CITY OF COOS BAY
PLANNING COMMISSION MEETING

July 11, 2023 – 6:00 PM

Coos Bay Council Chambers

Zoom Remote Attendance Link (Meeting ID: 836 7515 8015 : Pascode: 711407)

YouTube Live Video Link

1. Call to Order
2. Citizen Input / Public Comment
3. Public Hearing

   Type IV Land Use Application #187-23-000165-PLNG (Text Amendment - Coos Bay Estuary Management Plan, Phase I Update)
4. Planning Commission Comment
5. Staff Comment
6. Adjournment

CITY OF COOS BAY PLANNING COMMISSION

Agenda Staff Report

MEETING DATE July 11, 2023	AGENDA ITEM NUMBER

FROM: Chelsea Schnabel, Planning Administrator

ISSUE: Type IV Land Use Application #187-23-000165-PLNG (Text Amendment - Coos Bay Estuary Management Plan, Phase I Update)

SUMMARY:

This amendment proposes the following:

- Supersede Resolution No. 84-4, which adopted the 1984 Coos Bay Estuary Management Plan, to adopt by reference the updated 2023 Coos Bay Estuary Management Plan as adopted in Volume II of the Coos County Comprehensive Plan. Volume 3 of the City of Coos Bay Comprehensive Plan shall be repealed in its entirety.

- Amend Title 17 of the Coos Bay Municipal Code to repeal and replace in its entirety Chapter 17.352, Estuarine and Coastal Shoreland Uses and Activities. Changes proposed within Chapter 17.352 CBDC include:
  - Clarification that all uses/activities within CBEMP management units must be reviewed for compliance with the adopted plan.
  - Identification of applicable management unit types.
  - Clarification that the CBEMP shall control if zoning designations, regulations and restrictions contained in CBMC Title 17 are inconsistent or conflicting.
  - Clarification of the application contents and review process in line with CBDC 17.130.040 and CBDC 17.130.180.
  - Identification of the approval criteria.

- Amend CBDC 17.360.020 to allow staff (“director”) to initiate an amendment to the comprehensive plan text or map, the zoning map, or the text of the Coos Bay Development Code.

- Amend CBDC 17.360.040 to require the written recommendation of the CBEMP joint steering committee as part of an application to amend the CBEMP planning document.

"CBEMP" means Coos Bay Estuary Management Plan.

Refer to the attached Staff Report for additional details.

ACTION REQUESTED:

Staff recommends Planning Commission make the following Motion:

The Planning Commission recommends the City Council APPROVE Land Use Application #187-23-000165-PLNG based on the information presented by the applicant and recommended findings of

approval.

ATTACHMENT(S):

- FINAL_Coos Bay CBEMP-PLNG_Staff Report 06.30.23.pdf
- Attachment A_Type IV_Land Use Application (CBEMP Phase I Updates).pdf
- Attachment A, Exhibit 1_Proposed Comprehensive Plan Amendments.pdf
- Attachment A, Exhibit 2_Proposed Development Code Text Amendments.pdf
- Attachment A, Exhibit 3_Recommended Findings.pdf
- Attachment A, Exhibit 4_CBEMP Revisions Memo (5.31.23).pdf
- Attachment A, Exhibit 5_DRAFT CBEMP Part 1.pdf
- Attachment A, Exhibit 5, Att. A_Matrix A.pdf
- Attachment A, Exhibit 5, Att. B_Matrix B.pdf
- Attachment A, Exhibit 5, Att. C_Matrix C.pdf
- Attachment A, Exhibit 6_DRAFT CBEMP Part 2.pdf
- Attachment A, Exhibit 6, Att. A_DATA SOURCE.pdf
- Attachment A, Exhibit 6, Att. B_Map Atlas.pdf
- BGrile_6.24.23_Comment

CITY OF COOS BAY
Community Development Department
500 Central Avenue
Coos Bay, OR 97420
541.269.8918
www.coosbayor.gov

PLANNING COMMISSION STAFF REPORT

Hearing Date:	**July 11, 2023**
Item:	**#187-23-000165-PLNG (Type IV – Text Amendment)**
Applicant:	**City of Coos Bay**
Owner:	**N/A**
Permit Request:	**Text Amendment to Volume III, Estuary Management Plan, of the City of Coos Bay Comprehensive Plan and to Title 17 of the Coos Bay Development Code (CBDC)**
Subject Property:	**All lands within city limits subject to the Coos Bay Estuary Management Plan (CBEMP)**

I. REQUEST

This proposal ("CBEMP Phase I updates"), attached hereto as **Attachment A** and incorporated herein by reference, is intended to repeal and replace in its entirety the current adopted 1984 Coos Bay Estuary Management Plan with the updated 2023 Coos Bay Estuary Management Plan, which will be adopted as Coos County Comprehensive Plan Volume II, Parts 1 and 2, and by reference by the cities of Coos Bay and North Bend.

This amendment proposes the following:

1) Supersede Resolution No. 84-4, which adopted the 1984 Coos Bay Estuary Management Plan, to adopt by reference the updated 2023 Coos Bay Estuary Management Plan as adopted in Volume II of the Coos County Comprehensive Plan. Volume III of the City of Coos Bay Comprehensive Plan shall be repealed in its entirety. See **Exhibit 1** of **Attachment A**, attached hereto and incorporated herein by reference.

2) Amend Title 17 of the Coos Bay Municipal Code to repeal and replace in its entirety Chapter 17.352, Estuarine and Coastal Shoreland Uses and Activities. Changes proposed within Chapter 17.352 CBDC include:
   - Clarification that all uses/activities within CBEMP management units must be reviewed for compliance with the adopted plan.
   - Identification of applicable management unit types.
   - Clarification that the CBEMP shall control if zoning designations, regulations and restrictions contained in CBMC Title 17 are inconsistent or conflicting.

- Clarification of the application contents and review process in line with CBDC 17.130.040 and CBDC 17.130.180.
- Identification of the approval criteria.

See **Section A**, **Exhibit 2** of **Attachment A**, attached hereto and incorporated herein by reference.

3) Amend CBDC 17.360.020 to:
   - Allow staff ("director") to initiate an amendment to the comprehensive plan text or map, the zoning map, or the text of the Coos Bay Development Code.

   See **Section B**, **Exhibit 2** of **Attachment A**, attached hereto and incorporated herein by reference.

4) Amend CBDC 17.360.040 to:
   - Require the written recommendation of the CBEMP joint steering committee as part of an application to amend the CBEMP planning document.

   See **Section C**, **Exhibit 2** of **Attachment A**, attached hereto and incorporated herein by reference.

II. BACKGROUND

The Coos Bay Estuary Management Plan (CBEMP) was originally developed in the early 1980s to serve as the basis of land, water use, and community development regulations for lands lying within the Coos Estuary and its shorelands. This Plan's authority is based upon the following: the Oregon Statewide Planning Goals; applicable state statutes, including ORS 197, 215, 117 and 91; and Oregon's Coastal Management Program, as implemented by the Oregon State Land Conservation and Development Commission (LCDC). The purpose of the CBEMP is to provide predictability in the issuance of local, state, and federal permits by designating appropriate areas for the location of various existing and future uses and activities.

The CBEMP is set forth in three (3) separate but related documents:

Part 1: Plan Provisions, which includes specific plan provisions -- map decisions and written policies -- that are designed to provide guidance necessary to assure wise use of the Coos Bay Estuary and adjacent shorelands, including Appendix A: Maps; and

Part 2: Inventories and Factual Base, which contains data and\other factual information that supports management decisions presented in Part 1; and

Part 3: Linkage/Statewide Goal Exceptions, which contains findings for Statewide Goal Exceptions taken at the time of original plan adoption for proposed development.

The CBEMP was officially adopted in 1984 by Coos County as Volume II of the Coos County Comprehensive Plan, and by the cities of Coos Bay (as Volume III of the Comprehensive Plan)

and North Bend (by reference in Section XII – Coastal, of the Comprehensive Plan). Each jurisdiction has also adopted local development/zoning codes to administer applicable CBEMP management units within their respective boundaries.

The CBEMP has been modified slightly over the years by each agency that adopted it in 1984. Minor modifications made during periodic review of the Coos County Comprehensive Plan in the 1990s and several minor plan amendments adopted by the Cities of Coos Bay and North Bend have created different "versions" of the CBEMP. However, the majority of the CBEMP remains as it was originally presented in 1984.

Economic, social, cultural, and environmental factors have changed substantially over the years. Technology has also changed significantly. These changes led the Partnership for Coastal Watersheds (PCW), which includes staff from Coos County, the City of Coos Bay, the City of North Bend, the Port of Coos Bay, and representatives from local, state, and federal partners interested in estuary health, to begin an extensive process in 2015 to evaluate the current needs of the local governments and the community in relation to the CBEMP. The PCW effort was patterned from the original CBEMP workgroup setup in the late 1970's and early 1980's. It involved extensive local, regional, state, and federal agency input, as well as input from the community-at-large.

With the assistance of the PCW steering committee, feedback on current issues and needs related to the CBEMP was gathered from community members through an extensive public involvement program. Between 2016 and 2019, consultants from the University of Oregon's Institute for Policy Research and Engagement (IPRE) organized focus groups representing economic, socio-cultural, and natural resource protection interests, held a public open house, initiated a community survey, and oversaw detailed agency-led technical review of the existing elements of the CBEMP. During this time, the IPRE and the PCW also oversaw the development of the *Coos Estuary Map Atlas* ("Map Atlas") and the *Communities, Lands and Waterways Data Source* ("Data Source"). The Map Atlas included GIS-based maps designed to provide updated background mapping for the CBEMP; the Data Source provided updated economic, social, cultural, and environmental background information.

The *Coos Estuary Land Use Analysis*, an integrated assessment of the CBEMP based upon the feedback received through the public involvement process, was presented to the City of Coos Bay, the City of North Bend, and the Coos County Planning Commissioners and to the Cities' City Councilors and to the County Board of Commissioners in 2019.

The analysis recommended three (3) alternatives for updating the CBEMP: 1) a full plan update, 2) a partial plan update, or 3) no update. The recommendation for full plan update included the hiring of a consultant to complete a comprehensive update of the CBEMP, including resource inventories, using the Map Atlas, the Data Source, and some or all of the focus group recommendations. The recommendation for partial update included minor amendments to update some of the inventory maps using the Map Atlas, append the current factual inventories with the Data Source, apply easier-to-implement recommendations from the focus groups, and

realign the three (3) jurisdictions' versions of the plan. Due to budgetary constraints, the governing bodies reached consensus to move forward with a partial plan update – Phase I.

In 2020, the COVID-19 pandemic, which restricted the ability to complete the desired public process, stalled Phase I of this project for two (2) years. After a receipt of additional funding from the Department of Land Conservation and Development (DLCD), County and City staff revived this project in 2022, hiring IPRE once more to assist staff with the partial plan update and adoption process.

The proposed 2023 Coos Bay Estuary Management Plan, including DRAFT versions of Part 1, Plan Provisions; Part 2, Inventories and Factual Base; and, Appendix A: Maps, were made available for public review on the County's website in late December 2022 through May 2023.

Findings and revised products were reintroduced to Councilors, Planning Commissioners, and Board of Commissioners at an informational work session that occurred at the City of Coos Bay City Hall on January 4, 2023. A public open house, which provided an opportunity to see hard copies of the digital maps and learn about the process going forward, was held on January 7, 2023 at the North Bend Community Center. Further presentations were made before the PCW (January 10, 2023), CTCLUSI Tribal Council (April 20, 2023), and to the local scientific community at the Coos Estuary Bio-Breakfast (April 20, 2023). On January 12, local, state, and federal agencies, and stakeholders, including those who attended the January 7 open house, were asked to provide comments on Phase I update products by February 20, 2023. The public was provided an opportunity to review the thirty-seven (37) maps on display at the Southwestern Oregon Community College from February 15 through 20, 2023.

Based upon requests for more time for review that were provided during the initial comment phase, the comment period was extended three (3) additional months, to May 26, 2023. A second public open house was hosted by the City of Coos Bay at their City Hall on May 10, 2023. Public comments were received and addressed as presented below in Section IV of this Staff Report.

The City of Coos Bay Planning Commission passed a motion to recommend that the City Council initiate legislative amendments related to the adoption of the 2023 Coos Bay Estuary Management Plan on January 10, 2023. The Coos Bay City Council voted unanimously to adopt the Planning Commission's recommendation on January 17, 2023.

At their January 23, 2023 regular meeting, the Coos County Board of Commissioners moved to initiate the legislative process to the Comprehensive Plan and Zoning Ordinance with the condition that this will not change any of the zoning districts/management unit designations.

III. NOTICE

Public notice was sent to affected governmental agencies and any person who requested a notice in writing and, also, posted at City Hall and on the City's website on June 20, 2023. Legal notice was published in the June 30, 2023 edition of The World Newspaper.

IV. COMMENTS

Staff / Agency Comments

As of the date of this staff report, the following staff/agency comments have been received:

Confederated Tribes of Coos, Lower Umpqua & Siuslaw Indians (Courtney Krossman, Tribal Historic Preservation Officer, February 17, 2023): Request to step back and allow more time for expanded tribal and indigenous engagement, determine with state regulatory and implementing agencies how best to include Tribes, and identify opportunities to use best available data and science for CBEMP inventories.

Staff Response: This project has been ongoing since 2015 and earlier with the involvement of the local tribes through their participation on the Partnership for Coastal Watersheds. Three (3) additional months were most recently provided for public comment, and a presentation was made directly to the CTCLUSI Tribal Council on April 20, 2023. This phase of the project, Phase I, is not intended to make substantial changes based on updated data and inventories; that work will come at a later phase and involve another opportunity for public engagement including tribal and indigenous engagement. CTCLUSI comments have been addressed.

Coquille Indian Tribe (Gabrielle Bratt, Cultural Resources Technician, February 17, 2023): Specific comments related to definitions and naming conventions, request for expanded tribal involvement in Phase 2.

Staff Response: Additional grammar checks were made to Part 2 of the CBEMP, including replacing the term "pre-contact" with "pre-historic". The gender specific phrase "to man" was removed from the definition for "natural resources" in Part 1. Three (3) additional months were provided for public comment for this Phase I update. Requests were made to the Coquille Indian Tribe for meeting with the Coquille Tribal Council, but those requests could not be accommodated. A future Phase 2 of this project will involve additional opportunity for public engagement including expanded tribal involvement. Those comments applicable to the current proposal have been addressed.

NOAA Fisheries/US Department of Commerce, West Coast Region (Michelle LaRue McMullin, Fishery Biologist, Oregon Coast Branch, West Coast Region, February 17, 2023): Suggested that a Phase 2 update (comprehensive revision) is a worthwhile endeavor given how much of the CBEMP was developed prior to Endangered Species Act listing of anadromous fish species in the Coos Bay Estuary and also prior to designation of critical habitat of those species. Regarding Phase 1: 1) requested amendments to Coastal Estuary Atlas Map 5.1b Species of Concern (to depict areas of designated critical habitat for ESA-listed species); 2) recommended revisiting the use of existing tide gates to designate or define head of tide (and therefore the furthest extent of the estuarine area) in Volume II Part 2, 2.3; 3) Volume II Part 2, 6.2.2 Drainage Diversion or 6.2.7 Toxic Materials, recommended adding additional protective language for upland disposal of materials that do not pass sediment evaluation tests (i.e. contain contaminants); 4) Volume II Part 1 #4a, recommended considering additional time (over 20 days) for State agencies to respond to requests for comments.

Staff Response: Modifications were made to Map 5.1 of the Map Atlas to reflect areas of designated critical habitat for ESA-listed species. Other requested amendments will be contemplated during a future Phase 2 update process and have been deferred accordingly.

Oregon Department of Land Conservation and Development (Deanna Wright, National Flood Insurance Program Coordinator, February 10, 2023): Recommended slight modification to "development" definition and Policy #5 to include "dredging and filling" as "development;" recommended insert section for floodplain guidelines in Section 6, Dredge Material Disposal; and recommended linking Beaches and Dunes Section #4 to Coos Bay's specific standards for Coastal High Hazard Flood Zones.

Staff Response: These recommendations have been integrated into the current proposal. Additions were also made to Policies #5 (Estuarine Fill and Removal), #6 (Fill in Conservation and Natural Estuarine Management Units), and #29 (Restricting Actions in Beach and Dune Areas that are "Unsuitable for Development") to highlight requirements for local floodplain development permits.

Public Comments

As of the date of this staff report, public comments have been received from the following persons/organizations/entities:

- Ashley Audycki (Rogue Climate), PO Box 1980, Phoenix, OR 97535
- CJ Blaney
- Donna Bonetti, 1997 Oak Street, North Bend, OR 97459
- Ken Bonetti, 1997 Oak Street, North Bend, OR 97459
- Suzanne Church
- Connie Earhart
- Jamie Fereday
- Laurie Friedman, 808 9th St. SW, Bandon, OR 97411
- Mike Graybill
- Bill Grile, 855 Signal Way, Coos Bay, OR 97420-2236
- Jan Hodder, 63840 Fossil Point Road, Coos Bay, OR 97420
- Charlotte Hult
- Phillip Johnson (Oregon Shores Conservation Coalition)
- Janice Lloyd
- Nolan Lloyd
- Johanna Lyle
- Win McLaughlin
- Steve Miller
- Christine Moffitt
- Jenni Schmitt (South Slough Estuary National Estuarine Research Reserve)
- Beverly Segner, P.O. Box 191, Coos Bay, OR 97420
- Steve Skinner

*Staff Response: Public comments received from the above-listed persons focused on the following areas of concern/topics: Citizen Advisory Committee makeup; mapping; Phase 2 project; Part 1 policies; Part 2 editing; review; Tribal Sovereignty. Specific recommendations, unless identified as part of a future Phase 2 (comprehensive revision) scope of work, have been integrated into the current proposal and maps are included as attachments to this Land Use application. Refer to **Attachment D** of **Exhibit 4**, **Attachment A**, for a comprehensive crosswalk of all comments and responses, which is attached hereto and incorporated herein by reference.*

V. APPROVAL CRITERIA

Chapter 17.130 CBDC, Procedures.
Chapter 17.360.060, Approval Criteria.

VI. RECOMMENDED FINDINGS

Based on the findings as presented in **Exhibit 3** of **Attachment A**, attached hereto and incorporated herein by reference, staff recommends **APPROVAL** of Land Use Application #187-23-000165-PLNG.

VII. PLANNING COMMISSION RECOMMENDATION

The Planning Commission makes a recommendation to the City Council for a final decision. The Planning Commission may recommend approval or denial of the application or a continuance of the hearing to an upcoming meeting. The Planning Commission recommendation can be supported by taking one of the following actions:

Motion: The Planning Commission recommends:

A. The City Council **APPROVE** Land Use Application #187-23-000165-PLNG based on the information presented by the applicant and recommended findings of approval.

B. The City Council **DENY** Land Use Application #187-23-000165-PLNG based on findings that the application does not comply with applicable standards. [*make supportive findings*]

C. A **CONTINUANCE** of the public hearing on Land Use Application #187-23-000165-PLNG to a certain date/time [*set date/time*] to provide the applicant the opportunity to revise, respond, or clarify issues raised during the public hearing.

VIII. ATTACHMENTS

Attachment A – Land Use Application #187-23-000165-PLNG
- Exhibit 1 – Proposed Comprehensive Plan Text Amendments
- Exhibit 2 – Proposed Development Code Text Amendments
- Exhibit 3 – Recommended Findings
- Exhibit 4 – University of Oregon, Revisions Memo, dated May 31, 2023
  - Attachment A – Summary of revised definitions
  - Attachment B – Detailed review of recommended changes to CBEMP, Part 1
  - Attachment C – Detailed history of the CBEMP Phase I update project's progression
  - Attachment D – Comprehensive list of public comments and response
- Exhibit 5 – DRAFT Coos Bay Estuary Management Plan, Part 1
  - Attachment A – Matrix A: Goal 16 Linkage Matrix
  - Attachment B – Matrix B: Aquatic Uses and Activities Matrix
  - Attachment C – Matrix C: Goals 17 and 18 Linkage Matrix
- Exhibit 6 – DRAFT Coos Bay Estuary Management Plan, Part 2

VIII. ATTACHMENTS (continued)

Exhibit 6 – DRAFT Coos Bay Estuary Management Plan, Part 2

Attachment A – Community Lands & Waterways DATA SOURCE, Coos Bay Area, Oregon

Attachment B – Coos Estuary and Shoreland Atlas

Chelsea Schnabel

Chelsea Schnabel, AICP, CFM | Planning Administrator

June 30, 2023

Date

CITY OF COOS BAY
Public Works & Community Development Department
500 Central Avenue, Coos Bay, Oregon 97420
Phone 541-269-8918 Fax 541-269-8916

Permit No. **187-** 23 - 000165-PLNG

Date Received: 6/1/2023

LAND USE/PLANNING APPLICATION

[1]**Type of Review** (Please check all that apply):

**Pre-application review may be required*

- ☐ Adjustment Review *(Type II, III)**
- ☐ Annexation *(Type IV)**
- ☐ Appeal and Review *(Type III)*
- ☐ Architectural Design Review *(Type II, III)**
- ☐ Accessory Dwelling Unit-Historic *(Type I)*
- ☐ Conditional Use (Type *II, III)**
- ☐ Cultural Resources *(Type II, III)**
- ☐ Cottage Cluster *(Type II, III)**
- ☐ General Review _____ (Identify Type: See Table 173.130.030)
- ☐ Estuarine Use/Activities *(Type I)*
- ☒ Comp. Plan Amendment-Map/Text *(Type IV)**
- ☒ Dev. Code Amendment-Map/Text *(Type IV)**
- ☐ Home Occupation *(Type I, II)*
- ☐ Partition *(Type II)*
- ☐ Property Line Adjustment *(Type I)*
- ☐ Planned Unit Development (*Type II, III)**
- ☐ Modification to Approved Permit (Type II)
- ☐ Floodplain Development *(Type I)*
- ☐ Subdivision *(Type II, III)**
- ☐ Temporary Use (*Type I, II)*
- ☐ Tourist Habitation-Home Stay *(Type II)*
- ☐ Tourist Habitation-Vacation Rental (*Type II)*
- ☐ Variance *(Type I, II)*
- ☐ Zone Change *(Type III, IV)**
- ☐ Code Interpretation *(Type I)*
- ☐ Legal Lot Determination *(Type I)*
- ☐ Other: _____

City-wide (Coos Bay Estuary)

Site Location/Address

Assessor's Map No./Tax Lot(s)

Coos Bay Estuary Management Plan (CBEMP)

Zoning

Total Land Area

City of Coos Bay	500 Central Avenue, Coos Bay
Applicant/Owner Name	Address
(541) 269-1181	
Phone	Email
Chelsea Schnabel, Planning Administrator	500 Central Avenue, Coos Bay
Applicant's Representative Name	Address
(541) 269-1181 x3531	cschnabel@coosbayor.gov
Phone	Email

Project Description: Describe the project in detail, including what is being proposed, its size, hours of operation, any proposed phasing, timetable for improvements etc. Attach separate sheet with additional details as needed.

1) Amends the Coos Bay Comprehensive Plan by repealing Volume III, Estuary Management Plan, and amending Volume I, Plan Policy Document, to adopt by reference the updated 2023 Coos Bay Estuary Management Plan, adopted as Coos County Comprehensive Plan Volume II, Parts 1 and 2, as presented in Exhibit 1.
2) Amends Coos Bay Development Code Title 17 to: A) repeal and replace in its entirety Chapter 17.352, Estuarine and Coastal Shoreland Uses and Activities; B) amend 17.360.020 Initiation of amendment to provide the Director the opportunity to initiate Type IV applications; and C) add a new provision under CBDC 17.360.040(2) Application Contents to account for joint-management and coordination when changes are proposed to the Coos Bay Estuary Management Plan through a joint advisory committee, as presented in Exhibit 2.

CBEMP Phase I Update

Your submittal must also include:

[1]***Pre-Application and Appeal applications require a different application form, inquire of staff***

☐ Nonrefundable application fee. Applications subject to a pre-application conference may be eligible to apply the nonrefundable pre-application conference fee to a Type III or IV application. N/A

☐ Evidence of ownership or written statement from the owner that you are authorized to represent him/her. When there is more than one owner, all owners must authorize the application. N/A

☐ Most recent conveyance document (deed) showing current ownership. N/A

☐ A copy of the pre-application conference summary, if the application was subject to pre-application review, which shall include all information required by the director to address issues, comments, and concerns in the summary. N/A

■ Detailed written narrative of proposed project/development/use, including but not limited to a description of uses, types of structures proposed, hours of operation, abutting properties, proposed access, frequency of deliveries, and construction schedule including project phasing, etc.

■ Address the Decision/Approval Criteria, Goals/Standards and/or Policies, Standards/Regulations as outlined in the CBMC related to your request. The application should evidence how the proposal complies (or can comply), with each applicable section of the CBMC and other city and state policies and regulations applicable to the proposal. **A supplementary development/use application may be available for this purpose.**

☐ A detailed project site plan identifying existing conditions and the proposed development and/or land use. The site plan shall include all relevant information from Table 17.130.040(2) – Site Plan Requirements. N/A

☐ Supplementary information required by virtue of the application type, including but not limited to (if required) storm drainage report, traffic impact study/anyalisis or other studies/reports related to the project. N/A

Any additional information including but not limited to Table 17.130.040(3) – Additional Contents required by the director to demonstrate the proposed development and/or land use complies, or can be conditioned to comply, with each applicable CBCP, this title, and other city and state policies, regulations, and approval criteria applicable to the application.

Additional application contents associated with a specific application required for the proposed development and/or land use. See Table 17.130.040(4) for specific permit/review applications and applicable code sections with additional application contents and process requirements.

Land use approval is required prior to authorization of any other required permits/licenses.

I am the owner, applicant, or representative of the property/site and am authorized to complete this land use/planning application. I completed this land use/planning application; its contents are true and correct. I understand: 1) City application acceptance does not infer a complete submittal; 2) the information herewith submitted is true and correct; 3) the application processing and fee payment does not obligate City authorization and City authorization does not give authority to violate or cancel the provisions of any other applicable law. I will pay the City land use/planning application fees and additional expenses incurred by the City for professional services should such services, at City discretion, be required. I understand that the application fees submitted are non-refundable.

Where there are multiple property owners, all owners must authorize/sign the permit application.

