PARCELS

CASCADE LOCKS-HOOD RIVER ENTERPRISE ZONE

Legend

--- County Boundary

▭ Selected Taxlots

▨ Floodplain

PRIMARY ZONING

Industrial

Commercial

Airport

Exclusive Farm Use



T.2 N.



13

VAN HORN DR

700

1900

1500

1600

1400

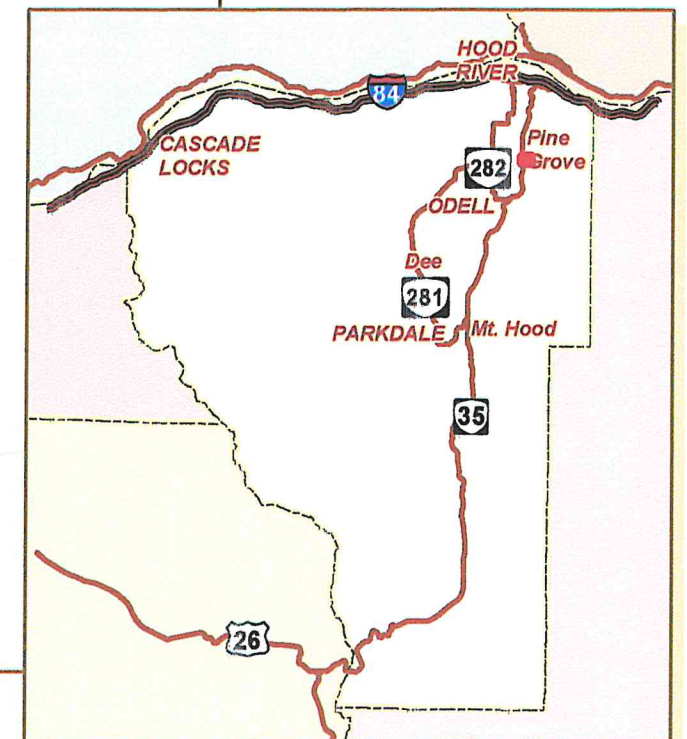
1204

1401

1601

1203

PINE GROVE



R.10 E.







3

2

HOOD RIVER COUNTY INDUSTRIAL ZONED PARCELS

CASCADE LOCKS-HOOD RIVER
ENTERPRISE ZONE

Legend

-  County Boundary
-  Selected Taxlots
-  Floodplain
- PRIMARY ZONING**
-  Industrial
-  Commercial
-  Airport



T.11 N.

10

701

1100

1000

300

1200

400

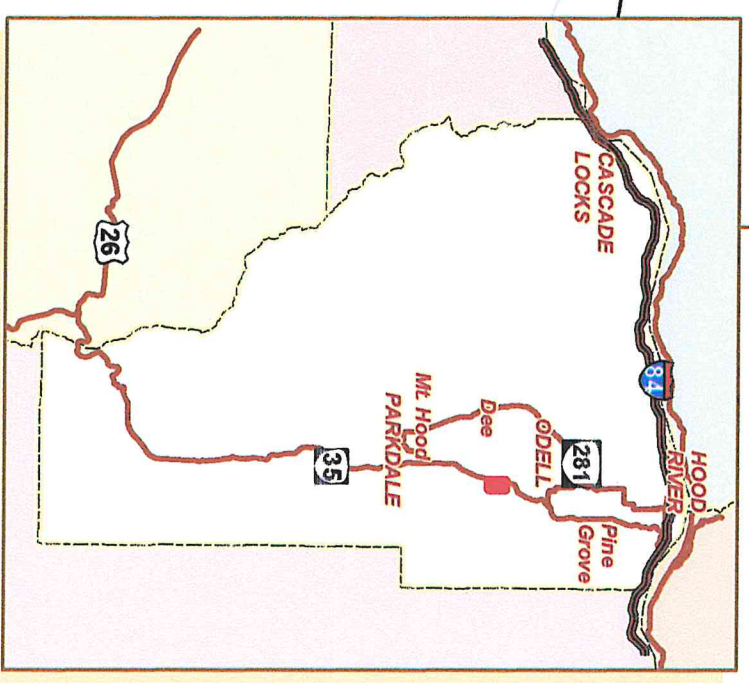
601

NEAL-GREEK-RD

201

11

1302



UPPER HANEL MILL

