

The following excerpt from the Gorge Commission's proposed Plan Amendment lists the required technical studies documenting impacts. This list was prepared in response to concerns expressed during the Gorge Commission's extensive public review process conducted during 2007.

*5. B. Application for a recreation resort shall include the following materials in addition to those required by Chapter 7:*

- (1) A master plan including the contents listed in subsection C(1), below. The master plan shall include all areas where recreational, commercial, and resort uses are proposed and where mitigation and enhancement measures are planned or necessary.*
- (2) A traffic impact study meeting the applicable local or state department of transportation standards that projects future conditions for each phase and after the project is completed.*
- (3) A description of economic impacts of resort development prepared by a qualified economist that includes:
  - (a) Assessment of effects on public services and emergency response needs.*
  - (b) Assessment of net economic effect on surrounding communities and counties that takes into account public services costs, job creation, effect on tax base, and commercial activity in nearby urban areas.**
- (4) An engineering assessment of impact on community water facilities and surface water quality due to projected water use and treatment methods at resort build-out.*
- (5) Assessment of effects on existing recreation resources at and adjacent to the resort that evaluates:
  - (a) Types of recreation resources and levels of current use.*
  - (b) Existing site conditions and recreation site capacity, including parking, safety, river access, and on-river conditions.*
  - (c) Projected additional use and effect on existing recreation areas due to recreation resort development, by phase and at full build-out.*
  - (d) Potential effect on the quality of the recreation experience at adjacent recreation sites; including effects due to potential changes in parking, traffic, public health and safety due to recreation resort development.*
  - (e) Identification of potential mitigation and enhancement actions that would improve the quality of the experience for current and projected levels of use.**
- (6) Assessment of effect on surrounding areas. Review of impacts at a minimum shall include the visual character of the area, traffic generation, emergency response, fire risk and lighting.*
- (7) A delineation of the boundary of the existing industrial complex, and an inventory of existing development within the complex, including the dimensions and locations of all buildings.*