SIGNATURE of Owner(s)	Print Name	DATE
Chelsea Schnabel	Chelsea Schnabel	6/1/2023
SIGNATURE of Applicant/Representative	Print Name	DATE

FOR OFFICE USE ONLY

Fee: Waived by JH Date: 6/1/23 Fee Received by:

CITY OF COOS BAY
Public Works & Community Development Department
500 Central Avenue, Coos Bay, Oregon 97420
Phone 541-269-8918 Fax 541-269-8916

Permit No. **187**-____-000 _____**-PLNG**

Date Received: _____

REVIEW CRITERIA
Plan Amendments and Zone Changes (CBMC 17.360.060)

SUBJECT PROPERTY:

Coos Bay Estuary Management Plan

PROPOSED AMENDMENT:

1) Amends the Coos Bay Comprehensive Plan by repealing Volume III, Estuary Management Plan, and amending Volume I, Plan Policy Document, to adopt by reference the updated 2023 Coos Bay Estuary Management Plan, adopted as Coos County Comprehensive Plan Volume II, Parts 1 and 2, as presented in Exhibit 1.
2) Amends Coos Bay Development Code Title 17 to: A) repeal and replace in its entirety Chapter 17.352, Estuarine and Coastal Shoreland Uses and Activities; B) amend 17.360.020 Initiation of amendment to provide the Director the opportunity to initiate Type IV applications; and C) add a new provision under CBDC 17.360.040(2) Application Contents to account for joint-management and coordination when changes are proposed to the Coos Bay Estuary Management Plan through a joint advisory committee, as presented in Exhibit 2.

RATIONAL FOR PROPOSED AMENDMENT (*Attach additional supporting pages/documents as needed*)

☐ The proposed amendment is consistent with the applicable policies of the comprehensive plan or that a significant change in circumstances requires an amendment to the plan or map.

See attached findings.

☐ The proposed amendment is in the public interest.

See attached findings.

☐ Approval of the amendment will not result in a decrease in the level of service for capital facilities and services identified in the Coos Bay capital improvement plan(s).

See attached findings.

☐ The proposed amendment is consistent with the adopted transportation system plan and would facilitate the planned function, capacity, and performance standards of the impacted facility or facilities.

N/A

☐ The proposed amendment shall be consistent with the OAR 660-012-0060 requirements. Where it is found that a proposed amendment would have a significant effect on a transportation facility in consultation with the applicable roadway authority, the city shall work with the roadway authority and applicant to modify the amendment request or mitigate the impacts in accordance with the TPR and applicable law.

N/A

☐ The development makes adequate provision for public services consistent with the level of service provided in adopted city policies, plans and regulations and will not have a significant adverse effect on adjacent properties or public facilities.

N/A

REFERENCE RESOURCES

Oregon Statewide Planning Goals
https://www.oregon.gov/lcd/op/pages/goals.aspx?utm_source=LCD&utm_medium=egov_redirect&utm_campaign=https%3A%2F%2Foregon.gov%2Flcd%2Fpages%2Fgoals.aspx

Adopted City of Coos Bay Plans
https://www.coosbayor.gov/government/city-codes-plans-standards/city-plans

List of Attachments

- Proposed Amendments & Recommended Findings
- Revisions Memo
  - Attachment A
  - Attachment B
  - Attachment C
  - Attachment D
- DRAFT Coos Bay Estuary Management Plan Part 1
  - Matrix A - Goal 16 Linkage Matrix
  - Matrix B - Aquatic Uses and Activities Matrix
  - Matrix C - Goal 17 and 18 Linkage Matrix
- DRAFT Coos Bay Estuary Management Plan Part 2
  - Data Source (proposed Section 8, Part 2)
  - Map Atlas (proposed Section 9, Part 2)

Coos Bay Comprehensive Plan PROPOSED Text Amendments

Section A: The text of Coos Bay Comprehensive Plan, Volume 1, 1.5 AGENCY COORDINATION, Number 5, is amended to read as follows:

The city has actively participated in regional planning processes, for example: the extension of runway 4-22 at the North Bend Airport resulting in the Commercial Airport Siting Element ~~as part of this plan (Vol. III)~~(City of Coos Bay 1982:II) and the Coos Bay Estuary Management Plan, Volume 2 of the Coos County Comprehensive Plan, ~~which is under separate cover as part of this plan~~ incorporated herein by reference, to guide uses and activities within the Coos Estuary.

Section B: The text of Coos Bay Comprehensive Plan, Volume 1, 7.10 ESTUARINE RESOURCES, Strategies, Number ER.1 is amended to read as follows:

Coos Bay shall actively participate in the inter-jurisdictional, Coos Bay estuary planning process. ~~Further, the city shall (1) subsequently adopt the estuarine plan that results from this inter-jurisdictional process, and (2) amend, as necessary, the estuarine and shoreland portions of the previously adopted Coos Bay Comprehensive Plan and implementing measures in order to be consistent with the overall Coos Bay Estuary Plan. This strategy recognizes that, based on March 21, 1979 memorandum from the Director of the Department of Land Conservation and Development, the city can elect to request "plan acknowledgment" (i.e., final LCDC approval) prior to completion of a coordinated estuary plan provided the city agrees to the measures stipulated above.~~ The city ~~also~~ recognizes the benefits from participating in the regional estuary planning effort; that is, inter-jurisdictional planning problems can best be resolved through a regional, coordinated effort. The city shall utilize the Coos Bay Estuary Management Plan, incorporated herein by reference, to guide uses and activities within the Coos Bay estuary.

Section C: A new Strategies, AC.6, shall be added to the text of Coos Bay Comprehensive Plan, Volume 1, 8.2 AGENCY COORDINATION, to read as follows:

Coos Bay shall utilize the Coos Bay Estuary Management Plan to guide uses and activities within the Coos Bay estuary and participate in the Coos Bay Estuary Management Plan joint advisory committee to ensure coordinated maintenance of this plan over time.

Section D: A new Strategies, LU.11, shall be added to the text of Coos Bay Comprehensive Plan, Volume 1, 8.3 LAND USE AND COMMUNITY DEVELOPMENT PLANNING to read as follows:

Coos Bay shall utilize the Coos Bay Estuary Management Plan to guide uses and activities within the Coos Bay estuary and participate in the Coos Bay Estuary Management Plan joint-advisory committee to ensure coordinated maintenance of this plan over time.

Section A: The text of Chapter 17.352 CBDC is repealed and replaced in its entirety to read as follows:

~~**Chapter 17.352**~~

~~**ESTUARINE AND COASTAL SHORELAND USES AND ACTIVITIES**~~

~~Sections:~~
~~17.352.010 General.~~
~~17.352.020 Initiation.~~
~~17.352.030 Application.~~
~~17.352.040 Tentative decision.~~
~~17.352.050 Conditions.~~
~~17.352.060 Tentative order and notice.~~
~~17.352.070 Final order.~~
~~17.352.080 Appeal.~~

~~**17.352.010 General.**~~
~~Uses and activities permitted by the Coos Bay estuary management plan are subject to general and special conditions and policies to comply with statewide planning goals and the Coos Bay estuary plan as adopted by the city of Coos Bay. Compliance with these conditions and policies must be verified; therefore, all uses and activities under jurisdiction of the Coos Bay estuary management plan must be reviewed. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.370.010].~~

~~**17.352.020 Initiation.**~~
~~A request to permit these uses and activities may be initiated by a property owner or authorized agent through a Type I review process and application to the community development department. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.370.020].~~

~~**17.352.030 Application.**~~
~~An application may include any or all of the following items at the discretion of the director. The applicant shall provide three copies of the required information.~~

~~(1) A general location map of the property and a detailed parcel map of the property, each on approximately eight-inch-by-11-inch paper.~~

~~(2) Address and legal description of the property.~~

~~(3) Detailed description of the proposed use or activity.~~

~~(4) Statement explaining how the proposed use and/or activity complies with the applicable management plan and title provisions. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.370.030].~~

17.352.040 Tentative decision.

Within 15 working days of a complete application, the director shall render a tentative decision to approve, approve with conditions, or deny the request after adopting findings of fact which address applicable general or special conditions or policies of the Coos Bay estuary management plan, special resources delineated on the special considerations map of the estuary management plan, and applicable provisions of this title.

The director may defer the initial review to the planning commission which shall be conducted at a public hearing. If the proposed use is also identified as a conditional use by this title, the decision shall be made by the planning commission in accordance with Chapter 17.347 CBDC, Conditional Uses. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.370.040].

17.352.050 Conditions.

The city may impose conditions if it finds that a use or activity may have an adverse impact on the site itself or nearby property. Conditions of approval, including those identified in Chapter 17.347 CBDC, Conditional Uses, shall be stated in terms that are specific and measurable so that the applicant is fully aware of the intent and justification of the condition and how and when to implement them. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.370.050].

17.352.060 Tentative order and notice.

The review authority shall issue a written tentative order and notice containing preliminary findings of fact and conclusions of law. Upon completion of the tentative order and notice, the city shall provide notice as follows:

(1) Mailed notice of the tentative decision shall include:

(a) Date of the tentative decision and the date the decision will become final.

(b) A reasonably written description of the subject property which may include, but is not limited to, any one of the following: a map, postal address, legal description, or tax map designation.

(c) The nature of the pending issue or proposed use.

(d) A list of the applicable criteria upon which the tentative decision was based.

(2) Within 10 days of the date of the order, the city shall provide written notice of the tentative decision to the applicant, the planning commission, property owners within 250 feet of the external boundaries of the property, and to the following list of interested agencies:

(a) State Agencies.

(i) Division of State Lands.

(ii) Department of Fish and Wildlife.

~~(iii) Department of Environmental Quality.~~

~~(iv) Water Resources Department (uses including appropriation of water only).~~

~~(v) Department of Geology and Mineral Industries (mining and mineral extraction only).~~

~~(vi) Department of Energy (generating and other energy facilities only).~~

~~(vii) Department of Economic Development (dock, industrial and port facilities, and marinas only).~~

~~(b) Federal Agencies.~~

~~(i) U.S. Army Corps of Engineers.~~

~~(ii) National Marine Fisheries Service.~~

~~(iii) U.S. Fish and Wildlife Service. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.370.060].~~

~~**17.352.070 Final order.**~~
~~The tentative decision shall become final 15 days from the date the order is mailed. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.370.070].~~

~~**17.352.080 Appeal.**~~
~~Prior to the date that the decision becomes final, a person or agency may appeal the tentative decision by filing an appeal with the department. The planning commission shall hear the appeal at a public hearing in accordance with the applicable procedures of Chapter 17.130 CBDC, Procedures. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016. Formerly 17.370.080].~~

Chapter 17.352

ESTUARINE AND COASTAL SHORELAND USES AND ACTIVITIES

Sections:
17.352.010 General.
17.352.020 Management units.
17.352.030 Management units and conflicts with other laws.
17.352.040 Application contents and review process.
17.352.050 Criteria.

17.352.010 General.
Uses and activities permitted by the Coos Bay Estuary Management Plan are subject to general and special conditions and policies to comply with statewide planning goals and with the Coos Bay Estuary Management Plan as adopted by the city of Coos Bay. Compliance with these conditions and policies must be verified; therefore, all uses and activities within designated Coos Bay Estuary Management Plan management units

must be reviewed for compliance with the adopted plan.

17.352.020 Management units.
Areas within the city which are within the Coos Bay estuary coastal shorelands boundary shall be classified in management units based on the designation of such areas as aquatic and shoreland within the Coos Bay Estuary Management Plan. A management unit is a discrete geographic area, defined by biophysical characteristics and features within which particular uses and activities are promoted, encouraged, protected, or enhanced and others are discouraged, restricted, or prohibited. The following is a list of management units:

(1) Aquatic Management Units include:

(a) Natural Aquatic (NA)

(b) Conservation Aquatic (CA)

(c) Development Aquatic (DA)

(2) Shoreland Management Units include:

(a) Natural Shorelands (NS)

(b) Conservation Shorelands (CS)

(c) Rural Shorelands (RS)

(d) Urban Development (UD)

(e) Urban Water-Dependent (UW)

(f) Development Shorelands (D)

(g) Water-Dependent Development Shorelands (WD)

17.352.030 Management units and conflicts with other laws.
Management units shall overlap with the use zones designated in this title, and where consistent the uses and restrictions of both zones shall apply to such areas. In all areas where the zoning designations, regulations, and restrictions contained in this title and the Coos Bay Estuary Management Plan are inconsistent or conflicting, the regulations and restrictions of the Coos Bay Estuary Management Plan shall control.

17.352.040 Application contents and review process.

(1) Review of a technically complete application for estuarine and coastal shoreland uses and activities permit is subject to a Type I procedure. See CBDC 17.130.080.

(2) Applications shall include:

(a) All contents as specified in CBDC 17.130.040.

(b) A statement explaining how the proposed use and/or activity complies with applicable management unit objectives, general and special conditions, and bay-wide policies of the Coos Bay Estuary Management Plan.

17.352.050 Criteria.

(1) Criteria for Approval. The applicable management unit objectives, general and special conditions, and bay-wide policies of the Coos Bay Estuary Management Plan.

(a) Uses and activities designated in the plan as "A" may be allowed subject to compliance with management objectives and general conditions.

(b) Uses and activities designated in the plan as "*" may be allowed subject to compliance with management objectives, general conditions, and any special conditions provided in the plan for such use.

(c) Uses or activities which are not described in the Coos Bay Estuary Management Plan but are found to be similar with other allowed uses may be permitted by the director subject to such conditions and limitations as would ensure compatibility with the resources.

Section B: CBDC 17.360.020 is amended to read as follows (new text, ~~deleted text~~):

17.360.020 Initiation of amendment.

Amendments to the comprehensive plan text or map, zoning map, or this title may be initiated by the following:

~~(1) A Type III application, CBDC 17.130.100, Type III procedure, by one or more owners of the property proposed to be changed or reclassified consistent with the adopted comprehensive plan; or~~

~~(2) A Type IV legislative process, CBDC 17.130.110, Type IV procedure, by motion of the planning commission and adoption by the city council.~~

(1) One or more owners of a property that is the subject of a proposed amendment through a Type III land use procedure. See, CBDC 17.130.100.

(2) The director, the planning commission, or the city council through a Type IV land use procedure. See, CBDC 17.130.110.

Section C: Subsection (2) of CBDC 17.360.040 is amended to read as follows (new text, ~~deleted text~~):

17.360.040 Application Contents.

(2) A technically complete application shall contain:

(a) A map of the proposed amendment, if applicable;

(b) The complete proposed text amendment, if applicable;

(c) A narrative describing the potential effects the proposal will have on public services, including streets, schools, parks and utilities, to the extent applicable;

(d) An analysis of the potential cumulative effects of the proposal;

(e) For applications to amend the Coos Bay Estuary Management Plan, the written recommendation of the Coos Bay Estuary Management Plan joint steering committee;

(f) Materials required under CBDC 17.130.050(2); and

(g) Other materials the director deems necessary.

Recommended Findings of Fact

I. REQUEST

This proposal ("CBEMP Phase I updates"), attached hereto as **Attachment A** and incorporated herein by reference, is intended to repeal and replace in its entirety the current adopted 1984 Coos Bay Estuary Management Plan with the updated 2023 Coos Bay Estuary Management Plan, which will be adopted as Coos County Comprehensive Plan Volume II, Parts 1 and 2, and by reference by the cities of Coos Bay and North Bend.

This amendment proposes the following:

1) Supersede Resolution No. 84-4, which adopted the 1984 Coos Bay Estuary Management Plan, to adopt by reference the updated 2023 Coos Bay Estuary Management Plan as adopted in Volume II of the Coos County Comprehensive Plan. Volume 3 of the City of Coos Bay Comprehensive Plan shall be repealed in its entirety. See **Exhibit 1** of **Attachment A**, attached hereto and incorporated herein by reference.

2) Amend Title 17 of the Coos Bay Municipal Code to repeal and replace in its entirety Chapter 17.352, Estuarine and Coastal Shoreland Uses and Activities. Changes proposed within Chapter 17.352 CBDC include:
   - Clarification that all uses/activities within CBEMP management units must be reviewed for compliance with the adopted plan.
   - Identification of applicable management unit types.
   - Clarification that the CBEMP shall control if zoning designations, regulations and restrictions contained in CBMC Title 17 are inconsistent or conflicting.
   - Clarification of the application contents and review process in line with CBDC 17.130.040 and CBDC 17.130.180.
   - Identification of the approval criteria.

   See **Section A**, **Exhibit 2** of **Attachment A**, attached hereto and incorporated herein by reference.

3) Amend CBDC 17.360.020 to:
   - Allow staff ("director") to initiate an amendment to the comprehensive plan text or map, the zoning map, or the text of the Coos Bay Development Code.

   See **Section B**, **Exhibit 2** of **Attachment A**, attached hereto and incorporated herein by reference.

4) Amend CBDC 17.360.040 to:
   - Require the written recommendation of the CBEMP joint steering committee as part of an application to amend the CBEMP planning document.

   See **Section C**, **Exhibit 2** of **Attachment A**, attached hereto and incorporated herein by reference.

II. BACKGROUND

The Coos Bay Estuary Management Plan (CBEMP) was originally developed in the early 1980s to serve as the basis of land, water use, and community development regulations for lands lying within the Coos Estuary and its shorelands. This Plan's authority is based upon the following: the Oregon Statewide Planning Goals; applicable state statutes, including ORS 197, 215, 117 and 91; and Oregon's Coastal Management Program, as implemented by the Oregon State Land Conservation and Development Commission (LCDC). The purpose of the CBEMP is to provide predictability in the issuance of local, state, and federal permits by designating appropriate areas for the location of various existing and future uses and activities.

The CBEMP is set forth in three (3) separate but related documents:

> Part 1: Plan Provisions, which includes specific plan provisions -- map decisions and written policies -- that are designed to provide guidance necessary to assure wise use of the Coos Bay Estuary and adjacent shorelands, including Appendix A: Maps; and
>
> Part 2: Inventories and Factual Base, which contains data and\other factual information that supports management decisions presented in Part 1; and
>
> Part 3: Linkage/Statewide Goal Exceptions, which contains findings for Statewide Goal Exceptions taken as the time of original plan adoption for proposed development.

The CBEMP was officially adopted in 1984 by Coos County as Volume II of the Coos County Comprehensive Plan, and by the cities of Coos Bay (as Volume III of the Comprehensive Plan) and North Bend (by reference in Section XII – Coastal, of the Comprehensive Plan). Each jurisdiction has also adopted local development/zoning codes to administer applicable CBEMP management units within their respective boundaries.

The CBEMP has been modified slightly over the years by each agency that adopted it in 1984. Minor modifications made during periodic review of the Coos County Comprehensive Plan in the 1990s and several minor plan amendments adopted by the Cities of Coos Bay and North Bend have created different “versions” of the CBEMP. However, the majority of the CBEMP remains as it was originally presented in 1984.

Economic, social, cultural, and environmental factors have changed substantially over the years. Technology has also changed significantly. These changes led the Partnership for Coastal Watersheds (PCW), which includes staff from Coos County, the City of Coos Bay, the City of North Bend, the Port of Coos Bay, and representatives from local, state, and federal partners interested in estuary health, to begin an extensive process in 2015 to evaluate the current needs of the local governments and the community in relation to the CBEMP. The PCW effort was patterned from the original CBEMP workgroup setup in the late 1970’s and early 1980’s. It involved extensive local, regional, state, and federal agency input, as well as input from the community-at-large.

With the assistance of the PCW steering committee, feedback on current issues and needs related to the CBEMP was gathered from community members through an extensive public involvement program. Between 2016 and 2019, consultants from the University of Oregon's Institute for Policy Research and Engagement (IPRE) organized focus groups representing economic, socio-cultural, and natural resource protection interests, held a public open house, initiated a community survey, and oversaw detailed agency-led technical review of the existing elements of the CBEMP. During this time, the IPRE and the PCW also oversaw the development of the Coos Estuary Map Atlas ("Map Atlas") and the Communities, Lands and Waterways Data Source ("Data Source"). The Map Atlas included GIS-based maps designed to provide updated background mapping for the CBEMP; the Data Source provided updated economic, social, cultural, and environmental background information.

The Coos Estuary Land Use Analysis, an integrated assessment of the CBEMP based upon the feedback received through the public involvement process, was presented to the City of Coos Bay, the City of North Bend, and the Coos County Planning Commissioners and to the Cities' City Councilors and to the County Board of Commissioners in 2019.

The analysis recommended three (3) alternatives for updating the CBEMP: 1) a full plan update, 2) a partial plan update, or 3) no update. The recommendation for full plan update included the hiring of a consultant to complete a comprehensive update of the CBEMP, including resource inventories, using the Map Atlas, the Data Source, and some or all of the focus group recommendations. The recommendation for partial update included minor amendments to update some of the inventory maps using the Map Atlas, append the current factual inventories with the Data Source, apply easier-to-implement recommendations from the focus groups, and realign the three (3) jurisdictions' versions of the plan. Due to budgetary constraints, the governing bodies reached consensus to move forward with a partial plan update – Phase I.

In 2020, the COVID-19 pandemic, which restricted the ability to complete the desired public process, stalled Phase I of this project for two (2) years. After a receipt of additional funding from the Department of Land Conservation and Development (DLCD), County and City staff revived this project in 2022, hiring IPRE once more to assist staff with the partial plan update and adoption process.

The proposed 2023 Coos Bay Estuary Management Plan, including DRAFT versions of Part 1, Plan Provisions; Part 2, Inventories and Factual Base; and, Appendix A: Maps, were made available for public review on the County's website in late December 2022 through May 2023.

Findings and revised products were reintroduced to Councilors, Planning Commissioners, and Board of Commissioners at an informational work session that occurred at the City of Coos Bay City Hall on January 4, 2023. A public open house, which provided an opportunity to see hard copies of the digital maps and learn about the process going forward, was held on January 7, 2023 at the North Bend Community Center. Further presentations were made before the PCW (January 10, 2023), CTCLUSI Tribal Council (April 20, 2023), and to the local scientific community at the Coos Estuary Bio-Breakfast (April 20, 2023). On January 12, local, state, and federal agencies, and stakeholders, including those who attended the January 7 open house, were asked to provide comments on Phase I update products by February 20, 2023. The public was provided an

opportunity to review the thirty-seven (37) maps on display at the Southwestern Oregon Community College from February 15 through 20, 2023.
Based upon requests for more time for review that were provided during the initial comment phase, the comment period was extended three (3) additional months, to May 26, 2023. A second public open house was hosted by the City of Coos Bay at their City Hall on May 10, 2023. Public comments were received and addressed as presented below in Section IV of this Staff Report.
The City of Coos Bay Planning Commission passed a motion to recommend that the City Council initiate legislative amendments related to the adoption of the 2023 Coos Bay Estuary Management Plan on January 10, 2023. The Coos Bay City Council voted unanimously to adopt the Planning Commission's recommendation on January 17, 2023.
At their January 23, 2023 regular meeting, the Coos County Board of Commissioners moved to initiate the legislative process to the Comprehensive Plan and Zoning Ordinance with the condition that this will not change any of the zoning districts/management unit designations.

III. NOTICE

Public notice was sent to affected governmental agencies and any person who requested a notice in writing and posted at City Hall and on the City's website on June 20, 2023. Legal notice was published in the June 30, 2023 edition of The World Newspaper.

IV. COMMENTS

Staff / Agency Comments

As of the date of this staff report, the following staff/agency comments have been received:

Confederated Tribes of Coos, Lower Umpqua & Siuslaw Indians (Courtney Krossman, Tribal Historic Preservation Officer, February 17, 2023): Request to step back and allow more time for expanded tribal and indigenous engagement, determine with state regulatory and implementing agencies how best to include Tribes, and identify opportunities to use best available data and science for CBEMP inventories.

Staff Response: This project has been ongoing since 2015 and earlier with the involvement of the local tribes through their participation on the Partnership for Coastal Watersheds. Three (3) additional months were most recently provided for public comment, and a presentation was made directly to the CTCLUSI Tribal Council on April 20, 2023. This phase of the project, Phase I, is not intended to make substantial changes based on updated data and inventories; that work will come at a later phase and involve another opportunity for public engagement including tribal and indigenous engagement. CTCLUSI comments have been addressed.

Coquille Indian Tribe (Gabrielle Bratt, Cultural Resources Technician, February 17, 2023): Specific comments related to definitions and naming conventions, request for expanded tribal involvement in Phase 2.

Staff Response: Additional grammar checks were made to Part 2 of the CBEMP, including replacing the term "pre-contact" with "pre-historic". The gender specific phrase "to man" was removed from the definition for "natural resources" in Part 1. Three (3) additional months were

ATTACHMENT A
Exhibit 3

provided for public comment for this Phase I update. Requests were made to the Coquille Indian Tribe for meeting with the Coquille Tribal Council, but those requests could not be accommodated. A future Phase 2 of this project will involve additional opportunity for public engagement including expanded tribal involvement. Those comments applicable to the current proposal have been addressed.

NOAA Fisheries/US Department of Commerce, West Coast Region (Michelle LaRue McMullin, Fishery Biologist, Oregon Coast Branch, West Coast Region, February 17, 2023): Suggested that a Phase 2 update (comprehensive revision) is a worthwhile endeavor given how much of the CBEMP was developed prior to Endangered Species Act listing of anadromous fish species in the Coos Bay Estuary and also prior to designation of critical habitat of those species. Regarding Phase 1: 1) requested amendments to Coastal Estuary Atlas Map 5.1b Species of Concern (to depict areas of designated critical habitat for ESA-listed species); 2) recommended revisiting the use of existing tide gates to designate or define head of tide (and therefore the furthest extent of the estuarine area) in Volume II Part 2, 2.3; 3) Volume II Part 2, 6.2.2 Drainage Diversion or 6.2.7 Toxic Materials, recommended adding additional protective language for upland disposal of materials that do not pass sediment evaluation tests (i.e. contain contaminants); 4) Volume II Part 1 #4a, recommended considering additional time (over 20 days) for State agencies to respond to requests for comments.

Staff Response: Modifications were made to Map 5.1 of the Map Atlas to reflect areas of designated critical habitat for ESA-listed species. Other requested amendments will be contemplated during a future Phase 2 update process and have been deferred accordingly.

Oregon Department of Land Conservation and Development (Deanna Wright, National Flood Insurance Program Coordinator, February 10, 2023): Recommended slight modification to "development" definition and Policy #5 to include "dredging and filling" as "development;" recommended insert section for floodplain guidelines in Section 6, Dredge Material Disposal; and recommended linking Beaches and Dunes Section #4 to Coos Bay's specific standards for Coastal High Hazard Flood Zones.

Staff Response: These recommendations have been integrated into the current proposal. Additions were also made to Policies #5 (Estuarine Fill and Removal), #6 (Fill in Conservation and Natural Estuarine Management Units), and #29 (Restricting Actions in Beach and Dune Areas that are "Unsuitable for Development") to highlight requirements for local floodplain development permits.

Public Comments

As of the date of this staff report, public comments have been received from the following persons/organizations/entities:

- Ashley Audycki (Rogue Climate), PO Box 1980, Phoenix, OR 97535
- CJ Blaney
- Donna Bonetti, 1997 Oak Street, North Bend, OR 97459
- Ken Bonetti, 1997 Oak Street, North Bend, OR 97459

- Suzanne Church
- Connie Earhart
- Jamie Fereday
- Laurie Friedman, 808 9th St. SW, Bandon, OR 97411
- Mike Graybill
- Bill Grile, 855 Signal Way, Coos Bay, OR 97420-2236
- Jan Hodder, 63840 Fossil Point Road, Coos Bay, OR 97420
- Charlotte Hult
- Phillip Johnson (Oregon Shores Conservation Coalition)
- Janice Lloyd
- Nolan Lloyd
- Johanna Lyle
- Win McLaughlin
- Steve Miller
- Christine Moffitt
- Jenni Schmidt (South Slough Estuary National Estuarine Research Reserve)
- Beverly Segner, P.O. Box 191, Coos Bay, OR 97420
- Steve Skinner

Staff Response: Public comments received from the above-listed persons focused on the following areas of concern/topics: Citizen Advisory Committee makeup; mapping; Phase 2 project; Part 1 policies; Part 2 editing; review; Tribal Sovereignty. Specific recommendations, unless identified as part of a future Phase 2 (comprehensive revision) scope of work, have been integrated into the current proposal and maps are included as attachments to this Land Use application. Refer to ***Attachment D*** *of* ***Exhibit 4, Attachment A****, for a comprehensive crosswalk of all comments and responses, which is attached hereto and incorporated herein by reference.*

V. APPROVAL CRITERIA

a. Coos Bay Development Code (CBDC)

The proposal for text amendment must comply with the following criteria:

- Chapter 17.130 CBDC, Procedures.
- Chapter 17.360.060, Approval Criteria.

CBDC 17.360.020 Initiation of amendment.
Amendments of the comprehensive plan text or map, zoning map, or this title may be initiated by the following: ***(2)*** *A Type IV legislative process, CBDC 17.130.110, Type IV procedure, by motion of the planning commission and adoption by the city council.*

FINDING: The City of Coos Bay Planning Commission passed a motion to recommend that the City Council initiate legislative amendments related to the adoption of the 2023 Coos Bay Estuary Management Plan on January 10, 2023. The Coos Bay City Council

voted unanimously to adopt the Planning Commission's recommendation on January 17, 2023. Consequently, staff finds this application for a Comprehensive Plan and Development Code text amendment in compliance with this criterion.

CBDC17.130.035 Pre-application review.

(1) *Requirement. Unless otherwise expressly provided in this title, all applications subject to Type III or Type IV review are subject to pre-application review unless the director waives the requirement in writing.*

(6) *Time Limit. The written summary of a pre-application conference is valid for up to one year from the date of the meeting summary provided by the city. If more than one year has elapsed between the date of the last pre-application conference and the date an application is submitted, a new pre-application conference shall be required for future development subject to CBDC 17.130.020.*

FINDING: Planning staff was involved in the work team developing the products and participated throughout the development of the products as part of the Partnership for Coastal Watersheds (2016-2022). Coos Bay city staff, Planning Commission, and City Council were presented with a summary of the project findings and products at joint work sessions on January 4 and January 7, 2023. These presentations enabled the city to perform a pre- application review. Hence, this application complies with CBDC 17.130.035(1) and (6).

CBDC17.130.040 Application contents for all application types.

(1) *All land use applications subject to a Type I, II, III, or IV review shall contain at a minimum the contents listed in Table 17.130.040(1) – Minimum Requirements for All Applications.*

(2) *A project site plan identifying existing conditions to remain, and the proposed development and/or land use. The site plan shall include all relevant information from Table 17.130.040(2) – Site Plan Requirements determined by the director to demonstrate the proposed development and/or land use complies, or can be conditioned to comply, with each applicable CBCP, this title, and other city and state policies, regulations, and approval criteria applicable to the application.*

(3) *Any additional information including but not limited to Table 17.130.040(3) – Additional Contents required by the director to demonstrate the proposed development and/or land use complies, or can be conditioned to comply, with each applicable CBCP, this title, and other city and state policies, regulations, and approval criteria applicable to the application.*

(4) *Additional application contents associated with a specific application required for the proposed development and/or land use. See Table 17.130.040(4) for specific permit/review applications and applicable code sections with additional application contents and process requirements.*

FINDING: A complete application was submitted on June 1, 2023. Therefore, this application complies with CBDC 17.130.040.

CBDC17.130.050 Review for technically complete status.

(1) *Applicability and Schedule. Before accepting an application subject to a Type I, II, or III review,*

the director shall determine within 30 calendar days after the application is submitted whether the application is technically complete.

FINDING: This application is for a Type IV review. Therefore, CBDC 17.130.050 is not implicated.

CBDC17.130.060 Distribution of notices.

The city shall provide all required notices subject to Type II, III, or IV review to:

(1) *The applicant and the applicant's representative; (a) The property owner of record; shall be the person(s) listed in the records of the Coos County assessor; and (b) Failure of a property owner to receive notice shall not affect the decision if the notice was sent. A sworn certificate of mailing or transmittal confirmation executed by the person who did the mailing or notification shall be conclusive evidence that notice was provided to parties listed or referenced in the certificate;*

(2) *Agencies with jurisdiction, including transportation and transit agencies; and*

(3) *Other persons with standing who request such notice in writing.*

FINDING: Notice of this land use application review was provided to the applicant/owner, the applicant's representative, affected agencies including the Department of Land Conservation and Development, the local Tribes and ODOT, as well as to those who specifically requested notice of such. Therefore, this application is consistent with CBDC 17.130.060.

CBDC17.130.070 Approval criteria.

The authorizing authority shall approve a land use application if the applicant has sustained the burden of proving that:

(1) *The application complies with the applicable regulations of the Coos Bay comprehensive plan and development code; or that the application can comply with all applicable regulations by complying with adopted conditions of approval; or that necessary variances have been approved; or that adopted conditions of approval have been met prior to final plat approval.*

FINDING: Refer to findings under CBDC 17.360.060(1)(a).

(2) *The development makes adequate provision for public services consistent with the level of service provided in adopted city policies, plans and regulations.*

FINDING: Refer to findings under CBDC 17.360.060(1)(c).

(3) *The development will not have a significant adverse effect on adjacent properties or public facilities.*

FINDING: As no changes to management unit boundaries, uses, or activities are proposed as part of this proposal there are no significant adverse impacts on individual properties or public facilities. Proposed modifications to CBDC Title 17 align

application processes with the remainder of the Coos Bay Development Code and account for the joint management of the Coos Bay Estuary Management Plan. These changes will not have significant adverse impacts on individual properties or public facilities. Therefore, this application is consistent with CBDC 17.130.070(3).

CBDC 17.130.110 Type IV procedure.

(1) *Application contents as noted in CBDC 17.130.040. Refer to CBDC 17.130.070 for approval criteria.*

FINDING: Refer to findings under CBDC 17.130.070, above in this final order.

(2) *Notice of Application. Twenty days prior to the director's decision, the city shall mail a written notice of the application to property owners within 300 feet of the application site.*

(a) *Contents of a Notice of Application Subject to Type IV Review. The notice of Type IV application shall contain at least the following information:* ***(i)*** *The file number;* ***(ii)*** *The name(s) and address(es) of the applicant and owner;* ***(iii)*** *The legal description of the site;* ***(iv)*** *The street address or other easily understood geographical reference to the subject property;* ***(v)*** *A description of the proposal and a listing of the approval criteria by applicable code section number;* ***(vi)*** *A statement that the application can be reviewed at City Hall during working hours, and that copies can be obtained for a fee equal to the city's cost for providing the copies;* ***(vii)*** *The name and contact information of the city representative to contact regarding the application;* ***(viii)*** *An invitation to comment, in writing, on the proposal and the place, date and time that comments are due;* ***(ix)*** *A statement outlining the appeals process.* ***(x)*** *The date, time and place of the hearing;* ***(xi)*** *A statement that the planning commission will conduct the hearing in accordance with the rules of procedure adopted by the planning commission;* ***(xii)*** *A statement that the staff report will be available at least seven days prior to the hearing and how the report may be viewed;* ***(xiii)*** *A statement that interested parties may testify orally or in writing at the public hearing;* ***(xiv)*** *A statement of the date, time, and place for the city council public hearing in accordance with the rules of procedure adopted by the city council; and* ***(xv)*** *A statement that the staff report will be available at least seven days prior to the hearing and how the report may be viewed.*

FINDING: This application is for a legislative Type IV land use review that applies city- wide and not to a single property. Therefore, CBDC 17.130.110(2)(a) is not applicable.

(b) *Comments. The city shall provide the applicant a copy of comments timely received in response to the notice.*

FINDING: The City of Coos Bay is the applicant for this text amendment and the record keeper of all comments received. CBDC 17.130.110(2)(b) is satisfied.

(c) *Distribution of Notices. Refer to CBDC 17.130.060.*

FINDING: Refer to findings under CBDC 17.130.060, above in this final order.

(3) *Public Hearing. An application subject to a Type IV process will be considered at one or more public hearings before the planning commission and one or more public hearings before the city council. The planning commission and city council may combine their meetings into one public meeting.*

FINDING: The Planning Commission conducted a public hearing on this matter on July 11, 2023. The City Council conducted a second public hearing on this matter on August 15, 2023. Therefore, CBDC 17.130.110(3) is satisfied.

(a) *Notice of the Initial Planning Commission Hearing. At least 20 calendar days before the date of the first planning commission hearing regarding an application subject to a Type IV process, the director shall mail public notice of the hearing to parties who have requested such notice and to other individuals, firms or agencies as deemed appropriate. If the Type IV procedure is related to a specific property, public notice shall be mailed as specified in subsection (2) of this section to property owners within 300 feet of the application site. At least 10 days before the date of the hearing, the city shall cause notice of the hearing to be posted at City Hall, on the city website, and in the local newspaper.*

FINDING: Notice of the Planning Commission public hearing was mailed to interested persons and posted at City Hall and on the City Website on June 20, 2023 and published in the local newspaper on June 30, 2023 in accordance with CBDC 17.130.110(3)(a).

(b) *Staff Report. At least seven calendar days before the date of the first planning commission or joint planning commission/council hearing, the city shall issue a written staff report regarding the application. The staff report shall set out the relevant facts and applicable standards for the application and a summary of how the application complies with those standards. The city shall mail a copy of the staff report to the review authority and to other parties who request it and post an electronic copy of the staff report on the city website. Copies of the staff report also shall be available at the public hearing.*

FINDING: The staff report was made available on June 30, 2023, more than seven (7) days in advance of the scheduled public hearing. Therefore, this application complies with CBDC 17.130.110(3)(b).

(c) *Public Hearing Procedure. Public hearings shall be conducted in accordance with the rules of procedure adopted by the review authority, except to the extent waived by the review authority. A public hearing shall be recorded on audio or audiovisual tape.* ***(i)*** *At the conclusion of a planning commission or joint planning commission/council hearing on an application subject to a Type IV process, the planning commission or, in the case of a joint planning commission/council meeting, the council shall announce one of the following actions, which may not be appealed:* ***(A)*** *That the hearing is continued. If the hearing is continued to a place, date and time certain, then additional notice of the continued hearing is not required to be mailed or published. If the hearing is not continued to a place, date and time certain, then*

notice of the continued hearing shall be given as though it was the initial hearing; or ***(B)*** *That the planning commission recommends against or in favor of approval of the application(s) with or without certain changes, or that the planning commission makes no recommendation regarding the application(s), together with a brief summary of the basis for the recommendation.* ***(C)*** *That, in the case of a joint planning commission/council hearing, the council may take action as noted in subsection (3)(c)(iii) of this section.*

FINDING: This land use application was considered at a public hearing before the Planning Commission conducted in accordance with the procedures set forth in CBDC 17.130.110(3)(c) on July 11, 2023, and on August 15, 2023 before the City Council. Therefore, this application complies with CBDC 17.130.110(3)(c).

CBDC 17.130.140 Expiration and extension of decisions.

(1) *Except as otherwise expressly provided by the Coos Bay development code or the decision in question, decisions made pursuant to this chapter expire four years after the effective date of the decision unless, within that time, the applicant or a successor in interest files an application for an extension of the decision or the permit is inaugurated as defined in Chapter 17.150 CBDC.*

FINDING: This legislative land use decision is final because it is adopted by City Ordinance. CBDC 17.130.140 is not applicable when the City Council adopts a land use decision by ordinance.

CBDC 17.360.060 Approval Criteria.

(1) *With a Type IV review, the city council shall approve the proposal upon finding that:*

(a) *The proposed amendment is consistent with the applicable policies of the comprehensive plan or that a significant change in circumstances requires an amendment to the plan or map.*

Finding: The following Comprehensive Plan goals/policies are applicable to this application:

Natural Resources and Hazards Goal
The City of Coos Bay shall exercise sound land use practices to conserve and protect the quality of all its natural resources and safeguard the life and property of its citizens from natural hazards and disasters.

The updated Map Atlas and Data Source incorporate best available data on natural hazards impacting the Coos Estuary and Shorelands, in support of this Natural Resources and Hazards Goal.

Natural Resources and Hazards NRH.8
Coos Bay shall encourage the preservation and protection of riparian vegetation as an important

fish and wildlife habitat and as a viable means of flood control by enactment of appropriate property development ordinances providing protection by establishing buffer strips along waterways, along designated HUD floodways, with the exception of navigable waterways. This strategy recognizes that such land use practices are necessary (1) to preserve the area's natural resources, and (2) to eliminate unnecessary drainage and erosion problems often accompanying development.

The CBEMP encourages the preservation and protection of the area's natural resources. As such, it directly implements this Comprehensive Plan goal. The adoption of the updated 2023 Coos Bay Estuary Management Plan will incorporate current environmental knowledge and mapping into the Map Appendix and into Part 2 of the plan, providing better foundation for decision making and thus encouraging the preservation and protection of the area's natural resources in compliance with this Natural Resources and Hazards strategy.

Natural Resources and Hazards NRH.11
Coos Bay shall regulate land use in dune areas in order to minimize erosion and protect coastal resources recognizing the detrimental effects that irresponsible development has on water quality, soil stabilization, and the protection of other property. This strategy shall be implemented by the Land Development Ordinance, enforcement of the building code, and ongoing inspections of property and development.

The CBEMP includes policies and procedures for the regulation of land use within dune areas in order to minimize erosion and protect coastal resources. These policies and procedures are not being altered with the minimal update proposed. This amendment is in compliance with this Natural Resources and Hazards strategy.

Economic Development Goal #6:
Maximize use of Coos Bay's unique geographic and recreational assets and cultural heritage.

The 2023 Coos Bay Estuary Management Plan includes updated socio-economic information on the Coos Bay area (within the Data Source, incorporated as Section 8 of Part 2). This information will be used to guide effective decision-making related to the development of Coos Bay's unique geographic and recreational assets and cultural heritage. No changes are proposed to the previously adopted policies or procedures that would negatively impact these resources. This amendment is in compliance with Economic Development Goal #6.

Estuarine Resources Goal:
The City of Coos Bay shall strive to protect the unique economic, environmental, and social values of the estuary, its associated wetlands, and its adjacent shorelands for the long term benefit of its residents.

Adoption of the 2023 Coos Bay Estuary Management Plan by reference will better facilitate the City's ability to protect the unique economic, environmental, and social values of the estuary and its adjacent shorelands, by providing digitized versions of regulatory maps to enhance accessibility, removing inconsistencies in plan implementation between coordinating

jurisdictions, and improving coordination between jurisdictions through creation of a new multi-jurisdictional steering committee. This amendment is in the long-term benefit of the Coos Estuary and its residents and is in compliance with the Estuarine Resources goal.

Estuarine Resources Goal ER.1
Coos Bay shall actively participate in the inter-jurisdictional, Coos Bay estuary planning process. Further, the city shall (1) subsequently adopt the estuarine plan that results from this inter-jurisdictional process, and (2) amend, as necessary, the estuarine and shoreland portions of the previously adopted Coos Bay Comprehensive Plan and implementing measures in order to be consistent with the overall Coos Bay Estuary Plan. This strategy recognizes that, based on March 21, 1979 memorandum from the Director of the Department of Land Conservation and Development, the city can elect to request "plan acknowledgment" (i.e., final LCDC approval) prior to completion of a coordinated estuary plan provided the city agrees to the measures stipulated above. The city also recognizes the benefits from participating in the regional estuary planning effort; that is, inter-jurisdictional planning problems can best be resolved through a regional, coordinated effort.

This amendment implements this goal through clarification and enhancement of the multi-jurisdictional coordination process to be used for the management of the 2023 Coos Bay Estuary Management Plan, and through the adoption of digitized maps. The 2023 Coos Bay Management Plan includes new language instigating a multi-jurisdictional steering committee, which will include two representatives from Coos Bay appointed by the Coos Bay City Council -- a representative from the Coos Bay Planning Commission as well as a lay citizen. This representation will be matched on the committee with appointments from Coos County and the City of North Bend, and representatives from the local tribes and from the Port. This committee will enhance the citizen involvement in the management of the 2023 Coos Bay Estuary Management Plan, and will provide for a more robust regional, coordinated planning process. The creation of a Citizen Advisory Committee is also recommended as part of a future Phase 2 comprehensive update process (Policy #39). This amendment is in compliance with this strategy.

Public Participation Goal:
The City of Coos Bay shall maintain its citizen involvement program to ensure that the general public has an opportunity to be involved in all phases of the planning and community development process, and that the City's citizen involvement efforts remain consistent with Oregon planning law.

The City maintains its citizen involvement program for land use planning purposes through implementation of the City Planning Commission. This amendment does not change that program. Furthermore, the 2023 Coos Bay Estuary Management Plan includes new language instigating a multi-jurisdictional steering committee, which will include two representatives from Coos Bay appointed by the Coos Bay City Council -- a representative from the Coos Bay Planning Commission as well as a lay citizen. This representation will be matched on the committee with appointments from Coos County and the City of North Bend, and representatives from the local tribes and from the Port. This committee will enhance the citizen involvement in the management of the 2023 Coos Bay Estuary Management Plan. The creation of a Citizen Advisory Committee is also recommended as part of a future Phase 2 comprehensive update process

(Policy #39). This committee will provide the general public greater opportunities to be involved in the planning process. This amendment is in compliance with the Public Participation goal.

Based upon the above findings, this amendment is consistent with the policies of the Coos Bay Comprehensive Plan in compliance with CBDC 17.360.060(1)(a).

(b) *The proposed amendment is in the public interest.*

FINDING: Adoption of the 2023 Coos Bay Estuary Management Plan by reference will facilitate the City's ability to protect the unique environmental, economic, and social values of the estuary and its adjacent shorelands, by providing updated socio-economic and environmental data within Part 2, Section 8 through adoption of the Data Source, digitized maps, removing inconsistencies in plan implementation between coordinating jurisdictions, and improving coordination between jurisdictions through creation of a new multi-jurisdictional steering committee. This amendment will provide a long-term benefit to the Coos Estuary and its residents and is in the public interest of all who live, work, and play in the Coos Bay Estuary.

The proposed text amendments to the CBDC Title 17 clarify application processing for uses and activities in the Coos Bay Estuary as well as for amendments proposed to the CBEMP. This will make administration more straightforward for applicants and is in the public interest of property owners, developers, and others seeking to make changes in our City. It is in the public interest to simplify permit processing procedures.

Therefore, this application is consistent with CBDC 17.360.060(1)(b).

(c) *Approval of the amendment will not result in a decrease in the level of service for capital facilities and services identified in the Coos Bay capital improvement plan(s);*

FINDING: The 2023 Coos Bay Estuary Management Plan does not include any changes to management unit boundaries or previously defined (through lawful ordinance amendment) uses or activities, nor does it include any new policies that would impact level of service for capital facilities. As such it will not result in a decrease in the level of service for capital facilities and services identified in the Coos Bay capital improvement plan(s).

The proposed text amendments to Coos Bay Development Code Title 17 do not change those uses or activities permitted nor in any other way decrease the level of service for capital facilities or services.

Therefore, this application is consistent with CBDC 17.360.060(1)(c).

(d) *The proposed amendment is consistent with the city of Coos Bay's planned transportation system as described within the transportation system plan;*

FINDING: Neither the text amendments proposed to the Comprehensive Plan nor to the Development Code amend the adopted Transportation System Plan or inhibit the planned function, capacity, and performance standards of any transportation facility because this application does not result in any changes to current permitted uses and activities. Therefore, CBDC 17.360.060(1)(d) is not implicated.

(e) *The proposed amendment is consistent with the adopted transportation system plan and would facilitate the planned function, capacity, and performance standards of the impacted facility or facilities; and*

FINDING: The text amendments proposed to the Comprehensive Plan and to the Development Code do not have a significant effect on a transportation facility because this application does not result in any changes to current permitted uses and activities. Therefore, CBDC 17.360.060(1)(e) is not implicated.

(f) *The proposed amendment shall be consistent with the OAR 660-012-0060 requirements. Where it is found that a proposed amendment would have a significant effect on a transportation facility in consultation with the applicable roadway authority, the city shall work with the roadway authority and applicant to modify the amendment request or mitigate the impacts in accordance with the TPR and applicable law.*

FINDING: Amendments to the CBEMP focus on improvements to usability, mapping, and administration. There will be no adverse effect on specific properties or public facilities including, but not limited to, transportation facilities, because there will be no changes to current permitted uses and activities. Therefore, CBDC 17.360.060(1)(f) is not implicated.

b. Oregon Statewide Planning Goals

A text amendment must be consistent with Oregon Statewide Planning Goals. When a text amendment is found to be consistent with a City's adopted comprehensive plan, it is consistent with the Statewide Planning Goals because DLCD only acknowledges comprehensive plans that are consistent with Statewide Planning Goals.

FINDING: The following Statewide Planning Goals are not applicable to the proposed code amendment: Goal 3 – Agricultural Lands; Goal 4 – Forest Lands; Goal 8 – Recreational Needs; Goal 10 – Housing; Goal 11 – Public Facilities and Services; Goal 12 – Transportation; Goal 13 – Energy Conservation; Goal 15 – Willamette River Greenway.

This request is consistent with the following Oregon Statewide Planning Goals as described below.

This proposal is consistent with Goal 1. The proposed plan and products were the

result of many years of public comment and review, as shown in the exhibit of public involvement opportunities provided with the Revision Memo (see **Attachment C**, **Exhibit 4** of **Attachment A**). Public involvement was encouraged through numerous avenues, including surveys, subject-matter focus groups, open houses, map displays, a project website, etc., between 2016 and 2023. The public was provided the opportunity to comment on the final draft products (CBEMP Part 1 and 2 and maps) between January 2023 and May 26, 2023. (See **Attachment D**, **Exhibit 4** of **Attachment A**.) Adequate public notice of the proposed changes has been provided through the Type IV public notice process as specified in CBDC 17.130.110(2). DLCD was notified of the intended amendments and did not express any concerns in writing about the changes, apart from comments directly related to National Flood Insurance Program implementation, which were integrated into the draft document. Affected state and federal agencies were provided opportunities to comment upon the proposed products, and their comments were incorporated into the final draft documents. Additional time for public review of the draft products was provided upon request to further refine the final products. The City adoption process involves various forms of public notice including but not limited to notification in local media and at City Hall and online, notification sent to impacted governmental agencies and to any person who requested a notice in writing. Public hearings were held before both the Planning Commission and the City Council. Notifications of these public hearings follow the requirements of Sections 17.130.060 and 17.130.110(2) of CBDC.

This proposal is consistent with Goal 2. The City has established a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions. The proposed change followed the process established in CBDC Title 17 and has been found compatible with the City's Comprehensive Plan.

This proposal is consistent with Goals 5 and 6. This partial plan update will help the City of Coos Bay ensure the appropriate conservation, protection, and development of Coos Bay estuary and shoreland resources by improving the usability and consistency of the CBEMP upon which decisions are made. The update's focus on enhanced procedures for resolving management unit conflicts between the local jurisdictions and the need for diverse citizen involvement in future revisions and multi-jurisdictional coordination of the CBEMP will ensure that this plan is implemented consistently throughout the estuary and further protect these shared natural resources.

This proposal is consistent with Goal 7. This amendment incorporates the Coos Estuary Map Atlas (as attached in Part 2, Section 9), digitized versions of the 1985 regulatory maps (as Part 1, Appendix A), and the Data Source (Part 2, Section 8). The Data Source and Map Atlas include information showing the impacts of natural hazards within the Coos Bay Estuary, including flooding and sea level rise. These maps will be vital for good decision-making related to estuary or shoreland resources in the future.

This proposal is consistent with Goal 9. The update includes the adoption of the Data Source, which updates 40-year-old information on the economic, social, cultural, and environmental factors impacting the Coos Estuary with the latest information available in 2018. Updating of the factual inventories and data related to socio-economic factors will better support decision making related to economic development within the Coos Estuary in future revisions of the plan.

This proposal is consistent with Goal 14. No changes are proposed to urban growth boundaries or to management units at this time; therefore, Goal 14 is not implicated.

This proposal is consistent with Goal 16. The Coos Bay Estuary Management Plan was originally adopted by the joint local agencies to address Goal 16 requirements as they relate to the Coos Estuary. The plan designates appropriate uses for different areas within the estuary based on biological and physical characteristics and features and provides for review of proposed estuarine alterations to assure that they are consistent with overall management objectives and that adverse impacts are minimized. The updated plan removes inconsistencies between the three (3) implementing jurisdictions, includes tools for improving navigation/legibility of the plan, and includes digitized mapping for use in decision making. It also improves implementation tools for jurisdictional coordination and expands citizen involvement in this coordinated management. The update does not change any use or activity within management units, nor change previously approved management unit boundaries.

This proposal is consistent with Goal 17. Goal 17 requirements are implemented primarily through local comprehensive plans and zoning. The update of the CBEMP is directly related to and in concert with Goal 17, as it is intended to provide up-to-date implementation tools for the local jurisdictions to protect and manage resources within protected shoreland and estuary areas. No exceptions are anticipated or required to this planning goal for implementation.

This proposal is consistent with Goal 18. The adoption of the 2023 Coos Bay Estuary Management Plan will enhance the implementation and functionality of the document, which is the primary tool used to ensure compliance with Goal 18 within the Coos Bay Estuary. No modifications are proposed to uses or activities within management units, nor to policies related to beach and dune environments. Digitized mapping will, however, better assist local governments with evaluating proposals for work within these sensitive areas.

This proposal is consistent with Goal 19. The 2023 Coos Bay Estuary Management Plan implements Goal 19 through policies relating to dredging, management of development, and management of non-renewable resources along the coastal shore. No policies related to Goal 19 are being amended with this update.

Digitized maps are being incorporated to provide a better understanding of protected resources.

CONCLUSION: Based on the applicant's submittal and information available at City Hall, and as outlined herein, the proposal complies with all criteria for approval of an application for a Comprehensive Plan and Development Code Text Amendment. Therefore, Land Use Permit Application #187-23-000165-PLNG is APPROVED.

UNIVERSITY OF OREGON

May 31, 2023

To	Jill Rolfe, Planning Director, Coos County
From	Mike Howard, IPRE and Amanda Ferguson, IPRE
SUBJECT	**COOS BAY ESTUARY MANAGEMENT PLAN (CBEMP) REVISIONS (PART 1, PART 2) AND IMPLEMENTING ORDINANCE REVISIONS**

PURPOSE

This memo outlines recommendations to update Part 1 and Part 2 of the Coos Bay Estuary Management Plan (CBEMP) and related jurisdictional implementing ordinances.

The goals of this amendment package are to: 1) update Part 1, Plan Policies, as necessary to meet current state laws and regulations, fix scrivener's errors, and make it more user-friendly; 2) update Part 2, Inventories and Factual Base, through the inclusion of the Community Lands and Waterways Data Source (data source) as Section 8 and the Coos Estuary and Shoreland Atlas (Map Atlas) as Section 9, the removal of chapters superseded by the Data Source, the renumbering of remaining chapters, and the fixing of scrivener's errors; 3) provide digitized versions of the regulatory maps associated with the CBEMP (Part 1 Appendix A); and 4) bring the three jurisdictions (Coos County, City of Coos Bay, and City of North Bend) back into alignment under one guiding document with the necessary tools for future plan maintenance.

The proposed changes to the CBEMP Part 1 and 2 were originally suggested through the Coos Estuary Land Use Analysis, as developed by the Partnership for Coastal Watersheds (PCW) and the University of Oregon Institute for Policy Research and Engagement in 2019. This analysis included an audit/assessment of the current CBEMP, public engagement findings, and alternative management options for the revision of the CBEMP. Based on the information products and feedback from the broader community, the PCW firmly recommended a full plan revision. However, after review of existing funding and staffing, it was determined to undertake a partial plan revision at this time.

This amendment package is proposed as Phase 1 of the CBEMP Update. It is designed to create a new foundational document to be used as the basis for a future, comprehensive update of the CBEMP. This "Phase 2" update would involve a robust public process similar in nature to the original CBEMP drafting/adoption process in 1985 and a systematic, comprehensive review of each management unit through the lens of best-available-data. The goal would be to begin this "Phase 2" update in 2024-2026.

PHASE 1 CHANGES

Text changes are proposed to the CBEMP Part 1 to re-incorporate policies and management areas from individual jurisdictional plans into the primary document, thus realigning all three implementing jurisdictions under one master document. Text changes have also been proposed to enhance plan maintenance and coordination between jurisdictions. Other text changes are proposed to clarify management, fix scrivener's errors, and correct formatting errors.

Part 1, Appendix A, Maps, is proposed for amendment. The regulatory inventory maps, which include the Management Unit maps (M1-M1.8) and six (6) other mylar maps that were originally developed for the 1985 CBEMP adoption (M2, Shoreland Values, M3a and M3b, Beaches and Dunes, M4, Dredged Material Disposal Sites, M5, Mitigation Sites, and M6, Wet Meadows) have been digitized. The digitized versions of these maps are proposed for adoption as part of this update. Appendix A is also being modified to include the digital background maps created as part of the Map Atlas. These digital maps, which are also incorporated into Part

2, Section 9 as the Coos Estuary and Shoreland Map Atlas, provide updated information on economic, social, and environmental conditions within the Estuary and are used for reference only.

Digital versions of the three matrices in Part 1, Appendix B, Matrices, are proposed for adoption. The three matrices (Goal #16 Linkages, Aquatic Uses and Activities Linkages, and Goal #17/18 Linkages) have been digitized to make them more user-friendly. Content within the matrices has not been changed, however.

The Catalog of Historic Mylar Inventory Maps is proposed for adoption as Part 1, Appendix C. This appendix includes all mylar maps adopted as part of the 1985 Coos Bay Estuary Management Plan adoption. These maps will remain in use during development review.

Part 2, Inventories and Factual Basis has been edited to remove chapters of 1985-era content in preference for the more up-to-date information found in the Data Source, which is proposed for adoption as Part 2, Section 8. It is also edited for scrivener's errors and to correct formatting issues. The Map Atlas is proposed to be adopted as CBEMP Part 2, Section 9.

Text changes are proposed to the City of Coos Bay and City of North Bend implementing ordinances to remove separate references to jurisdiction-only management units and/or policies and to recommend adoption of the CBEMP by reference.

There are no new goal exceptions proposed at this time. CBEMP Part 3, Goal Exceptions is not being modified at this time.

No management unit boundaries have been modified as part of this update.

The CBEMP (Part 1 and Part 2) and proposed implementing ordinances have been provided in Track Change format for review. Text changes proposed to the CBEMP and jurisdiction implementing ordinances are shown as follows:

~~Overstrike~~: language to be removed.

Underline: language to be added.

Organization of this Memo

This memo discusses three categories of recommended revisions. They include:

1) Document Structure
2) Plan Usability
3) Land Use/Legal Framework

Recommendations are grouped as follows: 1) proposed revisions to CBEMP Part 1 Plan Provisions; 2) recommended changes to Part 2 Inventories and Factual Base; and 3) necessary amendments to implementing ordinances in Coos County, Coos Bay, and North Bend.

Attachment A provides a summary of revised definitions.

Attachment B provides a detailed review of the recommended changes to Part 1 of the CBEMP.

Attachment C provides a detailed history of the progression of this plan update through the initial development (beginning in 2009) of the State of the Watersheds Assessment under the Partnership for Coastal Watersheds, through the development of the Data Source and identification of areas for improvement within the CBEMP in the Coos Estuary Land Use Analysis, to the final development of Phase 1 products. This attachment also details the opportunities for public comment that were provided throughout this 13-year multi-phase project.

Attachment D provides a comprehensive list of all public comments received during the final 5 months of Phase 1 product development (January 7-May 26, 2023). This list details how each comment was either addressed within the proposed CBEMP document(s) or recommends that these comments be addressed as part of Phase 2.

CBEMP Part 1

1. Adopt digitized version of the CBEMP Part 1 and enhance usability through hyperlinks and codification.

The CBEMP Part 1 has been digitized with hyperlinks to facilitate internal navigation.

Note: More hyperlinks may need to be added to increase ease of navigation as part of Phase 2. Alternatively, the document could be codified so that it is more accessible to the public.

Recommendation(s):

a) Adopt digitized version of CBEMP Part 1 with enhanced features to ease internal navigation.

2. Use clear headers to explain the purpose and contents of each document section.

The CBEMP is organized into three (3) parts. Part 1, which is over 500 pages long, is further divided into seven (7) sections. Due to the length of the document, it is important to provide clear headers, section briefs, and a list of each section's contents.

Part 1, Section 1.1 General Introduction provides a short outline of the document structure, including section descriptions. These section descriptions were used to develop Section purpose statements throughout the document.

Recommendation(s):

a) Insert purpose statements at the start of each section.

3. Use Figures and Tables to Explain Process and Policies.

Recommendation(s):

a) Insert flowchart for **Part 1, Section 2.5** Relationship to Other Plans to visually communicate the connections between the CBEMP and other plans.

4. Integrate digitized mylar maps and new maps from Map Atlas into CBEMP Part 1, Appendix A.

Digitized versions of the original 1985 mylar maps and new maps generated for the Coos Estuary and Shoreland Map Atlas (Map Atlas) are being incorporated into the CBEMP Part 1 as part of Appendix A, Maps. Appendix A will have two sections of maps: Regulatory Inventory Maps (Digitized Mylars) and Map Atlas (Background) Maps. The regulatory inventory maps include digitized versions of the original management unit maps and a series of digitized 1985-era mylar maps used for implementation of existing policies. The Map Atlas maps are designed to bolster the factual basis of the CBEMP with up-to-date (2018) spatial data presented in a digital format.

Note: Appendix C contains a catalog of historic mylar inventory maps (originally adopted in 1985).

The following list (from the CBEMP Part 1, Appendix A) shows the list of maps that have been digitized without content changes (Digitized Mylar Regulatory Inventory Maps) for this effort, and those that have been updated with new geospatial data (Map Atlas (Background) Maps).

Regulatory Inventory Maps (Digitized Mylars)
(Map Scale 1" = 40,000')

M1. Plan Map Showing Aquatic and Shoreland Management Units (Plan Map)
- M1.1 Lower Bay – Mouth to Railroad Bridge
- M1.2 North Slough/Haynes Inlet
- M1.3 Upper Bay – Railroad Bridge to Bull Island
- M1.4 Coos/Millicoma Rivers
- M1.5 Catching Slough
- M1.6 Isthmus Slough
- M1.7 South Slough
- M1.8 South Slough NERR

M2. Shoreland Values
M3a. Beaches and Dunes Classification
M3b. Beaches and Dunes Development Potential
M4. Dredged Material Disposal Sites
M5. Mitigation Sites
M6. Wet Meadows

Map Atlas (Background) Maps
Maps 3.1 through 6.5 are located in Part 2, Section 9 – Coos Estuary and Shoreland Map Atlas
(Map Scale 1" = 40,000')

3.1 Generalized Zoning
3.2 Management Units
3.3 Property Use Classification
4.1 Improvement Status
4.2 Improvement Value Ratio
4.3 Public Ownership
4.4 Active and Inactive Diking Districts
4.5 Fire Departments and Districts
4.6 School Districts
4.7 Coos Bay-North Bend Water Board
4.8 RESERVED
5.1a Species of Concern
5.1b Species of Concern (continued)

5.2 Oysters, Clams, and Crabs
5.3 Flood Zones
5.4 Landslide Susceptibility
5.5 Slope
5.6 National Wetlands Inventory
5.7 RESERVED
5.8 Sea Level Rise (2100)
5.9 Tsunami Inundation
5.10 Estuary Features
5.11 CMECS Aquatic
5.12 CMECS Biotic
5.13 CMECS Physical (Geoform)
5.14 CMECS Geologic Substrate
6.1 Dredged Material Disposal Sites (2018)
6.2 Restoration Sites Inventory
6.3 Tidal Wetland LMZ Prioritization
6.4 Urban Renewal Districts
6.5 Economic Zones

To integrate the Map Atlas and Data Source, any mentions of the prior data source or specific map(s) are being replaced with the corresponding data or map(s).

Recommendation(s):

a) Insert reference to the CBEMP Management Units Map into the applicable estuary segments within **Part 1, Section 5**. Add digitized versions of the maps and estuary segment maps to **Part 1, Appendix A**.
b) Modify table numbers and references to reflect the new Data Source throughout **Part 1, Sections 6 and 7**.
c) Update map names and numbers to reflect new Map Atlas references.
d) Remove **Policy #3**/Special Considerations Map in Part 1, Section 3.3 Policies. Update references to this policy and map to reflect the maps available in **Part 1, Appendix A**.
e) Adopt digitized versions of the Goal #16 "Linkage" Matrix, Aquatic Uses and Activities "Linkage" Matrix, and Goal #17 and #18 "Linkage" Matrix as **Part 1, Appendix B – Matrices**.
f) Retain a catalog of the historic mylar inventory maps (from original CBEMP adoption) as **Part 1, Appendix C – Catalog of Historic Mylar Inventory Maps**.

5. Correct inconsistencies between CBEMP and Ordinances and fix scrivener's errors.

Based on feedback from staff, we have recommended changes to rectify inconsistencies between document versions. These inconsistencies ranged from incorrect boundary descriptions to typographical errors that have been made in past updates to the CBEMP. We have also analyzed documents describing text amendments provided by City and County staff to ensure that text amendments that have occurred have been incorporated into the CBEMP.

Recommendation(s):

a) Resolve inconsistencies between implementing jurisdictions' versions and ensure lawful text amendments made at a local level have been incorporated into the consolidated CBEMP.

b) Fix scrivener's errors (formatting inconsistencies, typographical errors, spelling errors, etc.) within CBEMP Part 1.

6. Include all Management Units in the CBEMP.

The CBEMP has been updated to include all management units for Coos County, City of Coos Bay, and City of North Bend. Having all management units consolidated in the CBEMP will ensure consistency in implementation.

Some management units, which were enforced through the implementing ordinances of multiple jurisdictions, have diverged slightly in format or word choice over the years. We have noted or revised inconsistencies that were present between the different documents. Table 2 lists the impacted units. Attachment B describes the changes that are recommended to bring these management units into alignment.

To increase usability and streamline future amendment processes, the following recommendations are made:

Recommendation(s):

a) Remove requirement that each city adopt those portions of the Plan that set forth the management units which lie within that city's boundary (**Section 2.1 Plan Implementation**).
b) Reinsert all management units into **Part 1, Section 5** of the CBEMP. Table 2 below lists the management units by jurisdiction to be reinserted into the CBEMP.
c) Edit management units where necessary to resolve conflicts between jurisdictional versions.

Table 2: Management Units Inserted into the CBEMP by Jurisdiction

Coos Bay Units		North Bend Units	
Shoreland	**Aquatic**	**Shoreland**	**Aquatic**
23A-UW	23-DA	44-UW[1]	44-DA[1]
23B-UD[3]	24-NA	44-UNW	46-DA
24-CS	26A-CA	46-UD	47-DA
26-UD[3]	26B-CA	47-UW	48-CA
27-UW	27-DA	48-CS	48A-CA
28-UW/28-D	43-DA	50-UD	50-NA
42-UD	44-DA[1]	51-UD	51-CA
43-UW	45-NA	53-CS[1]	
44-UW[1]	52-NA[1]		
44a-UW	52A-DA		
44b-UD	53-CA		
45-CS	54-DA		
51A[4]			
52-CS			
53-CS[1]			
54-UW			
Units with additional information added from Coos Bay			
21-RS[2]	15-NA[2]		

55-UD[2]	16-CA[2]	
	17-NA[2]	
	18B-CA[2]	
	20-CA[2]	
	21-CA[2]	
	21A-NA[2]	
	25-NA[2]	
	28B-DA[2]	
	38-CA[2]	
	45A-CA[2]	
[1] Unit applies to Coos Bay and North Bend		
[2] Unit applies to Coos Bay and Coos County		
[3] Unit includes interim and long term uses		
[4] This unit will be effective once fill activities of Unit 52A-DA are done.		

d) Include Management Unit 9A-CS, which was not mapped on original mylars or digital zoning maps, in the digitized Map M1.
e) Denote which jurisdiction holds review authority for each management unit at the beginning of the unit description. This will ensure interested parties consult the proper jurisdiction when inquiring about that management unit.

7. Capture Coos Bay-specific policies in CBEMP.

Two policies that existed only in the Coos Bay plan have been inserted into the CBEMP (Policy #45 Commercial Clam Harvest and Policy #71 East Catching Slough Road Widening Project). This allows Coos Bay to amend their implementing ordinances to use the CBEMP as their implementing plan, rather than requiring the City of Coos Bay to maintain their own version of the CBEMP.

Recommendation(s):

a) Reinsert **Policy #45 Commercial Clam Harvest** and **Policy #71 East Catching Slough Road Widening Project** into the CBEMP.

8. Include a comprehensive and consistent list of definitions.

The CBEMP contains a comprehensive list of terms and their corresponding definitions that are used within the CBEMP (Part 1, Section 3). Coos County and Coos Bay also include comprehensive definition sections within their ordinances, while North Bend's implementing ordinance refers to the CBEMP. In general, the implementing ordinances contain the same definitions that are used in the CBEMP. However, there are subtle differences in a few instances.

We recommend all implementing ordinances rely upon the CBEMP for applicable definitions. However, there are some instances where we believe another definition would be more appropriate or a definition must be amended to align the documents. Attachment A includes a detailed review of the three sets of definitions and our recommendations. Preferred definitions are highlighted in grey in Attachment A.

Recommendation(s):

a) Adopt revised CBEMP with modified definitions for use by all three jurisdictions.

b) Revise specific definitions in **Section 3.2 Definitions** as needed to meet current federal and state law and/or align with preferred definition. CBEMP definitions that are changing include: "coastal shoreland area," "development," "floodway," "restoration," "shoreline," and "solid waste disposal."

9. Update references to state and federal laws, regulations, agencies, and processes.

Changes have been included in the CBEMP to bring it up to date with current state and federal agency names, regulation references, permit processes, etc. Examples include: Division of State Lands => Department of State Lands, ORS 451 => ORS 198.610, etc. Text has also been added to the history of the CBEMP process (Section 1.3 Historical Perspective) to reflect recent efforts.

Recommendation(s):

a) Correct references throughout document to federal, state, and local agencies and their permit processes or programs that have changed since the original date of adoption.

b) Update references to Oregon Revised Statues and Oregon Administrative Rules as necessary.

c) Include reference to current update in **Section 1.3 Historical Perspectives**.

10. Clarify joint plan maintenance and citizen involvement process.

Joint administration of the CBEMP has been a goal of the planning process from conception.

The Coos Bay Estuary and Shorelands Joint Management Agreement was adopted by the governing bodies of Coos County, North Bend, Coos Bay, and Eastside on November 8, 1982. This agreement was entered into by these four jurisdictions for "the purpose of facilitating orderly development within the Coos Bay Estuary and its Shorelands and for the purpose of maintaining the integrity of the coordinated Coos Bay Estuary Management Plan."

The agreement created a joint Coos Bay Estuary Advisory Commission (CBEAC), consisting of elected officials from each jurisdiction and the Port, to act as a planning advisory commission to local governments having jurisdiction within the Estuary. The commission was charged with conducting a formal review of the Plan every 2 years, reviewing plan amendments/revisions proposed by a local government unit, and providing a means for citizen input and comment on recommendations/revisions.

In 1994, the Board of Commissioners found that the CBEAC was no longer required for effective implementation of the Plan (Ordinance 94-09-017PL). Instead, the communities were to rely upon "other coordinating measures" that were available to maintain the document, including local implementing ordinances and regional planning efforts.

Unfortunately, the lack of formal joint coordination has led to the bifurcation of the CBEMP. Each jurisdiction has made amendments to management units within their boundaries without

coordinating with each other. This presents complications for applicants whose projects cross jurisdictional or management unit boundaries.

This group of changes is intended to clarify HOW the CBEMP will be maintained and updated as a multi-jurisdictional document moving forward, and WHO will take responsibility for updates.

Section 2.1 Plan Implementation has been amended to provide for co-management of the document with the County through a joint steering committee who will look at and make recommendations related to proposed plan amendments and/or updates prior to their adoption by each jurisdiction. This committee serves to convene governing entities within the Coos Estuary for the joint maintenance of the Plan, and it will provide for ongoing citizen involvement through membership on the committee as well as though their public meetings and notices.

This joint CBEMP steering committee may consist of nine (9) or more members. Membership shall be as follows: one (1) member from the city of Coos Bay Planning Commission (appointed by Coos Bay City Council); one (1) member from the city of North Bend Planning Commission (appointed by North Bend City Council); one (1) member from the Coos County Planning Commission (appointed by the Coos County Board of Commissioners); one (1) member from the Port Authority (appointed by the Port Commission); two (2) members from the local Tribes (one (1) appointed by the Coquille Indian Tribal Council and one (1) appointed by the Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians Tribal Council); and at least three (3) interested citizens (one (1) each appointed by the Coos County Board of Commissioners, Coos Bay City Council, and North Bend City Council).

The proposed makeup of this committee is based upon comments received at the Joint Planning Commissions work session on January 4, 2023, at the Public Open Houses on January 7 and May 10, and through comments received during the open comment period (January 7 – May 26, 2023).

Section 2.4 Citizen Involvement and Policy #39 Citizen Involvement have been amended to replace references to the defunct County-only citizen advisory committee with this joint steering committee.

Policy #36 Plan Update has been amended to establish a comprehensive review and update process for the consolidated Plan. Periodic Review is no longer an option for smaller communities in Oregon. Instead, it is recommended that a comprehensive review of this Plan be initiated when necessary, or at minimum every ten years. This review would include the review and amendment, as necessary of policies and management unit implementing measures to reflect changing environmental, social, cultural, and economic circumstances within the estuary. As part of this update, maps used for regulatory plan review would be reviewed and updated with best available scientific data.

This review would include extensive public engagement, led by a broad citizen advisory committee and a technical advisory committee. The makeup of these committees would be determined as part of the Public Engagement Plan (to be presented to County Commission/City Councils) at the beginning of an Update/Review project.

Recommendation(s):

a) Modify existing language in **Section 2.1 Plan Implementation**, **Section 2.4 Citizen Involvement**, and **Policy #39 Citizen Involvement**, to reflect the multi-jurisdictional nature of the CBEMP's administration. Create a joint CBEMP steering committee made up of representatives from all three jurisdictions, the port, both local tribes, and the community at-large.

b) Modify existing language in **Policy #36 Plan Update** to delete references to "Periodic Review" and clarify process for updating of the jointly-adopted CBEMP, including identification of elements of a "comprehensive review and update" to occur when necessary, or at minimum every ten years, and the inclusion of a broad community-based citizen advisory committee and a technical advisory committee in the update process

CBEMP Part 2 – Inventories and Factual Base

The body of Part 2, Inventories and Factual Base is proposed to be modified to correct scrivener's errors. It is also amended to remove Section 2 "The Setting", Section 4 "Physical Characteristics and Biological Resources", and Section 5 "Socio-Economic Resources and Characteristics)" and to renumber the remaining sections. In their place, the Communities, Lands, and Waterways Data Source (Data Source) is proposed to be adopted as Section 8 of CBEMP Part 2. The Coos Estuary and Shoreland Map Atlas (Map Atlas) is proposed to be adopted as Section 9 of CBEMP Part 2.

The Data Source is a compilation of all available data describing the socioeconomic and environmental conditions in the Coos Bay area. It was developed in 2019 by the Partnership for Coastal Watersheds (PCW), a group of civic-minded local community members representing county and city planners, natural resource managers, and development and conservation interests.

The Data Source provides users with in-depth status and trends information about the Coos Bay Estuary's attributes, includes evaluations of those attributes, and highlights significant data gaps.

The Data Source is organized into 17 chapters divided into two parts. The Communities section (six chapters) characterizes socioeconomic status and trends in the project area, evaluates the area's social and economic attributes for comparison with other communities, and provides the Data Source with critical historical perspectives. The Lands & Waterways section (eleven chapters) characterizes and evaluates the status and trends of the project area's environmental attributes and describes the likely effects of climate change on those attributes.

A comparison of content from the CBEMP Part 2 and the Data Source is displayed in Table 3 below. The CBEMP table of contents has four tiers; only the first two tiers are displayed in the table. The table indicates which sections of the CBEMP Part 2 are removed in preference for utilizing the information in the Data Source and which sections are retained.

Unless otherwise noted, the changes referenced in the "Suggested Action" column in Table 3 have been included in the revised CBEMP Part 2.

Recommendation(s):

a) Revise **Part 2** of the CBEMP to incorporate the 2018 Communities, Lands, and Waterways Data Source (Data Source) as Section 8, and the Coos Estuary and Shoreland Atlas as Section 9, including removing/renumbering chapters that overlap and/or are covered by the Data Source contents.
b) Fix scrivener's errors (formatting inconsistencies, typographical errors, spelling errors, etc.) within CBEMP Part 2.

Table 3: CBEMP & DATA SOURCE COMPARISON

CBEMP Subheading	Applicable Data Source Section	Suggested Action
Section 1. Introduction		
1. Introduction	Not Directly Addressed in Data Source	Update and revise.
Section 2. The Setting		
2.1 Physical Aspects	Chapter 8: Physical Description of the Coos Estuary and Lower Coos Watershed	Replace with data source Chapter (Section 8).
2.2 Resources	Whole Document	Replace with data source resources.
2.3 Population	Chapter 4: Community Demographics	Replace with data source Chapter (Section 8).
2.4 Economy	Chapter 6: Jobs and Employment	Replace with data source Chapter (Section 8).
2.5 Land and Water Use	Lands & Waterways (Ch. 8 – 18)	Replace with data source Chapter (Section 8).
Section 3. Coastal Shorelands Boundary Identification and Findings		
3.1 introduction	Not Directly Addressed in Data Source	Retain CBEMP section 3.1. Renumber as Section 2.1.
3.2 Planning Area		Retain CBEMP section 3.2. Renumber as Section 2.2.
3.3 Shoreland Identification Criteria and Boundary Maps		Retain CBEMP section 3.3 (Re-reference data as needed), Renumber as Section 2.3. Add Map Atlas and Reference Historic Maps as applicable (Section 9).
3.4 Geographic Areas Within the Coastal Shorelands Boundary		Retain CBEMP section 3.4 (pg. 3.4-4 through 3.4-7) Renumber as Section 2.4.
3.5 Identification of Agricultural and Forest Lands		Retain CBEMP section 3.5 (coordinate with Vol. I for consistency; pg. 3.5-8). Renumber as Section 2.5.
Section 4. Physical Characteristics and Biological Resources		
4.1 Physical Characteristics	Chapter 8: Physical Description of the Coos Estuary and Lower Coos Watershed	Replace with data source Chapter (Section 8).
4.2 Biological Estuarine Characteristics	LANDS & WATERWAYS	Replace with data source Chapter (Section 8).

CBEMP Subheading	Applicable Data Source Section	Suggested Action
4.3 Coastal Shoreland "Values" Requiring Mandatory Protection	Not Directly Addressed in Data Source	Retain CBEMP section 4.3. Minor re-referencing and formatting may be required. Renumber to Section 3.
4.4 Beaches and Dunes	Chapter 8: Physical Description of the Coos Estuary and Lower Coos Watershed	Replace with data source Chapter. References to Goal 18 and Maps to be added as needed. Renumber as Section 4.
Section 5. Socio-Economic Resources and Characteristics		
5.1 Existing Land Uses	Chapter 5: Zoning and Land Use	Replace with data source Chapter (Section 8).
5.2 Existing Water Uses	Not Directly Addressed in Data Source	Replace with data source Chapter (Section 8).
5.3 Land & Water Ownership Patterns	Not Directly Addressed in Data Source	Replace with data source Chapter (Section 8).
5.4 Socio-Economic Resources & Characteristics	Chapter 6: Jobs and Employment	Replace with data source Chapter (Section 8).
5.5 Areas Suitable for Increased Economic Growth and Activity	Chapter 6: Jobs and Employment	Replace with data source Chapter (Section 8).
5.6 Economic Need Projections	Chapter 6: Jobs and Employment	Replace with data source Chapter (Section 8).
5.7 Development Priority Areas	Chapter 6: Jobs and Employment	Replace with data source Chapter (Section 8).
5.8 Selection of Sites to Fulfill Projected Needs	Chapter 6: Jobs and Employment	Replace with data source Chapter (Section 8).
Section 6. Special Moorage Element		
6.1 Introduction	Not Directly Addressed in Data Source	Retain CBEMP Section 6. Renumber as Section 5.
6.2 Inventory and Analysis		
6.3 Projection of Need		
6.4 Potential Moorage Sites		
6.5 Site Selection		
Section 7. Special Dredged Material Disposal Element		
7.1 Introduction	Not Directly Addressed in Data Source	Retain CBEMP section 7.0. Renumber as Section 6.
7.2 DMD Plan Process Project Descriptions and Dredging		
7.3 Requirements		
7.4 Dredged Material Needs and Disposal Options		
7.5 Sediments		
Section 8. Special Mitigation/Restoration Element		

ATTACHMENT A
Exhibit 4

CBEMP Subheading	Applicable Data Source Section	Suggested Action
8.1 Introduction	Not Directly Addressed in Data Source	Retain CBEMP section 8.0. Renumber as Section 7.
8.2 Mitigation/Restoration - Discussion of Terminology		
8.3 Plan Development Methodology		
8.4 Types of Sites, Possible Actions and Consequences		
8.5 Priority Rating System		
8.6 Restoration Concepts		
Section 9. Annotated Bibliography	Data Source	Replace with Data Source references.
Section 10. Supplemental Materials	Not Directly Addressed in Data Source	Delete. Replaced by materials in Data Source (Section 8), Map Atlas (Section 9).

Implementing Ordinance(s)

Below are the changes and recommendations related to the implementing documents, including the Coos County Comprehensive Plan (Volume II), Coos County Code, City of Coos Bay Comprehensive Plan (Volume 3), City of Coos Bay Development Code, and City of North Bend Comprehensive Plan. Information is provided below for each City's version of the comprehensive plan and/or implementing ordinance.

1. Digitize and Codify.

For all ordinances, it is recommended that searchable PDFs (or links to such) be published on each jurisdiction's website. Eventually, it is recommended that the CBEMP be codified. Codification will provide all three governments and their citizens with current, enforceable regulations in a format that makes the regulations easy to use and reference. When the joint agencies decide to modify the CBEMP in the future, the codified document can be updated to reflect those changes. Initial codification may cost in the realm of $5000, with additional fees due when changes are made.

Recommendation(s):

a) Improve usability of the CBEMP through the publication of a searchable version of the CBEMP for use by all three jurisdictions.

2. Modify implementing ordinances to adopt 2023 CBEMP.

To adopt the updated CBEMP Parts 1 & 2, including the digitized Map Atlas and the Communities, Lands and Waterways Data Source, modifications will be necessary to the implementing ordinances of Coos County, Coos Bay, and North Bend. Existing sections of local code, which include all or parts of the CBEMP, including management units, will need to be deleted and replaced with references to the revised CBEMP. The following section reviews proposed changes to each implementing ordinance.

Recommendation(s):

ATTACHMENT A
Exhibit 4

a) Coos County Comprehensive Plan (Volume 2)

The CBEMP is adopted as Volume 2 of the Coos County Comprehensive Plan. Volume 2, Part 1 and Part 2 of the Comprehensive Plan will have to be rescinded and the new version of Parts 1 and 2 adopted to update the CBEMP.

Recommendation(s):

1) Amend Volume 2 of the Coos County Comprehensive Plan to replace the current versions of Parts 1 and 2 of the CBEMP with updated versions.

b) Coos County Enabling Ordinance (Coos County Zoning and Land Development Code, Chapter 3)

The enabling legislation in Coos County is the Coos County Zoning and Land Development Code.

Changes proposed to Chapter 3 of the Coos County Zoning and Land Development Code to bring it into alignment with the revised CBEMP include:

- Management Unit Uses and Activities are removed.
- References to "management segments" are changed to "management units." References to the "Special Considerations Map" are changed to the "Generalized Zoning Map."
- Users are directed to the CBEMP for specific zoning provisions that correspond to the map designations.

Recommendation(s):

1) Adopt a revised Chapter 3 that references the CBEMP as its primary document and removes specific management unit descriptions.

c) City of Coos Bay Comprehensive Plan (Volume 3)

The CBEMP is implemented through Volume 3 of the City of Coos Bay Comprehensive Plan. This document incorporated that portion of the CBEMP that was applicable within Coos Bay. It had been modified over the years so that it had several discrepancies with the CBEMP.

As the CBEMP has been realigned with the City of Coos Bay's Volume 3, it is our recommendation that Volume 3 be rescinded in its entirety and replaced with a reference to the CBEMP as the master document.

Recommendation(s):

1) Rescind Volume 3 and substitute it with a reference to the CBEMP as the guiding management document.

2) Replace references to the CBEMP Shorelands Map with references to the appropriate maps in the Appendix A: Maps.

d) City of Coos Bay Implementing Ordinance (Development Code Chapter 17.352)

The City of Coos Bay's Development Code (Chapter 17) includes a Chapter on Estuarine and Coastal Shoreland Uses and Activities (Chapter 17.352). This code incorporates the Coos Bay Estuary Management Plan and establishes the process for how applications are reviewed and approved for uses and activities within the estuary. Necessary changes include:

- Section 17.352.040 Tentative Decisions must be modified to reflect the revised map names.
- References to Volume 3 must be replaced with references to the CBEMP.

Staff are also proposing to amend Section 17.352 to better reflect the current format of the Coos Bay Development Code and clarify administrative procedures.

Recommendation(s):

1) Adopt ordinance replacing existing Section 17.352 of the Coos Bay Development Code with revised section, incorporating 2023 CBEMP Parts 1 & 2 and clarifying administrative procedures.

e) City of North Bend Comprehensive Plan

The Coastal Element of the North Bend Comprehensive Plan is intended to be maintained so that it is consistent with the CBEMP. (Article 12.5.100 Policies (2))

The North Bend Comp Plan includes the following language:

> Article 12.6.100 Implementation Requirements -- *The Coos Bay Estuary Management Plan has been designed to provide coordinated management within the Estuary. The Cities of North Bend and Coos Bay and Coos County have adopted the CBEMP as part of their respective comprehensive plans. The City of North Bend will follow the implementation strategies, policies and allowable uses outlines in the Coos Bay Estuary Management Plan.*

This language does not need to be amended to adopt the new CBEMP. However, the CBEMP Shoreland Estuary Management Map is adopted by reference into the North Bend Comprehensive Plan. This map needs to be rescinded and replaced with a reference to the revised CBEMP Parts 1 and 2 (including its updated maps).

Recommendation(s):

1) Update the North Bend Comprehensive Plan to adopt the revised CBEMP by reference (removing reference to old Shoreland Estuary Management map).

f) North Bend Implementing Ordinance (Title 18, Zoning, Chapter 18.88)

North Bend City Code Chapter 18.88: Coos Bay Estuary Management Plan is located within Title 18, Zoning of North Bend City Code (NBCC). Ordinance 1952 § 1(4), 2006, adopted the portions of the CBEMP that are applicable to land located in, or owned by, the City of North Bend. This code references the CBEMP, but does not need to be amended, provided that the updated version of the CBEMP be adopted as part of the North Bend Comprehensive Plan (above).

Recommendation(s):

1) No changes.

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Underlined portions of definitions, in this section, indicate the inconsistent portions of the definitions. Preferred text (i.e., recommended definition) is highlighted in grey.

Coastal Shoreland Area

CBEMP	The lands lying between the Coastal Shorelands Boundary set forth elsewhere in this Plan and the line of nonaquatic vegetation, which is also known as the Section 404 Line.
Coos County Ordinance	The lands lying between the Coastal Shorelands Boundary set forth elsewhere in this Plan and the line of nonaquatic vegetation, which is also known as the Section 404 Line.
City of Coos Bay	The lands lying between the Coastal Shorelands Boundary set forth elsewhere in this Plan and the line of non-aquatic vegetation, which is also known as the Section 404 Line. Those areas immediately adjacent to the ocean, all estuaries and associated wetlands, and all coastal lakes.

Commercial Uses

CBEMP	Privately-owned or operated facility or place of business open to the public for sale of goods or services. Examples include: restaurants, taverns, hotels, motels, offices, personal services, retail stores, recreational vehicle parks, and campgrounds. Public facilities offering similar goods of services are also defined as commercial uses.
Coos County Ordinance	Privately-owned or operated facility or place of business open to the public for sale of goods or services.
City of Coos Bay	Privately-owned or operated facility or place of business open to the public for sale of goods or services. Examples include: Restaurants, taverns, hotels, motels, offices, personal services, retail stores, recreational vehicle parks, and campgrounds. Public facilities offering similar goods or services are also defined as commercial uses.

Development

CBEMP	The act, process, or result of developing.
Coos County Ordinance	The act, process, or result of developing.

City of Coos Bay	No definition.
New Recommendation:	The act, process, or result of developing. Within Special Flood Hazard Areas, "development" is defined as any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Development Aquatic areas

CBEMP	An aquatic management unit (See Volume II, Part 1, Section 3.5).
Coos County Ordinance	An aquatic management unit (See Volume II, Part 1, Section 3.5)
City of Coos Bay	An aquatic management unit. (See Section 3.5.)

Development Shoreland Area

CBEMP	A shoreland management unit (See Volume II, Part 1, Section 3.5).
Coos County Ordinance	A shoreland management unit (See Volume II, Part 1, Section 3.5)
City of Coos Bay	A shoreland management unit. (See Section 3.5.)

Docks and Moorage

CBEMP	A pier or secured float or floats for boat tie-up, fishing, or other water-dependent use often associated with a specific land use on the adjacent shoreland, such as a residence, or group of residences; but not exceeding five berths. Small commercial moorages (5 berths or less) with minimal shoreside services and no solid breakwater are included in this category. Floathouses, which are used for boat storage, net-drying, and similar purposes are also included in this category.
Coos County Ordinance	A pier or secured float or floats for boat tie-up, fishing, or other water-dependent use, often associated with a specific land use on the adjacent shoreland, such as a residence, or group of residences, but not exceeding five berths. Small commercial moorages (5 berths or less) with minimal shore side services and no solid breakwater are

	included in this category. Float houses, which are used for boat storage, net-drying and similar purposes are also included in this category.
City of Coos Bay	A pier or secured float or floats for boat tie-up, fishing, or other water-dependent use, often associated with a specific land use on the adjacent shoreland, such as a residence, or group of residences, but not exceeding five berths. Small commercial moorages (5 berths or less) with minimal shore side services and no solid breakwater are included in this category. Float houses, which are used for boat storage, net-drying and similar purposes are also included in this category.

Floodway

CBEMP	The normal stream channel and that adjoining area of the natural floodplain needed to convey the waters of a regional flood while causing less than one foot increase in upstream flood elevations.
Coos County Ordinance	The channel or a river or other watercourse and the adjacent land areas that may be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
City of Coos Bay	Not defined in City of Coos Bay Ordinance – new definition taken from Floodplain Ordinance

All definitions are different, although they all have the same result. The preferred definition aligns with current FEMA/DLCD regulations.

Impact

CBEMP	The consequences of a course of action; effect of a goal, guideline, plan, or decision.
Coos County Ordinance	The consequences of a course of action; effect of a goal, guideline, plan or decision.
City of Coos Bay	The consequences of a course of action.

LCDC

CBEMP	Land Conservation and Development Commission of the State of Oregon. Seven lay citizens, non-salaried, appointed by the Governor, confirmed by the Oregon Senate; at least one commissioner from each Congressional District; no more than two from Multnomah County.
Coos County Ordinance	Land Conservation and Development Commission of the State of Oregon. Seven lay citizens, non-salaried, appointed by the Governor, confirmed by the Oregon Senate; at least one commissioner from each Congressional District; no more than two from Multnomah County.
City of Coos Bay	Land Conservation and Development Commission of the State of Oregon.

Mitigation

CBEMP	The creation, restoring, or enhancing of an estuarine area to maintain the functional characteristics and processes of the estuary, such as its natural biological productivity, habitats and species diversity, unique features, and water quality (ORS 196.830).
Coos County Ordinance	The creation, restoring, or enhancing of an estuarine area to maintain the functional characteristics and processes of the estuary, such as its natural biological productivity, habitats, and species diversity, unique features and water quality (ORS 196.830).
City of Coos Bay	The creation, restoration, or enhancement of an estuarine area to maintain the functional characteristics and processes of the estuary, such as its natural biological productivity, habitats, and species diversity, unique features and water quality ~~(ORS 541.626),~~ (ORS 196.830)~~.~~

Natural Aquatic Areas (NA)

CBEMP	An aquatic management unit (see Volume II, Part 1, Section 3.5).
Coos County Ordinance	An aquatic management unit (see Volume II, Part 1, Section 3.5).
City of Coos Bay	An aquatic management segment (See Section 3.5).

Natural Shoreland Areas (NS)

CBEMP	A shoreland management unit (see Volume II, Part 1,Section 3.5).
Coos County Ordinance	A shoreland management unit (see Volume II, Part 1, Section 3.5).
City of Coos Bay	A shoreland management segment (See Section 3.5.)

Recreational Vehicle Park

CBEMP	A lot, parcel, or tract of land upon which two (2) or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreational or vacation purposes.
Coos County Ordinance	A lot, parcel or tract of land upon which two (2) or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreational or vacation purposes. [OR 01-02-004PL 6/13/01]
City of Coos Bay	Undefined

Restoration/ Restore

CBEMP	RESTORATION: Replacing or restoring original attributes or amenities such as natural biological productivity and aesthetic or cultural resources which have been diminished or lost by past alterations, activities, or catastrophic events. Active restoration involves the use of specific remedial actions such as removing dikes or fills, installing water treatment facilities, or rebuilding or removing deteriorated urban waterfront areas. Passive Restoration is the use of natural processes, sequences, or timing to bring about restoration after the removal of reduction of adverse stresses.

Coos County Ordinance	RESTORATION: Replacing or restoring original attributes or amenities such as natural biological productivity and aesthetic or cultural resources which have been diminished or lost by past alterations, activities or catastrophic events. Active restoration involves the use of specific remedial actions such as removing dikes or fills, installing water treatment facilities, or rebuilding or removing deteriorated urban waterfront areas. Passive Restoration is the use of natural processes, sequences or timing to bring about restoration after the removal of reduction of adverse stresses.
City of Coos Bay	RESTORE: Revitalizing, returning, or replacing original attributes and amenities, such as natural biological productivity, aesthetic and cultural resources, which have been diminished or lost by past alterations, activities or catastrophic events. A restored area must be a shallow subtidal or an intertidal or tidal marsh area after alteration work is performed, and may not have been a functioning part of the estuarine system when alteration work began. Removing fills, installing water treatment facilities or rebuilding deteriorated urban waterfront areas. Active Restoration involves the use of specific positive remedial actions, such as removing fills, installing water treatment facilities, or rebuilding deteriorated urban waterfront areas. Passive Restoration is the use of natural processes, sequences, and timing which occurs after the removal or reduction of adverse stresses without other specific positive remedial action.
New Recommendation	Revitalizing, returning, or replacing original attributes and amenities, such as natural biological productivity, aesthetic and cultural resources, which have been diminished or lost by past alterations, activities or catastrophic events. Active restoration involves the use of specific remedial actions such as removing dikes or fills, installing water treatment facilities, or rebuilding or removing deteriorated urban waterfront areas. Passive Restoration is the use of natural processes, sequences, or timing to bring about restoration after the removal of reduction of adverse stresses.

Shoreline

CBEMP	The line where a body of water and the shore meet.
Coos County Ordinance	The boundary line between a body of water and the land, measured on tidal waters at mean higher high water, and on non-tidal waterways at the ordinary high-water mark.
City of Coos Bay	The boundary between an aquatic management segment and shoreland management segment determined by the establishment of the line of non-aquatic vegetation

	which is also the section 404-permit line.

Solid Waste

CBEMP	Storage or disposal of industrial solid waste, such as a co-generation facility.
Coos County Ordinance	All useless or discarded putrescible and non-putrescible materials, including but not limited to garbage, rubbish, refuse, ashes, paper and cardboard, sewage sludge, septic tank and cesspool pumpings or other sludge, useless or discarded commercial, industrial, demolition and construction materials, discarded or abandoned vehicles or parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semi-solid materials, dead animals and infectious waste. The term does not include: Hazardous waste as defined in ORS 466.005; Materials used for fertilizer, soil conditioning, humus restoration, or for other productive purposes or which are salvageable for these purposes and are used on land in agricultural operations and the growing or harvesting of crops and the raising of fowls or animals, provided the materials are used at or below agronomic application rates; or (c) Woody biomass that is combusted as a fuel by a facility that has obtained a permit described in ORS 468A.040.
City of Coos Bay	Storage or disposal of industrial solid waste such as a cogeneration facility.

Ordinance has a more comprehensive definition.

Structure

CBEMP	Anything constructed or installed or portable, the use of which requires a location on a parcel of land.
Coos County Ordinance	Walled and roofed building including a gas or liquid storage tank that is principally above ground.
City of Coos Bay	Anything constructed or installed or portable, the use of which requires a location on a parcel of land.

Subordinate

CBEMP	Placed in a lower order, class, or rank; occupying a lower position in a regular descending series; inferior in order, nature, dignity, power, importance, or the like; belonging to an inferior order in classification, and having a lower position in a recognized scale; secondary, minor. (As pertaining to "subordination of use/activity plan provisions to plan policies", the term "subordinate" is used as defined by Black's Law Dictionary.)

Coos County Ordinance	Placed in a lower order, class, or rank; occupying a lower position in a regular descending series; inferior in order, nature, dignity, power, importance, or the like: belonging to an inferior order in classification and having a lower position in a recognized scale; secondary, minor. (As pertaining to "subordination of use/activity plan provisions to plan policies", the term "subordinate" is used as defined by Black's Law Dictionary.)
City of Coos Bay	Anything pertaining to "subordination of use/activity plan provisions to plan policies," the term "subordinate" is used as defined by Black's Law Dictionary. That is: "placed in a lower order, class, or rank, occupying a lower position in a regular descending series; inferior in order, nature, dignity, power, importance, or the like; belonging to an interior order in classification, and having a lower position in a recognize scale; secondary, minor."

Urban Development Areas

CBEMP	A shoreland management unit (see Volume II, Part 1, Section 3.5).
Coos County Ordinance	A shoreland management unit (see Volume II, Part 1, Section 3.5).
City of Coos Bay	A shoreland management segment. (See Section 3.5.)

Urban Water-Dependent Areas (UW)

CBEMP	A shoreland management unit (see Volume II, Part 1, Section 3.5).
Coos County Ordinance	A shoreland management unit (see Volume II, Part 1, Section 3.5).
City of Coos Bay	A shoreland management segment (See Section 3.5.)

Water Development Shorelands

CBEMP	A shoreland management unit (see Volume II, Part 1, Section 3.5).
Coos County Ordinance	A shoreland management unit (see Volume II, Part 1, Section 3.5).
City of Coos Bay	A shoreland management segment. (See Section 3.5).

Wetlands

CBEMP	Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.
Coos County Ordinance	Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated conditions. Wetlands generally include swamps, marshes, bogs and similar areas.
City of Coos Bay	Land areas where excess water is the dominant factor determining the nature of soil development and the types of plan and animal communities living at the soil surface. Wetland soils retain sufficient moisture to support aquatic or semi-aquatic plant life. In marine and estuarine areas, wetlands are bounded at the lower extreme by extreme low water; in freshwater areas, by a depth of six feet. The areas below wetlands are submerged lands.

ATTACHMENT B

The following section provides a summary of the recommended changes to the CBEMP Part 1 including Bay-wide policies and management units. See the accompanying CBEMP Part 1 draft document with Track Changes for details.

SECTION 1 INTRODUCTION:

Below are listed recommendation changes to the Introduction.

Section 1.3 Historical Perspective: Information about the work performed to create this 2023 update has been included at the beginning of the Historical Perspective section.

Section 1.5 Citizen Involvement Program: A reference to the appointment of a joint CBEMP Steering Committee has been inserted to facilitate coordination of ongoing updating of the multi-jurisdictional CBEMP.

SECTION 2 POLICIES FOR FUTURE PROCESSES:

Below are listed recommended changes to Policies for Future Processes.

Section 2.1 Plan Implementation: Changes are proposed to this section to clarify how the plan will be implemented in the future. The proposal inserts a joint steering committee with representatives from all three jurisdictions, the port, the tribes, and the community at-large, who are responsible for reviewing and making recommendations on any proposed change to the CBEMP prior to initiation of any amendment by the County and Cities. Proposed changes also include the deletion of the requirement for each jurisdiction to adopt applicable management units in their local code.

Section 2.4 Citizen Involvement: Changes are proposed to this policy to recognize joint management of the CBEMP by Coos County and the cities of North Bend and Coos Bay. A Joint CBEMP Steering Committee is recommended to replace the defunct Coos County Citizens Advisory Committee as the committee responsible for on-going maintenance of the CBEMP. This committee will include representatives from the general public as well as representatives from each implementing jurisdiction/governing body (including both local Tribes and the Port).

Section 2.5 Relationship to Other Plans: *Figure 1: Coos Bay Estuary Management Plan's Relationship to Other Plans and Jurisdictions* has been added for clarification.

SECTION 3 MANAGEMENT FRAMEWORK:

Below are listed recommended changes to the Management Framework, including definitions, and Bay-wide Policies. If not mentioned below, any difference noted in the Coos Bay Plan was not carried forward to the CBEMP revisions.

3.2 Definitions: Changes were made to the following CBEMP definitions (see Attachment A) to reflect more comprehensive or regulatorily consistent definitions used in other implementing ordinances (Coos Code, for example):

Coastal Shoreline Area
Development

Floodway
Natural Resources
Restoration
Shoreline
Solid Waste Disposal

3.3 Bay-Wide Policies:

Policy #2: Management Unit: Natural -- No Special Assessment Required (A)(5). Added the word "resources," which was missing, to align current Goal 1 language.

Policy #2: Management Unit: Natural -- No Special Assessment Required (A)(9): The phrase "and bridge crossing support structures" was added to align with current Goal 16 language.

Policy #2: Management Unit: Natural -- No Special Assessment Required (A)(10). Added the category, "Rip-rap for protection of uses existing as of October 7, 1977, unique natural resources, historical and archeological values; and public facilities" to align with current Goal 16 language and match the Coos Bay Plan.

Policy #2: Management Unit: Conservation – No Special Assessment Required (A)(1). Deleted
"permitted outright" for clarification (as all uses allowed with or without special assessment in the Natural Management Unit are allowed in Conservation units).

Policy #2: Management Unit: Conservation Special Assessment Required (B)(4). Added language to align with current Goal 16 language and match the Coos Bay Plan.

Policy #2: Management Unit: Development -- No Special Assessment Required (A)(1). Language updated to match Coos Bay Plan. Note: The updates reference a "shallow-draft estuary" as defined in the CBEMP.

Policy #2: Management Unit: Development No Special Assessment Required (A)(8). Language updated to match Coos Bay Plan.

Policy #2: Management Unit Development Special Assessment Required (B)(5). This category was added to the CBEMP; it is referenced in the Coos Bay Plan.

Policy #3: Use of "Coos Bay Estuary Special Considerations Map" as the Basis for Special Policies Implementation". This policy reference was removed and is now Reserved. The inventory maps are in Appendix A of the revised CBEMP.

Policy #4: Resource Capability Consistency and Impact Assessment. Additional text was added to match the Coos Bay Plan following subcategory "d".

Policy #5: Estuarine Fill and Removal. "Compliance with local floodplain development permit requirements" was added to reference overlap with existing local floodplain regulations.

Policy #6: Fill in Conservation and Natural Estuarine Management Units. Additional text was added to this policy to refer to existing floodplain development regulations that are triggered by the location of dredged materials in Special Flood Hazard Areas.

Policy #16a: Minimum Protected Acreage Required for County Estuarine Shorelands. Format and content changes were made to divide the portions applicable to Coos County and the City of Coos Bay. The Coos County acreage totals were last updated August 8, 2013. Acreages for Coos Bay were last updated July 6, 2010.

Policy #20b: Priority for In-Bay Subtidal Disposal Sites. Coos Bay references in-bay site "D" while the CBEMP references site "8.4"; these are the same site and the text has been updated to reflect this. The CBEMP references site F which is in the open ocean; the Coos Bay Plan references in-bay site G which is within the navigation channel. The text has been revised to reference in-bay site G.

Policy #22b: Limiting Dredge and Fill as Estuarine Restoration. A reference to local floodplain ordinances was included in this policy, to reflect overlap of existing regulations.

Policy #23: Riparian Vegetation and Streambank Protection. No changes. Note: Streambank protection is listed as Policy #25 in the Coos Bay Plan.

Policy #25: Waste/Storm Water Discharge. No changes. Note: The Coos Bay Plan does not include this policy.

Policy #27a: Floodplain Protection within Coastal Shorelands. Number was changed to 27a; no other changes.

Policy #27b: Natural Hazard Protection within Coastal Shorelands. This policy was added by the County to respond to natural hazard concerns.

Policy #29. Restricting Actions in Beach and Dune Areas that are "Unsuitable for development." Additional text was added to this policy to reflect adopted local floodplain development regulations related to Coastal High Hazard Flood Zones.

Policy #30: Restricting Actions in Beach and Dune Areas with "Limited Development Suitability" and Special Consideration for Sensitive Beach and Dune Resources (moved from Policy #31). No changes. This policy was included as Policy #31 in the Coos Bay Plan.

Policy #35: Plan Implementation. Text was added to reference Coos Bay and North Bend.

Policy #36: Plan Update. Text was added to reference Coos Bay and North Bend. Text was also added to replace references to "Periodic Review" as the primary tool/trigger for plan update with guidance recommending updating the plan at minimum every ten years through a comprehensive review and update process that includes extensive public engagement, including a citizens advisory committee and a technical advisory committee.

Policy #37a: County Plan Revisions and Amendments does not apply to provisions affecting City Management Units: Public Hearing Procedure. Renumbered to account for the addition of Policy #37b.

Policy #37b: City Plan Revisions and Amendments. This policy is added from the Coos Bay Plan. The City of North Bend is added to the policy.

Policy #39: Citizen Involvement. This policy was revised to create a joint CBEMP Steering Committee made up of representatives from all three jurisdictions, the port, the local tribes, and the community at-large, so that future management and maintenance of the plan can be accomplished jointly.

Policy #45: Commercial Clam Harvest. This policy was referenced in Coos Bay and relocated here.

Policy #71: East Catching Slough Road Widening Project. This is referenced in Coos Bay. It was previously removed from the CBEMP.

SECTION 5 MANAGEMENT UNITS:

Terms:
CBEMP – Coos Bay Estuary Management Plan (County)
Coos County/Coos County Ord/Co. Ordinance – Adopted Coos County Ordinance
Coos Bay/Coos Bay Plan – Coos Bay Comprehensive Plan (Estuary Management Plan)
North Bend – North Bend Comprehensive Plan (Estuary Management Plan)

General Changes:

Updated the following in all units:

- Management units are described as districts, units, or segments. The CBEMP revision uses "unit."
- The jurisdiction with administrative responsibilities is listed at the beginning of each management unit.

Uses:

- Changed "Mining/mineral extraction" to "Mining/mineral extraction, including dredging necessary for mineral extraction" for most aquatic units.
- Changed "Dredge Material Disposal" to "Flow Lane Disposal of Dredged Material" in most aquatic units.
- Moved "Research and educational observations" from an activity within the CBEMP/Co. Ordinance units to a "Use." Note: this is listed as a "Use" in Coos Bay and North Bend units (except aquatic unit 5-DA, which did not include it as a use or activity).
- Moved "water-dependent commercial activities and enterprises" from a sub-category of "Navigational" activity to an independent use category "Navigation and water-dependent commercial enterprises and activities." Where the use is conditional, associated special conditions have been moved/copied to the special conditions for "uses" category.

Activities:

- Changed “Aides” to “Aids (e.g., beacons and buoys)” in all aquatic units and “Aids (e.g., beacons)” in all shoreland units.

NAVIGATION CHANNELS

DDNC-DA [Used the CBEMP version]
(Coos County, Coos Bay)

- The revision incorporates the existing CBEMP unit information. The information below lists the differences between the CBEMP units and the Coos County Ord. and Coos Bay unit information.
- **Project Description:**
    - Project description in CBEMP not included in Coos County Ordinance. Used description from CBEMP.
    - Project description in CBEMP different from Coos Bay. Specifically, CBEMP specifies a "47-foot deep channel with "suitable" width across the Entrance Bar, a 37-foot deep…" while Coos Bay specifies a "45-foot deep channel with "suitable" width across the Entrance Bar, a 35-foot deep…". Used description from the CBEMP.
- **Boundaries:** No differences.
- **Uses:**
    - Bridge Crossings is "A" Allowed in CBEMP/Coos County Ord. and "*" Conditional in Coos Bay. Changed "Bridge Crossings" and "Bridge Crossing Support structures…" to conditional in CBEMP updates to agree with Goal 16 language.
    - Low Intensity Utilities "N" (Prohibited) in CBEMP/Coos County Ord. and "*" Conditional in Coos Bay.
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.
- **Activities:**
    - Installation of tidegates in existing functional dikes is "N/A" in CBEMP/Coos County Ord. and not listed in Coos Bay.
    - Listed as "Dredged Material Disposal" in CBEMP/Coos County Ord. and "*Flow Lane* Dredged Material Disposal" in Coos Bay. Coos Bay language incorporated in revisions.
    - Listed as "Navigation" in CBEMP/Coos County Ord. and "Navigational" in Coos Bay. Coos Bay language incorporated in revisions.
    - Listed as "Aides" in CBEMP/Coos County Ord. and "Aides (e.g., beacons, buoys)" in Coos Bay. Coos Bay language incorporated in revisions.
    - Activity 5d moved to Use 13.
    - Research and educational observations is a permitted use in CBEMP/Coos County Ord. and prohibited in Coos Bay Plan. CBEMP revision uses the County language.
    - "Protection of habitat, nutrient, fish, wildlife, and aesthetic" is listed as an Activity in CBEMP/Coos County Ord., but not Coos Bay.
    - Temporary Alterations are "A" Allowed in CBEMP/Coos County Ord. and "*" Conditional in Coos Bay.
    - "Research and educational Observation structures" included in CBEMP/Coos County Ord., but not in Coos Bay.
    - "Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation" is listed in Coos Bay, but not CBEMP/Coos County Ord.
- **General Conditions:**

ATTACHMENT A
Exhibit 4
Attachment B

- Policy 17 and 18 apply as General Conditions in CBEMP/Coos County Ord., but not in Coos Bay.

- **Special Conditions:**
  - "Use"
    - Special condition "5d" renumbered "13" and moved to "Use" to align with the change in categorization of the use.
  - "Activity"
    - "9a. Low-intensity utilities are only permitted if designed so as not to interfere with navigation" is included as Special Condition in Coos Bay, but not CBEMP/Coos County Ord.

CSDNC-DA
(Coos County, Coos Bay)

- **Project Description:**
  - Project description in CBEMP is different than Coos County Ord. Recommend using the CBEMP version.
- **Boundaries:** No differences.
- **Uses:**
  - "Docks" listed as an "A" Allowed Use in Coos County Ord., but not CBEMP. Added "Docks" as an "A" Allowed Use in the CBEMP.
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.
- **Activities:**
  - Activity 5d moved to Use 13.
- **General Conditions:** No differences.
- **Special Conditions:** No differences.
  - Uses:
    - Special condition "5d" renumbered "13" and moved to "Use" to align with the change in categorization of the use.

ISSDNC-DA
(Coos County, Coos Bay)

- **Project Description:**
  - Project description in Coos County Ord. is different than CBEMP and Coos Bay – CBEMP and Coos Bay are the same. Used the CBEMP version.
- **Boundaries:** No differences.
- **Uses:**
  - Bridge Crossing Support Structures and dredging necessary for installation is "*" Conditional in CBEMP/Coos County Ord. and is "N" (prohibited) in Coos Bay.
  - Listed as "Mining/Mineral Extraction" in CBEMP/Coos County Ord. and "Mining/Mineral Extraction, including dredging necessary for mineral extraction" in Coos Bay.
  - "Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation" is listed as a use in Coos Bay, but not in CBEMP/Coos County Ord. **Coos Bay reference not incorporated in revisions.**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.
- **Activities:**
  - Listed as "Dredged Material Disposal" in CBEMP/Coos County Ord. and "*Flow Lane* Dredged Material Disposal" in Coos Bay. Further, Dredged Material Disposal is "*" Conditional in CBEMP/Coos County Ord. and Flow Lane Dredged Material Disposal (Coos Bay) is listed as "N" (prohibited). Coos Bay language incorporated in revisions.
  - Listed as "Aides" in CBEMP/Coos County Ord. and "Aides (e.g., beacons, buoys)" in Coos Bay. Coos Bay language incorporated in revisions.
  - Activity 5d moved to Use 13.
  - Mitigation is "N" (prohibited) in CBEMP/Coos County Ord. and "A" Allowed in Coos Bay.
  - "Temporary alterations" is "A" Allowed in CBEMP/Coos County Ord. and "*" Conditional in Coos Bay.
  - Research and educational observations are Allowed in CBEMP/Coos County Ord. and "N" (Prohibited) in Coos Bay. Coos County language incorporated in revisions.
  - "Research and educational Observation structures" listed in CBEMP/Coos County Ord., but not in Coos Bay. Coos County language incorporated in revisions.
  - "Protection of habitat, nutrient, fish, wildlife, and aesthetic" is listed as an Activity in CBEMP/Coos County Ord., but not Coos Bay.

- **General Conditions:**
  - Policy 17 and 18 apply as General Conditions in CBEMP/Coos County Ord., but not in Coos Bay.
- **Special Conditions:**
  - Uses:
    - Special condition "5d" renumbered "13" and moved to "Use" to align with the change in categorization of the use.
  - Activities:
    - Activity "5c" Minor Navigational improvement is subject to Policy #12 in CBEMP/Coos County Ord., but not Coos Bay.
    - Activity "13" Wastewater and stormwater discharge is subject to Policy #25 and definition of "facility" in CBEMP/Coos County Ord., but not Coos Bay.

CMRSDNC-DA
(Coos County, Coos Bay)

- **Project Description:**
  - Project description in Coos County Ord. is different than CBEMP and Coos Bay – CBEMP and Coos Bay are the same. Recommend using the CBEMP version.
- **Boundaries:** No differences.
- **Uses:**
  - Bridge Crossings is "N" (Prohibited) in CBEMP/Coos County Ord. and is "*" Conditional in Coos Bay.
  - "Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation" is listed as a use in Coos Bay, but not in CBEMP/Coos County Ord.
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.
- **Activities:**
  - Listed as "Dredged Material Disposal" in CBEMP/Coos County Ord. and "Flow Lane Dredged Material Disposal" in Coos Bay. Further, Dredged Material Disposal is "*" Conditional in CBEMP/Coos County Ord. and Flow Lane Dredged Material Disposal is "N" (Prohibited) (Coos Bay).
  - Listed as "Aides" in CBEMP/Coos County Ord. and "Aides (e.g., beacons, buoys) in Coos Bay. Coos Bay language incorporated in revisions.
  - Activity 5d moved to Use 13.
  - "Temporary alterations" is "A" Allowed in CBEMP/Coos County Ord. and "*" Conditional in Coos Bay.
  - Research and educational observations are "A" Allowed in CBEMP/Coos County Ord. and "N" (Prohibited) in Coos Bay. Coos County language incorporated in revisions.
  - "Research and educational Observation structures" listed in CBEMP/Coos County Ord., but not in Coos Bay.
  - "Protection of habitat, nutrient, fish, wildlife, and aesthetic" is listed as an Activity in CBEMP/Coos County Ord., but not Coos Bay.

- **General Conditions:**
  - Policy 17 and 18 apply as General Conditions in CBEMP/Coos County Ord., but not in Coos Bay.
- **Special Conditions:**
  - Uses:
    - Special condition “5d” renumbered “13” and moved to “Use” to align with the change in categorization of the use.
  - Activities:
    - Minor Navigational improvement is subject to Policy #12 in CBEMP/Coos County Ord., but not Coos Bay.
    - Wastewater and stormwater discharge is subject to Policy #25 and definition of “facility” in CBEMP/Coos County Ord., but not Coos Bay.
    - Water-dependent commercial enterprises and activities are subject to findings that adverse impacts have been minimized (Policy #5 and Policy #8); requiring mitigation in CBEMP/Coos County Ord., but not Coos Bay – this is not a listed Activity in Coos Bay which explains why the Special Condition is not listed.
    - Activity 3 - Dredge material disposal shall be allowed when consistent with Policy #20 in CBEMP/Coos County Ord., but not in Coos Bay.

ATTACHMENT A
Exhibit 4
Attachment B

LOWER BAY

1-CS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

1-CA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.

2-CS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

2-NA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.

3-WD (Previously referred to as 3E-WD): *(Coos County)*

- Primarily use CBEMP Version.
- Energy production and water-borne transportation text added to Uses. (COOS COUNTY ORDINANCE AM-99-08 99-10-008PL)
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
    - General Condition 6 amended to say Policy #51 applies, not Policy #52.

3-NWD: *(Coos County)*

- Primarily used County Ordinance version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:** *Changes made to reflect Coos County Ordinance*
    - General Condition 1 was amended by the addition of the words "normally" and "Industrial".
    - General Condition 2 (Previously listed as 2 prior to changes) "No permitted use or activity shall preempt the use of the designated dredged material disposal site in this Unit, as required by Policy #20 removed.
    - General Condition 3 (Previously listed as 3 prior to changes) "All permitted uses in dune areas shall be consistent with the requirements of Policy #30".
    - General Condition 4 (Listed as 4 after changes) "In rural areas (outside of UGBs) utilities, public facilities and services shall only be provided subject to Policies #50 and #51" added.
    - General Condition 5 (Listed as 5 after changes) "Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18" added.
- **Special Conditions:** *Changes made to reflect Coos County Ordinance*
    - Uses (8) text added to further clarify log storage and sorting yards.
    - Activities was amended to remove "dredged material disposal" (Activity 3) from the first special condition text.
    - Activities 6b,6c: The word "only" was removed.

3W-NS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

3-DA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.

4-CS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

5-WD: *(Coos County)*

- Primarily used CBEMP version.
- Energy production and water-borne transportation text added to Uses. (COOS COUNTY ORDINANCE AM-99-08 99-10-008PL)
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **Special Conditions:**
    - Uses:
        - Text added to Special Condition Uses to state "4.,6.,16.,17." Uses are subject to review and approval when consistent with Policy #16. (COOS COUNTY ORDINANCE AM-99-08 99-10-008PL)

5A-NS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

5-DA: *(Coos County)*

- Inserted from County Ordinance – previously was not in CBEMP.
- Removed references to County Ord.
- **Uses/Activities:**
    - Changed "agriculture" to be "aquaculture". The special condition for this was also modified per the condition used in 3-DA.
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.

6-WD: *(Coos County)*

- Primarily used county ordinance version.
- Energy production and water-borne transportation text added to Uses. (COOS COUNTY ORDINANCE AM-99-08 99-10-008PL)
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
    - General Condition 6 amended to say Policy #51 applies, not Policy #52. (COOS COUNTY ORDINANCE AM-99-08 99-10-008PL)
- **Special Conditions:**
    - Uses:

- Text added to Special Condition Uses to state "4.,6.,16.,17." Uses are subject to review and approval when consistent with Policy #16. (COOS COUNTY ORDINANCE AM-99-08 99-10-008PL)

6-DA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.

7-D: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

7-NA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.

50-UD: *(North Bend)*

- Used North Bend version.

50-NA: *(North Bend)*

- Used North Bend version.

51-UD: *(North Bend)*

- Used North Bend version.

ATTACHMENT A
Exhibit 4
Attachment B

51-CA: *(North Bend)*

- Used North Bend version.

52-CS: *(Coos Bay)*

- Used Coos Bay version.
- Land Divisions listed as "A" but no further clarifications for specific types listed.

52-NA: *(Coos Bay, North Bend)*

- Used Coos Bay version, but made amendments showing North Bend revisions for the Southwest Regional Airport. Amendments for this unit were made in Coos Bay File FO06-101.
- **Boundaries:** No differences.
- **Management Objective:**
    - Changed the Management Objective to acknowledge the importance of the Airport and to allow alterations, including fill for airport uses, in accordance with FAA requirements for safety. (City of North Bend Ordinance No. 1959)
- **Uses:** No differences.
    - ***Note:*** *Use 12, "Research and educational observation structures" is listed in all other units as "Research and educational observation". The CBEMP update removes the word "structures" from this use.*
- **Activities:**
    - Fill and bulkhead for airport runway/taxi relocation was added as an Activity and made a "*" Conditional activity. (City of North Bend Ordinance No. 1959)
- **General Conditions:** No differences.
- **Special Conditions:**
    - Activity 12 (Fill and bulkhead for airport runway/taxi relocation were added. (City of North Bend Ordinance No. 1959)

52A-DA: *(Coos Bay)*

- Used Coos Bay Version.
- This unit includes long term uses/activities for new shoreline unit 51A; which shall become its own unit when fill is complete.
- The unit has been updated to include the phrase "Interim Uses" and "Interim Activities".
- The CBEMP Management Unit matrix includes 51A long-term uses.
- ***Note:*** *Use 12, "Research and educational observation structures" is listed in all other units as "Research and educational observation". The CBEMP update removes the word "structures" from this use.*

53-CS: *(Coos Bay, North Bend)*

- Used North Bend version.

53-CA: *(Coos Bay)*

- Used Coos Bay version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.

54-UW: *(Coos Bay)*

- Used Coos Bay version.
- Amend shoreland unit 54-UW (urban water-dependent) to allow the uses set forth by newly created zoning district Hollering Place (HP). (COOS BAY ORDINANCE NO. 430, 431, 433)

54-DA: *(Coos Bay)*

- Used Coos Bay version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.

55-UD: *(Coos County, Coos Bay)*

- Primarily used CBEMP version.
- **Uses:**
    - "Commercial" is allowed in Coos Bay and is conditional in CBEMP. Revision uses County interpretation.
    - "Solid waste disposal" is not allowed in Coos Bay and is allowed in CBEMP. Revision uses County interpretation.
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

- **General Conditions:**
  - CBEMP/Co. Ordinance under General Condition #1 only reference Policy #30. Coos Bay ordinance also references Policy #31. The Coos Bay language was not incorporated into the revisions.
  - General Condition #5 was retained from CBEMP/Co. Ordinance. This condition is not mentioned in the Coos Bay Plan.
- **Special Conditions:**
  - Uses:
    - Activity 4,6 special condition retained from CBEMP/Co. Ordinance. This condition is not mentioned in the Coos Bay Plan.

55A-CA: *(Coos County, Coos Bay)*

- Used CBEMP version. Coos Bay version is slightly different.
- **Uses:**
  - Coos Bay does not include Use 11 "Bridge Crossings".
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.
- **Activities:**
  - Coos Bay does not include Activity 5 "Navigational", however, Coos Bay uses Activities 5a, 5b, and 5c and calls them activities 9, "Navigation Aides", 5 "Navigational structures" and 6 "Minor Navigational Improvements"; activities 5a and 5d are not included in Coos Bay. Revision uses CBEMP/Co. Ordinance version.
  - Coos Bay does not include Activities 10, 11, 12, 13, and 14. Revision uses CBEMP/Co. Ordinance version.
- **General Conditions:**
  - Coos Bay does not include general conditions.
- **Special Conditions:**
  - Coos Bay does not list the same special conditions for uses/activities. Revision uses CBEMP/Co. Ordinance version.
  - Uses:
    - Coos Bay uses a different version of Special Condition for Use 1, which includes 8b. The CBEMP/Co. Ordinance uses two separate special conditions for those activities. Revision uses CBEMP/Co. Ordinance version.
    - Coos County does not include the text in special condition for Use 8a that follows the text "… water-dependent". Revision uses CBEMP/Co. Ordinance version.

- Activities:
  - Coos Bay does not include special conditions for Activities 11, 13, and 14. Revision uses CBEMP/Co. Ordinance version.
  - Coos Bay uses a more detailed version of special condition for Activity 5c and references Policy #4. The CBEMP/Co. Ordinance version is much simpler for the same activity "minor navigational improvement" and references Policy #12. Revision uses CBEMP/Co. Ordinance version.
  - Coos Bay does not include the text in special condition for Activity 7b that follows the text, "…. findings for riprap." Revision uses CBEMP/Co. Ordinance version.

55B-NA: *(Coos County, Coos Bay)*

- Used CBEMP version. Coos Bay version is slightly different.
- **Uses:**
  - Coos Bay does not include Use 11 "Bridge Crossings"
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.
- **Activities:**
  - Coos Bay does not include Activity 5 "Navigational", however, Coos Bay uses Activities 5a, 5b, and 5c and calls them activities 9, "Navigation Aides", 5 "Navigational structures" and 6 "Minor Navigational Improvements"; activities 5a and 5d are not included in Coos Bay. Revision uses CBEMP/Co. Ordinance version.
  - Coos Bay does not include Activities 10, 11, 12, 13, and 14. Revision uses CBEMP/Co. Ordinance version.
- **General Conditions:**
  - Coos Bay does not include general conditions.
- **Special Conditions:**
  - Coos Bay does not list the same special conditions for uses/activities. Revision uses CBEMP/Co. Ordinance version.
  - Uses:
    - Coos Bay uses a different version of Special Condition for Use 1. The CBEMP/Co. Ordinance uses two separate special conditions for those activities. Revision uses CBEMP/Co. Ordinance version.
    - Coos Bay does not include the text in special condition for Use 8b that follows the text, "…. fill (e.g. pilings)". Revision uses CBEMP/Co. Ordinance version.
  - Activities:
    - Coos Bay does not include special conditions for Activities 10 and 14. Revision uses CBEMP/Co. Ordinance version.
    - Coos Bay does not include the text in special condition for Activity 7b that follows the text, "…. findings for riprap.". Revision uses CBEMP/Co. Ordinance version.

56-UW: *(Coos County)*

- Energy production and water-borne transportation text added to Uses. (COOS COUNTY ORDINANCE AM-99-08 99-10-008PL)
- Text added to Special Condition Uses to state "4.,6.,16.,17." Uses are subject to review and approval when consistent with Policy #16. (COOS COUNTY ORDINANCE AM-99-08 99-10-008PL)
- **Management Objective:**
    - Added reference to Appendix C Mylar "Map 24" to "Goal #16/Goal #17 Development Priority Areas" Map.

56-DA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

57-CS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

57-NA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

58-UD: *(Coos County)*

- Primarily used CBEMP version.
- **Uses:**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.
- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

58-NA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

59-CA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

67-D: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
  - Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1).

67-CA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

67A-DA: *(Coos County)*

- Used CBEMP version.

- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

68A-CS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

68B-WD: *(Coos County)*

- Energy production and water-borne transportation text added to Uses. (COOS COUNTY ORDINANCE AM-99-08 99-10-008PL)
- Text added to Special Condition Uses to state "4.,6.,16.,17." Uses are subject to review and approval when consistent with Policy #16. (COOS COUNTY ORDINANCE AM-99-08 99-10-008PL).
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
    - General Condition 6 amended to say Policy #51 applies, not Policy #52.

North Slough/Haynes Inlet

8-WD: *(Coos County)*

- Energy production and water-borne transportation text added to Uses. (COOS COUNTY ORDINANCE AM-99-08 99-10-008PL)
- Text added to Special Condition Uses to state "4.,6.,16.,17." Uses are subject to review and approval when consistent with Policy #16. (COOS COUNTY ORDINANCE AM-99-08 99-10-008PL)
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
    - General Condition 6 amended to say Policy #51 applies, not Policy #52.

8-CA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

9-CS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

9A-CS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
    - General Condition 3. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1).

10-CS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

10-NA: *(Coos County)*

ATTACHMENT A
Exhibit 4
Attachment B

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.

11-RS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
    - General Condition 3. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1).
- **Special Conditions:**
    - Activities:
        - Special Condition activities 3,5. Changed reference from "Special Considerations Map" to "Wet Meadows" Inventory Map (Map M6).

11-NA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord., not list in Coos Bay. Moved to an independent "use" category in the CBEMP revisions.

12-RS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

12-CA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

13A-CS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**

- Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

- **General Conditions:**
  - General Condition 3. Changed reference from “Special Considerations Map” to “General Zoning” Inventory Map (Map 3.1).

13A-NA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
  - “Navigation Water-dependent commercial enterprises and activities” listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent “use” category in the CBEMP revisions.

ATTACHMENT A
Exhibit 4
Attachment B

Upper Bay/Railroad Bridge

13B-RS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

13B-NA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

14-WD: *(Coos County)*

- Energy production and water-borne transportation text added to Uses. (COOS COUNTY ORDINANCE AM-99-08 99-10-008PL)
- General Condition 6 amended to say Policy #51 applies, not Policy #52. (COOS COUNTY ORDINANCE AM-99-08 99-10-008PL)
- Text added to Special Condition Uses to state "4.,6.,16.,17." Uses are subject to review and approval when consistent with Policy #16. (COOS COUNTY ORDINANCE AM-99-08 99-10-008PL)
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

14-DA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

15-RS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
    - General Condition 3. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1).
- **Special Conditions:**
    - Activities:

- Special Condition activities 3,5. Changed reference from “Special Considerations Map” to “Wet Meadows” Inventory Map (Map M6).

15-NA: *(Coos County, Coos Bay)*

- **Boundaries:** No differences.
- **Management Objective**: No differences.
- **Uses:**
  - “Bridge Crossing Support Structures and dredging necessary for their installation” is prohibited per the CBEMP but is a conditional use in Coos Bay. The revision uses the Coos Bay interpretation.
  - “Bridge Crossings” is not allowed per the CBEMP but is allowed use in Coos Bay. The revision considers the use to be conditional to align with Goal 16.
  - Added additional text to “Mining/Mineral Extraction” which is a prohibited use in both the CBEMP and Coos Bay.
  - Research and Educational Observation is considered an Activity in the CBEMP but a Use in Coos Bay. The revision uses the Coos Bay interpretation and includes it as a Use.
  - “Water Storage areas where needed for products used in, or resulting from industry, commerce and recreation” added as a prohibited Use from the Coos Bay Plan.
  - “Navigation and water-dependent commercial enterprises and activities” added as a use; Note: this was formerly an “activity” titled “Water dependent commercial enterprises and activities”. The use is not allowed.
- **Activities:**
  - “Dikes” sub-category (c) “Installation of tidegates in existing functional dikes” is not included in the Coos Bay plan. The CBEMP update retains this activity.
  - “Dredging” sub-category (c) changed to “To repair Dikes and Tidegates” and is prohibited per the Coos Bay Plan.
  - Text added to “Dredged material disposal” Activity per Coos Bay Plan.
  - “Temporary alterations” are listed as prohibited in the CBEMP and a conditional use in the Coos Bay Ord. The revision uses the Coos Bay interpretation of conditional.
  - “Protection of habitat, nutrient, fish, wildlife and aesthetic” is removed as a permitted activity within the Coos Bay Plan. The CBEMP revision retains the activity.
  - “Research and educational observation structures” is not included as a conditional activity to match the Coos Bay Plan. The CBEMP revision retains this activity.
  - The numbering was updated to be consecutive (there was previously an omission in numbering in activities following the “navigational” category.

General and special conditions were updated to reflect the Coos Bay Plan.

- **General Conditions:**
  - The CBEMP includes a general condition, “All uses and activities: Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18. The Coos Bay Plan does not include this condition. The CBEMP revisions include this condition.
- **Special Conditions:**
  - Uses:

        - The special condition for the CBEMP/Co. Ordinance are different than those for Coos Bay. The CBEMP revisions use the Coos Bay version of the condition.
    - Activities:
        - Coos Bay special condition for Activity 11 appears to be referring to Use 11 and therefore is in the wrong location. The CBEMP condition for this activity is much simpler, "Subject to Policy #5d". Recommend retaining the Coos Bay wording but move it to "Uses" rather than "Activities". The CBEMP edits make the suggested change.

16-RS: *(Coos County)*

- This unit was amended by Coos County Ord. 13-07-003PL; however, it was not updated in the CBEMP or within the Coos County Ord.
- The text in the revision reflects the updated text amendments of the 2013 ordinance.

16-CA: *(Coos County, Coos Bay)*

- **Boundaries:** No differences.
- **Management Objective**: No differences.
- **Uses:**
    - "Bridge Crossing Support Structures and dredging necessary for their installation" is prohibited per the CBEMP but is a conditional use in Coos Bay. The revision uses the Coos Bay interpretation.
    - "Bridge Crossings" is not allowed per the CBEMP but is allowed use in Coos Bay. The revision considers the use to be conditional to align with Goal 16.
    - Added additional text to "Mining/Mineral Extraction" which is a prohibited use in both the CBEMP and Coos Bay.
    - Research and Educational Observation is considered an Activity in the CBEMP but a Use in Coos Bay. The revision uses the Coos Bay interpretation and includes it as an allowed Use.
    - "Water Storage areas where needed for products used in, or resulting from industry, commerce and recreation" added as a prohibited Use from the Coos Bay Plan.
    - "Navigation and water-dependent commercial enterprises and activities" added as a use; Note: this was formerly an "activity" titled "Water dependent commercial enterprises and activities". The use is not allowed.
- **Activities:**
    - "Dikes" sub-category (c) "Installation of tidegates in existing functional dikes" is not included in the Coos Bay Plan. The CBEMP revision retains this activity.
    - "Dredging" sub-category (c) changed to "To repair Dikes and Tidegates" and is prohibited per the Coos Bay Plan.
    - Text added to "Dredged material disposal" Activity per Coos Bay Plan.
    - "Temporary alterations" are listed as prohibited in the CBEMP and a conditional use in the Coos Bay Ord. The revision uses the Coos Bay interpretation of conditional.
    - "Protection of habitat, nutrient, fish, wildlife and aesthetic" is not included in the Coos Bay Plan. The CBEMP update includes this activity.

ATTACHMENT A
Exhibit 4
Attachment B

- "Research and educational observation structures" is not included in the Coos Bay Plan. The CBEMP update includes this activity.

General and special conditions were updated to reflect the Coos Bay Plan (see below for detail).

- **General Conditions:**
  - The CBEMP includes a general condition, "Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18. The Coos Bay Plan does not include this condition. The CBEMP revisions include this condition.
- **Special Conditions:**
  - Uses:
    - The special condition for Use 1 is more detailed in the CBEMP/Co. Ord. than in the Coos Bay Plan. The CBEMP revision uses the Coos Bay Plan version.
    - The special condition for Use 10a is more detailed in the CBEMP/Co. Ord. than in the Coos Bay Plan. The CBEMP revision uses the Coos Bay Plan version.
  - Activities:
    - The special condition for Activity 2b is more detailed in the CBEMP/Co. Ord. than in the Coos Bay Plan. The CBEMP revision uses the Coos Bay Plan version.
    - The CBEMP/Co. Ord. provides a special condition for activity 5c (6b in the revised version) that is not in the Coos Bay Plan and is NOT included in the revision.
    - A special condition exists for Coos Bay Plan activity 10, 11 "Temporary Alterations" and "Waste Water/Storm Water Discharge" that is more detailed than the version in the CBEMP (activity 11, 13). The revision uses the Coos Bay Plan version.
    - Special condition for CBEMP activity 14 has been deleted in the revision since the activity is no longer provided.

17-RS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
  - General Condition 3. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1).
- **Special Conditions:**
  - Activities:
    - Special Condition activities 5. Changed reference from "Special Considerations Map" to "Wet Meadows" Inventory Map (Map M6).

17-NA: *(Coos County, Coos Bay)*

- **Boundaries:** No differences.
- **Management Objective**: No differences.
- **Uses:**

- "Bridge Crossing Support Structures and dredging necessary for their installation" is prohibited per the CBEMP but is a conditional use in Coos Bay. The revision uses the Coos Bay interpretation.
- "Bridge Crossings" is not allowed per the CBEMP but is allowed use in Coos Bay. The revision considers the use to be conditional to align with Goal 16.
- Added additional text to "Mining/Mineral Extraction" which is a prohibited use in both the CBEMP and Coos Bay.
- Research and Educational Observation is considered an Activity in the CBEMP but a Use in Coos Bay. The revision uses the Coos Bay interpretation and includes it as a Use.
- "Water Storage areas where needed for products used in, or resulting from industry, commerce and recreation" added as a prohibited Use from the Coos Bay Plan.
- "Navigation and water-dependent commercial enterprises and activities" added as a use; Note: this was formerly an "activity" titled "Water dependent commercial enterprises and activities". The use is not allowed.

- **Activities:**
  - "Dikes" sub-category (c) "Installation of tidegates in existing functional dikes" is not in the Coos Bay Plan; the revision includes it.
  - "Dredging" sub-category (c) changed to "To repair Dikes and Tidegates" and is prohibited per the Coos Bay Plan.
  - Text added to "Dredged material disposal" Activity per Coos Bay Plan.
  - "Temporary alterations" are listed as prohibited in the CBEMP and a conditional use in the Coos Bay Ord. The revision uses the Coos Bay interpretation of conditional.
  - "Protection of habitat, nutrient, fish, wildlife and aesthetic" is not included in the Coos Bay Plan. The CBEMP update includes this activity.
  - "Research and educational observation structures" is not included in the Coos Bay Plan. The CBEMP update includes this activity.

General and special conditions were updated to reflect the Coos Bay Plan (see below for detail).

- **General Conditions:**
  - The CBEMP includes a general condition, "Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18". The Coos Bay Plan does not include this condition. The CBEMP revisions include this condition.
- **Special Conditions:**
  - <u>Uses:</u>
    - The special conditions for the CBEMP/Co. Ordinance are different than those for Coos Bay. The CBEMP revisions use the Coos Bay version of the condition (1,2).
  - <u>Activities:</u>
    - A special condition exists for Coos Bay Plan activity 10b "Temporary Alterations" that is not included in the CBEMP/Co. Ordinance. The revision uses the Coos Bay Plan version.

<u>18-RS:</u> *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**

- Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

- **General Conditions:**
  - General Condition 4. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1).

18A-CA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

18B-CA: *(Coos County, Coos Bay)*

- **Boundaries:** No differences.
- **Management Objective**: No differences.
- **Uses:**
  - "Bridge Crossing Support Structures and dredging necessary for their installation" is prohibited per the CBEMP but is an allowed use in Coos Bay. The revision considers the use to be conditional to align with Goal 16.
  - "Bridge Crossings" is not allowed per the CBEMP but is allowed use in Coos Bay. The revision considers the use to be conditional to align with Goal 16.
  - Added additional text to "Mining/Mineral Extraction" which is a prohibited use in both the CBEMP and Coos Bay.
  - Research and Educational Observation is considered an Activity in the CBEMP but a Use in Coos Bay. The revision uses the Coos Bay interpretation and includes it as an allowed Use.
  - "Water Storage areas where needed for products used in, or resulting from industry, commerce and recreation" added as a prohibited Use from the Coos Bay Plan.
  - "Navigation and water-dependent commercial enterprises and activities" added as a use; Note: this was formerly an "activity" titled "Water dependent commercial enterprises and activities". The use is not allowed.
- **Activities:**
  - "Dikes" sub-category (c) "Installation of tidegates in existing functional dikes" is not in the Coos Bay Plan; the revision includes it.
  - Text added to "Dredged material disposal" Activity per Coos Bay Plan.
  - Activity 6b "Minor Improvements" is permitted via the CBEMP and conditional per the Coos Bay Plan. The revisions use the Coos Bay interpretation.
  - "Protection of habitat, nutrient, fish, wildlife and aesthetic" is not included in the Coos Bay Plan. The CBEMP update includes this activity.
  - "Research and educational observation structures" is not included in the Coos Bay Plan. The CBEMP update includes this activity.

General and special conditions were updated to reflect the Coos Bay Plan (see below for detail).

- **General Conditions:**
    - The CBEMP includes a general condition, "Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18." The Coos Bay Plan does not include this condition. The CBEMP revision includes this condition.
- **Special Conditions:**
    - Uses:
        - The special conditions for Use 1 is not as extensive in the Coos Bay Plan v. the CBEMP/Co. Ordinance. The CBEMP revisions use the Coos Bay version of the condition (1).
        - The special conditions for Use 10b does not include the additional text provided in the CBEMP starting with "Boat ramps for public….". The CBEMP revisions also do not include this text.
    - Activities:
        - A special condition exists for Coos Bay Plan activity 6b "Minor Improvements" that refers to Policy #4 and is more expansive than the CBEMP version that refers to Policy #12. The revision uses the Coos Bay Plan version.
        - A special condition exists for Coos Bay Plan activities 10, 11 which is different than the CBEMP version and refers to Policy 4a rather than 25. The revision uses the Coos Bay Plan version.

19A-CA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

23-DA: *(Coos Bay)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

23A-UW: *(Coos Bay)*

- Used Coos Bay version.

23B-UD: *(Coos Bay)*

- Used Coos Bay version.
- The CBEMP Management Unit matrix includes both "interim" and "long-term" uses and activities.

24-CS: *(Coos Bay)*

- Used Coos Bay version

24-NA: *(Coos Bay)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

25-NA: *(Coos County, Coos Bay)*

- **Boundaries:** No differences.
- **Management Objective**: No differences.
- **Uses:**
    - "Bridge Crossing Support Structures and dredging necessary for their installation" is prohibited per the CBEMP but is a conditional use in Coos Bay. The revision considers the use to be conditional to align with Goal 16.
    - "Bridge Crossings" is not allowed per the CBEMP but is allowed use in Coos Bay. The revision considers the use to be conditional to align with Goal 16.
    - Added additional text to "Mining/Mineral Extraction" which is a prohibited use in both the CBEMP and Coos Bay.
    - Research and Educational Observation is considered an Activity in the CBEMP but a Use in Coos Bay. The revision uses the Coos Bay interpretation and includes it as an allowed Use.
    - "Water Storage areas where needed for products used in, or resulting from industry, commerce and recreation" added as a prohibited Use from the Coos Bay Plan.
    - "Navigation and water-dependent commercial enterprises and activities" added as a use; Note: this was formerly an "activity" titled "Water dependent commercial enterprises and activities". The use is not allowed.
- **Activities:**
    - "Dikes" sub-category (c) "Installation of tidegates in existing functional dikes" is not in the Coos Bay Plan; the CBEMP revision includes it.
    - "Dredging" sub-category (c) changed to "To repair Dikes and Tidegates" and is prohibited.
    - Text added to "Dredged material disposal" Activity per Coos Bay Plan.
    - "Protection of habitat, nutrient, fish, wildlife and aesthetic" is not included in the Coos Bay Plan. The CBEMP update includes this activity.
    - "Research and educational observation structures" is not included in the Coos Bay Plan. The CBEMP update includes this activity.

General and special conditions were updated to reflect the Coos Bay Plan (see below for detail).

- **General Conditions:**

- The CBEMP includes a general condition, “Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.” The Coos Bay Plan does not include this condition. The CBEMP revisions include this condition.

- **Special Conditions:**
  - Uses:
    - The special conditions for Use 1 is not as extensive in the Coos Bay Plan v. the CBEMP/Co. Ordinance. The CBEMP revisions use the Coos Bay version of the condition (Uses 1,2).
    - The special conditions for Use 10b does not include the additional text provided in the CBEMP starting with “Boat ramps for public….”. The CBEMP revisions also do not include this text.
  - Activities:
    - Coos Bay does not include the text in special condition for Activity 9b that follows the text, “…. findings for riprap.” Revision uses the additional text from the CBEMP.
    - A special condition exists for Coos Bay Plan activities 10 which is not included in the CBEMP version. The revision uses the Coos Bay Plan version.

26-UD: *(Coos Bay)*

- Used Coos Bay version.
- Long-term Activity #5 “Fill” did not have a permission category; the CBEMP update utilizes “N” not permitted which is used in other development units that have interim and long-term activities based on fill.

26A-CA: *(Coos Bay)*

- Used Coos Bay version.

ATTACHMENT A
Exhibit 4
Attachment B

26B-CA: *(Coos Bay)*

- Used Coos Bay version.

44-UW: *(Coos Bay, North Bend)*

- Used North Bend version.
- Exception #17 listed on Coos bay, but not North Bend version.
- **Boundaries:** The Coos Bay and North Bend boundary descriptions use different text but describe similar areas; except that the North Bend unit reduces the size of the unit to account for 7.5 acres that are included in 44-UNW.
- **Management Objective**: No differences.
- **Uses:**
    - Navigation and water-dependent commercial enterprises and activities listed in North Bend, but not Coos Bay. ***Note: This is typically a use shown in Aquatic Units for the County and City of Coos Bay. The CBEMP revision includes this as a use for this unit.***
- **Activities:**
    - Water transport channels where dredging may be necessary listed in North Bend, but not in Coos Bay.
    - Water storage areas listed in North Bend, but not Coos Bay.
- **Special Conditions:**
    - Uses: No differences.
    - Activities:
        - Coos Bay includes 6c. attached to the North Bend special condition for 6b. The CBEMP revision does not contain the reference to 6c.
        - Special Condition 12 (Water storage areas) is present in North Bend, but not Coos Bay.

44-UNW: *(North Bend)*

- Used North Bend version.

44-DA: *(Coos Bay, North Bend)*

- Primarily used Coos Bay version.
- **Boundaries:** No differences.
- **Management Objective**: No differences.
- **Uses:**
    - "Bridge Crossing Support Structures and dredging" and "Bridge Crossings" are listed separately in Coos Bay and both are "*" Conditional, while North Bend lists them as one Use, "Bridge Crossing/Support Structures", and lists it as "A" Allowed.
    - Mining/Mineral Extraction has additional text regarding dredging in Coos Bay, but not North Bend.
    - Coos Bay lists it as "Recreation" Facilities, but North Bend lists it as "Recreational" Facilities.

- Research and Educational Observation is not allowed in Coos Bay and not listed in North Bend. The CBEMP revision recommends making this an allowed use to conform with the rest of the plan.
- Water Storage Areas has additional text regarding products used in, or resulting from industry, commerce, and recreation in Coos Bay, but not in North Bend. Water Storage Areas also are "A" Allowed in Coos Bay, but "*" Conditional in North Bend.
- "Navigation and water-dependent commercial enterprises and activities" added as a use; Note: this is included in North Bend but not Coos Bay. The use is allowed.

- **Activities:**
  - Navigation and water-dependent commercial enterprises and activities is listed as an "A" Allowed Activity in North Bend, but not listed in Coos Bay.
  - Listed as "Dredged Material Disposal" in North Bend and "*Flow Lane* Dredged Material Disposal" in Coos Bay. Further, Dredged Material Disposal is "N" (Prohibited) in North Bend and Flow Lane Dredged Material Disposal is "N" (Prohibited) in Coos Bay.
  - "Navigation" has sub-activities (e.g., Aids, Minor Improvements, Structures) in Coos Bay, but not North Bend. In North Bend is listed as "Navigational structures" and is "*" Conditional.
  - "Minor Navigational improvements" is listed as "A" Allowed in North Bend, but not listed in Coos Bay.
  - "Water transport channels where dredging may be necessary" is listed in North Bend, but not Coos Bay. The CBEMP revision incorporates this use.
  - "Water storage areas" is listed in North Bend, but not Coos Bay. The CBEMP revision incorporates this use.
  - "Temporary Alterations" are listed in Coos Bay, but not in North Bend.
- **General Conditions:** No differences.
- **Special Conditions:**
  - <u>Uses:</u>
    - Special Condition Use 4 also applies to Use 6 in Coos Bay but not North Bend. The CBEMP revision uses the Coos Bay interpretation.
    - Special Condition Uses 2, 3 are not included in North Bend. The CBEMP revision uses the Coos Bay interpretation.
  - <u>Activities:</u>
    - Special Condition for Activities 1a, 1b, 2a, 2b, 2c, 3, and 6c are included as separate items in North Bend. The CBEMP revision uses the Coos Bay interpretation.
    - Water Storage Areas have Special Conditions applied in North Bend, but not Coos Bay. Coos Bay provides for this activity as Use 13 and prohibits the activity. The CBEMP revision does not include this activity or special condition.
    - Special Condition for Activities 10, 11 are provided in the Coos Bay Plan but not North Bend. The CBEMP revision uses the Coos Bay interpretation.
    - Special condition for activity 13 is provided to align with the North Bend unit.

<u>44a-UW:</u> *(Coos Bay)*

- Used Coos Bay version.

44b-UD: *(Coos Bay)*

- Used Coos Bay version.

45-CS: *(Coos Bay)*

- Used Coos Bay version.

45-NA: *(Coos Bay)*

- Used Coos Bay version.
- ***Note:*** *Use 12, "Research and educational observation structures" is listed in all other units as "Research and educational observation". The CBEMP update removes the word "structures" from this use.*

45A-CA: *(Coos County, Coos Bay)*

- Primarily used Coos County version.
- **Boundaries:** No differences.
- **Management Objective**: No differences.
- **Uses:**
    - The CBEMP includes uses 10 and 11 while the Coos Bay Plan includes "Bridge Crossing Support Structures". The CBEMP revisions include both activities.
- **Activities:**
    - The Coos Bay Plan does not include activity 1c. The CBEMP revisions include the activity.
    - The CBEMP includes activity 5a-d. The Coos Bay Plan provides them as separate activities (9, 5, and 6), but does not include 5d. The CBEMP revisions include the activities listed as 5a-d.
    - Activities 10-14 are not included in the Coos Bay Plan. The CBEMP revisions include these activities.
- **General Conditions:** The Coos Bay Plan does not include the provided General Condition. Note this is similar in many of the units that share jurisdiction between Coos Bay and Coos County.
- **Special Conditions:**
    - Uses:
        - Updated "Special Condition" 1 to match County Ord. Note, the Coos Bay version is much more simplified.
    - Activities:
        - Special Conditions for Activity 5c are expanded in the Coos Bay Plan version. The CBEMP update does not incorporate them. "Minor dredging for the purpose of "scalping" shoaled areas is only allowed subject to the making of resource capability findings and subject to the assessment of impacts (Policy #4). Other minor navigational improvements are allowed outright."
        - Special Conditions for Activities 11 and 13 are not included in the Coos Bay Plan. They are included in the CBEMP revision.

46-DA: *(North Bend)*

- Used North Bend version.

46-UD: *(North Bend)*

- Used North Bend version.

47-DA: *(North Bend)*

- Used North Bend version.

47-UW: *(North Bend)*

- Used North Bend version.

48-CS: *(North Bend)*

- Used North Bend version.

48A-CA: *(North Bend)*

- Used North Bend version. Note: this unit varies considerably from other units in its characterization of uses and activities and conditions.

Coos River/Millicoma River

19-D: *(Coos County)*

- Primarily used CBEMP version.
- Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

19B-DA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

20-RS: *(Coos County)*

- Primarily used CBEMP version.
- **Uses:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**

- General Condition 3. Changed reference from “Special Considerations Map” to “General Zoning” Inventory Map (Map 3.1).

- **Special Conditions:**
  - Activities:
    - Special Condition Activity 5. Changed reference from “Special Considerations Map” to “Wet Meadows” Inventory Map (Map M6).

20-CA: *(Coos County, Coos Bay)*

- **Boundaries:** No differences.
- **Management Objective:** No differences.
- **Exceptions**: Coos Bay unit references Exception 10. The revision includes this reference.
- **Uses:** Listed in different orders between County and Coos Bay (Changes shown).
  - “Bridge Crossing Support Structures and dredging necessary for their installation” is a conditional use per the CBEMP/Co. Ord. but is an allowed use in Coos Bay. The revision considers the use to be conditional to align with Goal 16.
  - “Bridge Crossings” is a conditional use per the CBEMP/Co. Ord. but is an allowed use in Coos Bay. The revision considers the use to be conditional to align with Goal 16.
  - Added additional text to “Mining/Mineral Extraction” which is a prohibited use in both the CBEMP/Co. Ord. and Coos Bay.
  - Research and Educational Observation is considered an Activity in the CBEMP/Co. Ord. but a Use in Coos Bay. The revision uses the Coos Bay interpretation and includes it as an allowed Use.
  - “Water Storage areas where needed for products used in, or resulting from industry, commerce and recreation” added as a prohibited Use from the Coos Bay Plan.
  - “Navigation and water-dependent commercial enterprises and activities” added as a use; Note: this was formerly an “activity” titled “Water dependent commercial enterprises and activities”. The use is not allowed.
- **Activities:**
  - “Dikes” sub-category (c) “Installation of tidegates in existing functional dikes” is not included in the Coos Bay Plan; the revision includes it.
  - Text added to “Dredged material disposal” Activity per Coos Bay Plan.
  - “Navigational” category 5d removed to agree with Coos Bay Plan (moved to “use”, see above).
  - Note: there was no category 6 or 7. These were not modified to maintain agreement with the conditions as listed in Coos Bay and shown in these revisions.
  - “Protection of habitat, nutrient, fish, wildlife and aesthetic” is removed as a permitted activity to match the Coos Bay Plan.
  - Activity 12 has been moved to a “Use” to conform with the Coos Bay Plan.
  - CBEMP did not include category “5. Navigational”; the Co. Ord and Coos Bay Plan do include the category. It has been added in this revision as activity 6 matching the Coos Bay Plan.
  - “Protection of habitat, nutrient, fish, wildlife and aesthetic” is not included in the Coos Bay Plan. The CBEMP update includes this activity.

- "Research and educational observation structures" is not included in the Coos Bay Plan. The CBEMP update includes this activity.

General and special conditions were updated to reflect the Coos Bay Plan (see below for detail).

- **General Conditions:**
  - The CBEMP includes a general condition, "Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18." The Coos Bay Plan does not include this condition. The CBEMP revisions also do not include this condition.

- **Special Conditions:**
    - Uses:
        - The special conditions for Use 1 is not as extensive in the Coos Bay Plan v. the CBEMP/Co. Ordinance. The CBEMP revisions use the Coos Bay version of the condition.
        - The special conditions for Uses 5, 10b are slightly different in the Coos Bay Plan than in the CBEMP. The CBEMP revisions use the Coos Bay version of the condition.
        - The special condition for Use 10a of the Coos Bay Plan is different than the condition in the CBEMP (8a). The CBEMP revisions use the Coos Bay version of the condition.
        - Special condition for Uses 10, 11 are not included in the Coos Bay Plan and have been removed from this revision since the Uses are also not included.
    - Activities:
        - The Coos Bay Plan does not include an activity 1c. As such, the CBEMP revision does not include the special condition reflecting 1c. The CBEMP revisions use the Coos Bay version of the condition.
        - The Coos Bay Plan provides a more extensive definition for special condition for Activity 5c than does the CBEMP. The CBEMP revisions use the Coos Bay version of the condition.
        - The special conditions for Activities 11 and 13 within the CBEMP are modified as activities 12, 13 in the Coos Bay Plan. The CBEMP revisions use the Coos Bay version of the unit.

20A-WD: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

20A-DA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

20B-WD: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

20B-DA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

20C-WD: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

20C-DA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

20D-WD: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

20D-DA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

Catching Slough

21-RS: *(Coos County, Coos Bay)*

- Primarily use CBEMP version. Add some language to reflect Coos Bay Plan.
- **Boundaries:** No differences.
- **Management Objective:** No differences.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

General and special conditions were updated to reflect the Coos Bay Plan (see below for detail).

- **General Conditions:**
    - General Condition 3. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1). Also, added sentence to exclude Coos Bay portion.
    - General Condition 4. Added sentence to exclude Coos Bay portion.
    - Coos Bay Plan does not include General Condition 7. **The CBEMP revision includes it.**
- **Special Conditions:**
    - Activities:
        - Special Condition Activity 5. Changed reference from "Special Considerations Map" to "Wet Meadows" Inventory Map (Map M6).

21-CA: *(Coos County, Coos Bay)*

- Primarily use CBEMP version. Added some language to reflect Coos Bay Plan.
- **Boundaries:** No differences.
- **Management Objective:** No differences.
- **Exceptions**: Coos Bay unit references Exception 10. The revision includes this reference.
- **Uses:**
    - "Bridge Crossing Support Structures and dredging necessary for their installation" is a conditional use per the CBEMP/Co. Ord. but is an allowed use in Coos Bay. The revision considers the use to be conditional to align with Goal 16.
    - "Bridge Crossings" is a conditional use per the CBEMP/Co. Ord. but is an allowed use in Coos Bay. The revision considers the use to be conditional to align with Goal 16.
    - Use #7 includes additional text from the Coos Bay Plan.
    - Use #12 is included from the Coos Bay Plan.
    - "Navigation and water-dependent commercial enterprises and activities" added as a use; Note: this was formerly an "activity" titled "Water dependent commercial enterprises and activities". The use is not allowed.
- **Activities:**
    - "Dikes" sub-category (c) "Installation of tidegates in existing functional dikes" is not included in the Coos Bay Plan; the revision includes it.
    - Text added to "Dredged material disposal" Activity per Coos Bay Plan.
    - "Navigational" category 5d removed to agree with Coos Bay Plan (moved to "use" – see above).
    - Activity #13 includes additional text from the Coos Bay Plan.

ATTACHMENT A
Exhibit 4
Attachment B

- "Protection of habitat, nutrient, fish, wildlife and aesthetic" is not included in the Coos Bay Plan. The CBEMP update includes this activity.
- "Research and educational observation structures" is not included in the Coos Bay Plan. The CBEMP update includes this activity.
- Note: Coos Bay Plan includes mitigation twice as an activity (#5 and #9)

- **General Conditions:**
  - Coos Bay Plan does not include the provided General Condition. The CBEMP revision maintains the Coos County reference.
- **Special Conditions:**
  - Uses:
    - Coos Bay Plan includes a special condition that includes activity 1 and 8b (10b in the Coos Bay Plan). The CBEMP does not lump the two categories together. The CBEMP revision uses the County language.
    - Coos Bay Plan includes a simpler condition for activities 8a, b (10a,b in the Coos Bay Plan), "Such recreation facilities must be water-dependent".
    - The Coos Bay Plan does not include special conditions for uses 10 and 11.
  - Activities:
    - The Coos Bay Plan special condition for activities 1b, 1c, and 4 does not include activity #1c since the activity is also not included.
    - The Coos Bay Plan uses different language to discuss special condition for activity #2b.
    - The Coos Bay Plan does not reference Policy #12 within the special condition for activity #5c (6b in the Coos Bay Plan). Additional text is added to this description from the Coos Bay Plan.
    - Coos Bay Plan does not reference the additional text that starts with "Riprap may be allowed…" within the special condition for activity 7b (8b in the Coos Bay Plan).
    - The Coos Bay Plan uses modified language for the special condition that applies to activities 11 and 13 and lumps them together (Coos Bay Plan activities 11, 12).

21A-NA: *(Coos County, Coos Bay)*

- Primarily use CBEMP version. Added some language to reflect Coos Bay Plan.
- **Boundaries:** No differences.
- **Management Objective:** No differences.
- **Uses:**
  - Coos Bay Plan does not include uses 10 and 11.
- **Activities:**
  - Coos Bay Plan does not include activity 1c.
  - Coos Bay Plan does not include activity 5d. It also references 5a, b, and c as activities 9, 5, and 6 respectively.
  - Coos Bay Plan does not include activities 10-14.
- **General Conditions:**
  - Coos Bay Plan does not include the provided General Condition.

- **Special Conditions:**
  - Uses:
    - Coos Bay Plan provides a simplified version of the special condition for activity 1.
    - Coos Bay Plan provides an alternative description for the special condition for Use # 8a; “Low-intensity recreation facilities shall be limited to the improvement of an existing boat launch site near Catching Slough Bridge”.
    - Coos Bay Plan does not include a special condition for uses 10 and 11 since they are not included in the plan.
  - Activities:
    - Coos Bay Plan references to activity 5c (activity 6 in Coos Bay Plan) instead of 2c that is used in the CBEMP. The CBEMP revision references to activities “2a, 2b, and 4”.
    - Coos Bay Plan does not reference the additional text that starts with “Riprap may be allowed…” within the special condition for activity 7b (8b in the Coos Bay Plan).
    - Coos Bay Plan does not include a special condition for activity 10 since it is not included in the plan.

Isthmus Slough

27-DA: *(Coos Bay)*

- Used Coos Bay version.
- ***Note:*** *Use 12, "Research and educational observation structures" is listed in all other units as "Research and educational observation". County/Cities may want to revisit to determine if it is listed correctly.*

27-UW: *(Coos Bay)*

- Used Coos Bay version.
- Note: The Coos Bay Plan does not provide a use category for activity 9a (Active Restoration). Passive Recreation is a N/A code. The CBEMP revisions uses "*" for this category to align with special condition "9a".

28-UW, 28-D: *(Coos Bay)*

- Used Coos Bay version.
- Activities:
    - Activity #5 "Fill" was missing its permission symbol (e.g., A, *, N, N/A); the CBEMP revision added a special condition "*" symbol used in other development units.

28A-DA *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.
- **Special Conditions:**
    - Activities:
        - Changes to Special Conditions 7b, 7c to reflect language in County Ordinance.

28B-DA: *(Coos County, Coos Bay)*

- Primarily use CBEMP version. Added some language to reflect Coos Bay Plan.
- **Boundaries:** No differences.
- **Management Objective:** No differences.
- **Uses:**
    - "Bridge Crossing Support Structures and dredging necessary for their installation" is an allowed use in CBEMP/Coos Bay. The revision considers the use to be conditional to align with Goal 16.
    - "Bridge Crossings" is an allowed use per the CBEMP/Co. Ord./ Coos Bay. The revision considers the use to be conditional to align with Goal 16.
    - Use #6 is considered a conditional use within the Coos Bay Plan.
    - Use #7 includes additional text from the Coos Bay Plan.
    - Use #12 is included from the Coos Bay Plan.

ATTACHMENT A
Exhibit 4
Attachment B

- "Navigation and water-dependent commercial enterprises and activities" added as a use; Note: this was formerly an "activity" titled "Water dependent commercial enterprises and activities". The use is conditional.

- **Activities:**
  - "Dikes" sub-category (c) "Installation of tidegates in existing functional dikes" is not included in the Coos Bay Plan; the revision includes it.
  - Activity #3 includes additional text from the Coos Bay Plan.
  - Activity #5a includes additional text from the Coos Bay Plan.
  - Coos Bay Plan moves activity 10 to a use category. Additionally, the Coos Bay Plan prohibits the activity. The CBEMP revision incorporates the County language.
  - "Protection of habitat, nutrient, fish, wildlife and aesthetic" is not included in the Coos Bay Plan. The CBEMP update includes this activity.
  - "Research and educational observation structures" is not included in the Coos Bay Plan. The CBEMP update includes this activity.
- **General Conditions:**
  - Coos Bay Plan does not include the provided General Condition.
- **Special Conditions:**
  - <u>Uses:</u>
    - Coos Bay Plan provides a simplified version of the special condition for activity 1.
    - CBEMP revision spells out DEQ within special condition for Use #5.
    - Coos Bay Plan includes a special condition for Use #6 (Marinas) while the CBEMP does not allow them. The special condition is, "*This use is only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment*". The CBEMP version is retained in the revision, however, the County may want to consider the modification to match the Coos Bay Plan.
  - <u>Activities</u>:
    - Coos Bay Plan does not include a reference to 5d within the first listed special condition since the Coos Bay Plan does not include that activity.
    - Coos Bay Plan does not reference the special condition related to activity 5c.
    - Coos Bay Plan uses different text in explaining the special condition related to activities 12 and 13. The Coos Bay Plan also bundles the two activities together in one special condition (referenced as activities 10, 11 in the Coos Bay Plan).

<u>29-CS:</u> *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
  - General Condition 2. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1). Also, added sentence to exclude Coos Bay portion.

ATTACHMENT A
Exhibit 4
Attachment B

29-NA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

30A-CS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD)
- **General Conditions:**
    - General Condition 3. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1). Also, added sentence to exclude Coos Bay portion.

30B-RS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
    - General Condition 3. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1). Also, added sentence to exclude Coos Bay portion.
- **Special Conditions:**
    - Activities:
        - Special Condition Activity 5. Changed reference from "Special Considerations Map" to "Wet Meadows" Inventory Map (Map M6).

30C-CS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD)
- **General Conditions:**
    - General Condition 3. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1). Also, added sentence to exclude Coos Bay portion.
        - Considerations Map" to "Wet Meadows" Inventory Map (Map M6).

30D-RS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**

- Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

- **General Conditions:**
  - General Condition 3. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1). Also, added sentence to exclude Coos Bay portion.
- **Special Conditions:**
  - Activities:
    - Special Condition Activity 5. Changed reference from "Special Considerations Map" to "Wet Meadows" Inventory Map (Map M6).

30E-CS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

30-CA: *(Coos County)*

- Used CBEMP version.

31-RS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
  - General Condition 3. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1). Also, added sentence to exclude Coos Bay portion.

31-NA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

32-D: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

34-RS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
  - General Condition 3. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1). Also, added sentence to exclude Coos Bay portion.

34-NA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

36-UW: *(Coos County)*

- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

38-UD: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

38-CA: *(Coos County, Coos Bay)*

- Primarily use CBEMP version. Added some language to reflect Coos Bay Plan.
- **Boundaries:** No differences.
- **Management Objective:** Added additional text from the Coos Bay Plan.
- **Exceptions**: Coos Bay unit references Exception 10. The revision includes this reference.
- **Uses:**
    - Uses #10 and #11 are considered a conditional use within the CBEMP and allowed use within the Coos Bay Plan. The CBEMP revision utilizes the County language.
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.
- **Activities:**
    - Coos Bay Plan does not include activity 1c.
    - Activity #3 includes additional text from the Coos Bay Plan.
    - Activity #5a includes additional text from the Coos Bay Plan.
    - Coos Bay Plan does not include activity 5d.
    - Coos Bay Plan moves activity 12 to a use category. Additionally, the Coos Bay Plan prohibits the activity. The CBEMP revision incorporates the County language.
    - Coos Bay Plan does not include activities 10 or 14.
- **General Conditions:**
    - Coos Bay Plan does not include the provided General Condition.
- **Special Conditions:**
    - Uses:
        - Coos Bay Plan provides a simplified version of the special condition for activity 1 and includes Use 8b with the special condition (referenced as 10b in the Coos Bay Plan).
        - Coos Bay Plan has different language for special condition for Uses 8a, 8b and includes them in two different categories referenced in the Coos Bay Plan as 10a, 10b.
        - Coos Bay Plan does not include a special condition for uses 10 and 11 since within the Coos Bay Plan they are Allowed.
    - Activities:
        - Coos Bay Plan does not include a special condition to activity 1c since the plan does not include that activity.
        - Coos Bay Plan does not include the language in special condition for activities 7b, 7c (referenced in the Coos Bay Plan as 9b, 9c) that begins with "Riprap may be allowed…" and ends with "….Policy #8, requiring mitigation".

ATTACHMENT A
Exhibit 4
Attachment B

- Coos Bay Plan does not reference the special condition related to activity 5c.
- Coos Bay Plan uses different text in explaining the special condition related to activities 11 and 13. The Coos Bay Plan also bundles the two activities together in one special condition (referenced as activities 10, 11 in the Coos Bay Plan)

39-CS: *(Coos County)*

- Primarily used CBEMP version.
- Updated boundary to reflect the County Ordinance.
- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD)

39-NA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

40-RS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

- **General Conditions:**
    - General Condition 3. Changed reference from “Special Considerations Map” to “General Zoning” Inventory Map (Map 3.1). Also, added sentence to exclude Coos Bay portion.
- **Special Conditions:**
    - Activities:
        - Special Condition Activity 3. Changed reference from “Special Considerations Map” to “Wet Meadows” Inventory Map (Map M6).

42-UD: *(Coos Bay)*

- Used Coos Bay Version

43-DA: *(Coos Bay)*

- Used Coos Bay version.

43-UW: *(Coos Bay)*

- Used Coos Bay version.

South Slough

60-UW: *(Coos County)*

- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

60-CA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

60A-NA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

61-UW: *(Coos County)*

- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

61-UDS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **Special Conditions:**
  - Uses:
    - Added special condition for activity 4d to conform with the Coos County Ordinance.

61-DA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

62-UD: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

63A-CS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
    - General Condition 2. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1). Also, added sentence to exclude Coos Bay portion.
- **Special Conditions:**
    - Activities:
        - Special Condition Activity 5. Changed reference from "Special Considerations Map" to "Wet Meadows" Inventory Map (Map M6).

63A-NA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

63B-UD: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD). Note: Recreation PUD has the Coos County Ord. Code HB-G; this is the only location where that code is used. The CBEMP updates only use the '*' to signal.

63B-CA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

63C-RS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
    - General Condition 2. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1). Also, added sentence to exclude Coos Bay portion.
- **Special Conditions:**
    - Activities:
        - Special Condition Activity 5. Changed reference from "Special Considerations Map" to "Wet Meadows" Inventory Map (Map M6).

63C-NA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

63C2-DA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
    - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

64-CS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
    - General Condition 3. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1). Also, added sentence to exclude Coos Bay portion.

65-UD: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
    - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

66-UW: *(Coos County)*

- **Activities:**

- Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

66A-DA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

66B-CA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

SSNERR

69-NS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
  - General Condition 3. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1). Also, added sentence to exclude Coos Bay portion.
- **Special Conditions:**
  - Activities:
    - Special Condition Activity 5, 6a, 6b. Changed reference from "Special Considerations Map" to "Wet Meadows" Inventory Map (Map M6).

69-NA: *(Coos County)*

- Used CBEMP version.
- **Uses/Activities:**
  - "Navigation Water-dependent commercial enterprises and activities" listed as an Activity in CBEMP/Coos Bay Ord. Moved to an independent "use" category in the CBEMP revisions.

70-CS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
  - General Condition 5. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1). Also, added sentence to exclude Coos Bay portion.

71-RS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**
  - Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).
- **General Conditions:**
  - General Condition 2. Changed reference from "Special Considerations Map" to "General Zoning" Inventory Map (Map 3.1). Also, added sentence to exclude Coos Bay portion.

72-RS: *(Coos County)*

- Primarily used CBEMP version.
- **Activities:**

- Added Land Divisions sub-categories (partitions, subdivisions, Planned Unit Development, Recreation PUD).

Update to the Coos Bay Estuary Management Plan Progression
This is a multi-phased project

Partnership for Coastal Watersheds: Phase 1 (2009-2012)

Supported initially by grant funds secured from the National Estuarine Research Reserve System Science Collaborative (NERRS Science Collaborative), the first phase of the Partnership for Coastal Watersheds (PCW) was launched by South Slough National Estuarine Research Reserve (South Slough NERR) and the Coos Watershed Association (CoosWA) in 2009. The PCW was formed as a community collaborative among a broad representation of local public-and private-sector community members. Through a series of visioning exercises initially focused on the South Slough and Charleston area and based on the "triple-bottom line" philosophy of sustainability that explicitly considers community, economy, and environment effects in planning and development, PCW members considered what they wanted the project area to look like in 20 years and to articulate what aspects of our area's quality of life, environment and economy were most valuable to them. A series of brainstorming and small work group sessions resulted in a 20-year Community Vision, a State of the Watersheds assessment, and an Action Plan to help chart a course to achieve the vision.

Partnership for Coastal Watersheds: Phase 2 (2012- present)

Supported again by grant funds secured from the NERRS Science Collaborative, PCW's Phase 2 was initiated in 2012 with the goal of applying the lessons learned from PCW's Phase 1 to a collaborative approach to addressing community needs in the Coos Bay area. The PCW, now with broader community representation, led by Don Ivy, chief of the Coquille Indian Tribe, and facilitated by South Slough NERR and CoosWA staff, agreed to focus on one of the long-standing issues that both local development and environmental protection interests had in common: the need to assist local governments to initiate, fund and collaboratively manage a long overdue revision of the Coos Bay Estuary Management Plan (CBEMP). The PCW is facilitating the CBEMP revision in the phased projects described below.

Data Source Project

Working with the Coos County Planning Department, the PCW began the CBEMP revision process by creating an updated resource inventory for the CBEMP, known as the Communities, Lands and Waterways Data Source (Data Source). PCW members deemed updating the CBEMP resource inventory a priority due to the lack of current environmental and socio-economic data needed to revise the CBEMP. The Data Source is a comprehensive compilation and summarization of available status and trends data describing the environmental and socio-economic conditions in the Coos Bay area and consists of two parts: 1) Community (six chapters): socioeconomic status and trends; and 2) Lands and Waterways (eleven chapters): environmental status and trends. The Data Source will ultimately replace the majority of the CBEMP's Volume II, Part 2 Inventories and Factual Base. This portion of the project took place between 2012 and 2015. It was during this time that PCW's collaborative work was recognized by the State of Oregon with a Land Board Award (2013).

PCW Data Source Timeline

	2012		2013				2014				2015			
Project Task/Activity	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec
Kick off meeting with PCW to define roles and explain goals of the project	■	■	■											
Meeting to identify all the data needs and sources for the data	■	■	■											
Established several subcommittees to work data and chapters	■	■	■											
Start Data Source with project outline of chapters	■	■	■											
Draft Data Source chapters and send them to the advisory group (PCW) for comments. Each meeting covering at least one chapter for smaller chapters meeting combined review. If there were changes to the chapter they were brought back for additional review			■	■	■	■	■	■	■	■				
Technical Review Committee and external expert reviewer comments on all chapters				■	■	■	■	■	■	■	■			
Work through design of document							■	■	■	■	■			
Develop grant proposals for additional funding to cover branding and design of Data Source											■			
Worked on Population and Demographics, Neighbors, and Schools to finish											■	■	■	■
Worked on final edits and presented final project to PCW												■	■	■

Coos County Audit: Phase 3 (2015- 2016)

Partnership for Coastal Watersheds: Phase 4 (2015- 2016)

Coos Bay Goal 16 Estuary Management Plan Assessment

The intent of Goal 16 is to recognize and protect the unique environmental, economic, and social values of estuaries and associated wetlands and requires affected local governments to develop comprehensive estuary management plans and programs. Coos County's Coos Bay Estuary Management Plan (CBEMP) was initially developed, adopted, and acknowledged in the mid-1980s and has not undergone a comprehensive review since then. Once the PCW's development of a new resource inventory for the Coos estuary (Data Source) was nearing completion, the Coos County Planning Department initiated a process to update the CBEMP (Volume II of the Coos County Comprehensive Plan). As an initial step, Coos County worked with the PCW to develop a preliminary assessment of the CBEMP's usability, and document structure, and alignment with current land use laws, case law to inform and guide the comprehensive process required to update the CBEMP. This portion of the project took place been July 1, 2015 and December 31, 2016. Updates on the progress of this project were presented to PCW through the monthly meetings.

The report is organized around the three themes: (1) legal framework; (2) usability; and (3) document structure and includes an overview of what was broadly identified as challenges and opportunities surrounding the CBEMP update process, an in-depth consideration of each of the three research themes, and recommendations for the CBEMP update process. This allowed the County to understand the different plan options and consider potential priorities.

Coos Bay Goal 16 Estuary Management Plan Assessment Timeline

	2015		2016			
Project Task/Activity	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec
Kick off meeting with PCW to define roles and explain goals of the project						
Reviewed existing plan and compare to other estuary management plans						
Convened 10 community stakeholder meetings Jan – to Feb 2016						
Include stakeholder interviews into audit March to April 2016						
Work through the draft document to include Analysis April -May 2016						
Present Draft to PCW for comments May 2016						
Present draft project to Board of Commissioners, post of County Website and request comments May 2016 through June 2016						
Finalize the study and provide to the County the final product July 2016 through December 2016						

PUBLIC ENGAGEMENT

The PCW acquired new and updated policy information necessary to revise the estuary management plan through several levels of public engagement: focus groups, targeted outreach, and a public open house.

Targeted Outreach: Members of PCW held various public outreach events to give project updates. The outreach included local organizations and entities to maintain transparency and receive feedback from the community. Audiences included city councils, county commissioners, planning commissions, tribal councils and staff, boards of commissioners, watershed association, development councils, invasive species councils, chamber of commerce, community organizations including rotary club, and professional meetings for the Pacific Estuarine Research Society and Oregon Coastal Planners Network Meeting) to name a few.

Focus Groups: Three focus groups composed of experts were formed to develop a vision for the future of the estuary related to updating the estuary management plan, and to provide insight to how lands within the plan could benefit by updated designations. Local experts were assigned to one of three focus groups depending on their area of expertise: Economic Development, Natural Resource Protection and Restoration, or Socio-cultural Interests. Participants from each group committed to four meetings (one full-day and three partial days). All participants convened together at the first meeting to learn about the project, the current status of the estuary plan, and statewide planning process with a focus on the goals that the estuary plan is based on. At that meeting, desired outcomes and rules of engagement were established. The first meeting established a common foundation between the groups. Groups were integrated and asked a set of questions related to natural resources, economics, socio-cultural interests, and regulatory topics (for full description of process, see Land Analysis Report under Resources). At the second and third set of meetings each group was presented with a set of questions specific to each focus group's area of expertise. The refined answers were developed into recommendations for a plan update. These recommendations were reviewed during the final meeting that all participants attended, and then finalized based on their feedback.

Open House: A public open house was organized to solicit feedback from the broader community and test legitimacy of project results. A survey was developed to gauge how open house participants felt about the status of the current plan, which area of interest they most associated with (i.e., natural resource protection, economic development, socio-cultural interests), and how well they agreed with the focus group recommendations. The open house began with presentations on who the PCW is, statewide planning goals, and status and limitations of the existing Coos Bay Estuary Management Plan. Information stations were set up to provide greater detail on the Communities, Lands & Waterways: Data Source, Coos Estuary Map Atlas, assessment of the Coos Bay Estuary Management Plan, and the focus group recommendations.

Modernizing the Plan and Identifying Updates

Create an integrative assessment, for local governments to obtain necessary information to modernize and revise their estuary management plan. As the sixth largest estuary on the US west coast, the Coos estuary is one of Oregon's most valuable estuarine resources, both in its abundance, diversity, and quality of natural resources and in its economic and cultural values. However, modern management of the estuary and surrounding shorelands is based on the economic and social drivers of the 1970's era within which local land use plans were developed. The community agrees that current land use regulations need to evolve to reflect today's economic and social drivers while proactively addressing environmental changes and protecting natural resources. This portion of the project took place been November 1, 2016 through June 30, 2019. The products from this time frame consisted of:

- Recommendation for moving forward
- Digitizing maps
- Draft amendments.
- Estuary Guide and
- Lessons Learned Guide

Phase #6 – Decision on First Phase of Adoption

The Planning Commission met June 5, 2019 and the Board of Commissioners on June 6, 2019 at the Coos Bay Library to go through the first phase of updates to the Coos Bay Estuary Management Plan and Implementing Ordinance. This was a joint work session with the City of North Bend and Coos Bay to review the recommended changes. The Coos Bay Estuary Management Plan is a shared plan and a joint public work session was the most efficient way to cover the recommended revisions from the University of Oregon, Institute for Policy Research and Engagement team. Moving forward with updates is the responsibility of each jurisdiction but the desired outcome is to have a management plan that remains goal compliant, easy to use and updated. After the meetings the option that was chosen was the partial revision to allow for consistency between all three jurisdictions.

The finalized products were provided to the County in December of 2019. Early in 2020 COVID restrictions went into effect causing some logistical issues with meetings and the Board of County Commissioners decided to hold off on public meeting on this very important issue until public meetings could be held. This caused a delay in the process. Staff reached out to the Department of Land Conservation and Development in 2022 to see if there was assistance to help with the adoption process.

In the fall of 2022 DLCD entered into an agreement with University of Oregon, Institute for Policy Research and Engagement team to move the project forward. This was to move forward the 2019 efforts. A press release was made at the beginning of December 2023 outlining the public meetings. The plan was to move the products from draft form to formal hearings and adoptions to have a unified plan. The findings and products were presented to Councilors, Planning Commissioners and Board of Commissioners in an informational work session setting. The work sessions took place in the Coos Bay City Council Chambers (500 Central Avenue, Coos Bay, OR 97420). The Planning Commissioners meeting took place on January 4, 2023 at 5:00 pm, followed by the City of Coos Bay and North Bend City Councilors and Board of Commissioners at 6:30 pm. A separate public house was held on January 7, 2023 from 1 to 4 pm at the North Bend Community Center, 2222 Broadway North Bend, OR 97459, to allow any additional public comment on the products. After the meetings it was determined that other public outreach should be considered.

Partner agencies (local, state, and federal, including tribal governments) were provided an opportunity for comment for 30 days through February 27, 2023. The maps were displayed at Southwestern Oregon Community College in February of 2023 to allow additional comments to be presented. A presentation was made before the CTCLUSI Tribal Council on April 20, 2023. An additional open house was held on May 10, 2023 prior to the County Board of Commissioners work session to make the official motion to move the project forward. Public comment was received through May 26, 2023.

Time line for phase one adoption:

Project Task/Activity	**2023**		
	May-June	**July-August**	**September -October**
Board of Commissioners Work Session			
Post Acknowledgment Plan Amendment			
Planning Commission Hearing and Recommendations			
City Council Hearings			
Board of Commissioner Hearings			
Adoption			
Appeal Deadline			

Future Phases – 2024 though 2028

The future phases will depend on funding available and will likely take four to six years to complete. This requires a ground truthing and possible rezoning based on the changes to inventories. County and City Staff will continue to work through this effort via the PCW.

Attachment B: Comments received on draft Coos Bay Estuary Management Plan January-May, 2023

Date Received	Form	First Name	Last Name	Representing	Topic	Map #	Comment	Response	Status
1/30/2023	letter	Ashley	Audycki	Rogue Climate	Citizen Advisory Committee		As we understand, the County's Citizen Advisory Committee has not been invited to participate in this process. Do you know why not? Does the County intend to include the Citizen Advisory Committee in this process before presenting the amendments to the County Planning Commissions?	The County's Citizen Advisory Committee is not currently formed/active.	No action
2/10/2023	email	Jan	Hodder		Citizen Advisory Committee		I would suggest that to ensure a robust public participation in updating the CBEMP the county could convene two committees: 1. an advisory committee with diverse knowledge of the plan's content areas, and 2. a smaller steering committee to direct and oversee the results.	Recommendation included in to modification of Policy #36, Plan Update.	Completed
2/14/2023	email	Donna	Bonetti		Citizen Advisory Committee		As you work to put together a Citizen's Advisory Council within state guidelines, I ask that you include representatives from the Confederated Tribes of the Coos, Lower Umpqua, and Suislaw Indians and also the Coquille Indian Tribe on the council. Other representatives should include scientists, commercial and recreationalfishermen, shellfish aquaculture representatives, conservation/environmental advocates and the community atlarge. ... The goal of this committee should be to ensure the ecological viability of the bay, address the needs of the bay through climate change, and regulate the bay's natural, cultural and developmental uses for the health, protection and enjoyment of all.	Recommendation included in to modification of Policy #36, Plan Update.	Completed
2/17/2023	letter	Phillip	Johnson	Oregon Shores Conservation Coalition	Citizen Advisory Committee		recommend the CBEMP process emulate the Yaquina Bay EMP (for updating), with a steering committee of representatives of the local government, the port, Tribes and state agencies and a few at-large representatives of the public). The citizen advisory committee should aim to represent the interests of the community, with broad representation from key interest groups.	Phase 2 process may emulate Yaquina Bay EMP's process more closely.	Phase 2

2/17/2023	letter	Phillip	Johnson	Oregon Shores Conservation Coalition	Citizen Advisory Committee		A technical review committee should be established to continue working on the maps, with the goals of fully updating them with current information; assuring transparency as to the sources of the data; improving the clarity and detail of the information they convey; and obtaining peer review. As maps receive this type of review and are deemed fully up to date and accurate, they should substitute for the maps provisionally adopted in the current ("Phase 1") update, where they cover the same material, or be added. This committee should also consider traditional ecological knowledge (TEK) contributed by members of the Tribes whose traditional territories include the estuary.	Recommendation included into modification of Policy #36, Plan Update.	Completed
2/22/2023	feedback form	Jamie	Fereday		Citizen Advisory Committee		For citizen advisory group for GBEMP, provide input by science-based and proficient speakers to address the various aspects of estuarine values: transportation/shipping, fisheries nurseries, flood control/sea level rise management, pollution filtering, carbon sequestration (blue carbon), wildlife habitat, aquaculture, etc.	Recommendation included in to modification of Policy #36, Plan Update.	Phase 2
2/25/2023	email	Bill	Grill		Citizen Advisory Committee		Misguided thinking that somehow a multi-jurisdictional advisory panel can simplify future CBEMP amendment -- may be easier for staff… but not for plan amendment applicants	The intent of the multi-jurisdictional advisory committee is to ensure coordinated maintenance of the plan. This will not necessarily make it "easier" for plan amendment applicants in the short run, but will in the long run.	No action
3/15/2023	email	Ken	Bonetti		Citizen Advisory Committee		Establish a community advisory council that reflects not just government and Port Authority interests, but the broader interests and experiences of the community at large including Tribal citizens, recreation, fishing, aquaculture, conservation, environmental justice advocates, scientists and other community members. The greater community should comprise the bulk of the advisory council.	Recommendation included in to modification of Policy #36, Plan Update.	Phase 2

5/25/2023	email	Beverly	Segner		Citizen Advisory Committee		Commitment to expand Citizen Involvement: Creation of a Citizen Advisory Committee made up of citizens who are not representing government entities and agencies. There are "regular" folks interested in how we care for our coastal resources and can contribute to the CBEMP. We need and want to have seats at the table. Seeking representation from a broad base of the community will assure a well-developed plan.	No response at this time.	Phase 2
5/25/2023	email	Beverly	Segner		Citizen Advisory Committee		Creation of a Technical Advisory Committee so we can draw on the incredible expertise of our scientific community. I stand in awe of their knowledge, wisdom, and dedication to educating people like me who care about land use planning and its intent, but without them would know nothing about, for example, how dredging can impact a fishery.	No response at this time.	Phase 2
5/26/2023		Jan	Hodder		Citizen Advisory Committee		The joint CBEMP advisory committee, which will look at and make recommendations related to proposed plan amendments, is missing representation from a significant part of the Coos estuary and therefore should include a representative of the South Slough National Estuarine Research Reserve. The inclusion of a Port Authority member is unclear. This should be a member of the Port Commission, not a port staff member, reflecting the membership of all other government commissions suggested for this committee.	Change was made to recognize the Port Commission (vs. Authority). The Steering Committee is made up of governmental representatives, hence it is not appropriate to place a SSNERR representative on the committee (although appointed representatives may serve on the SSNERR).	Change made
5/26/2023	email	Rick	Eichstaedt		Citizen Advisory Committee		Any additional citizen, governance, or technical committees developed must include a Tribal representative.	Tribes have been included in the Steering Committee. The inclusion of the tribes during Phase 2 is recommended.	Change made

5/26/2023	email	Ashley	Audycki	Rogue Climate	Citizen Advisory Committee		We understand that one of the core update elements of public engagement during this current phase is setting the stage for a comprehensive update is the structure of a Citizens Advisory committee as well as the creation of Technical Advisory Committee and Ad-Hoc Steering Committee. We strongly advocate for the makeup of these various committees to be reflective of the communities that depend on the livelihood of a healthy bay, rather than stakeholders who are already a part of the update process as participating jurisdictional decision makers. There are many local community members who have an expertise in relevant industries, including maritime, fishing (commercial and sport), recreation, conservation, tourism, aquaculture and many more. These are the types of expertise and lived experiences that need to be prioritized on this committee over the positions such as elected and appointed officials who are ultimate decision makers on the plan. Those decision-making entities should be included in the process via an Ad-Hoc Steering Committee with representatives from Tribal governments, planning commissions, city councils, and the Port of Coos Bay, not as participants on the Citizens Advisory Committee. The Citizens Advisory Committee should reflect the expertise and lived-experience of the community.	This recommendation may be considered during the Public Engagement Plan design for Phase 2.	Phase 2

5/26/2023	email	Ashley	Audycki	Rogue Climate			Our recommendation for the makeup of a Citizens Advisory Committee include: ● 1- Community member at large representative appointed by Coos County Board of Comissioners, ● 1- Community member at large representative appointed by Coos Bay City Council● 1 - Community member at large representative appointed by North Bend City Council● ● 1- Tribal community member at large representative appointed by the Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians● 1- Tribal community member at large representative appointed by the Coquille Indian Tribe● 1 - Commercial or sport fishing industry representative● 1 - Aquaculture or seafood processing representative● 1- Public health or social services representative● 1- Recreation or tourism representative● Representatives from rural communities, lower-income communities, communities of color, and youth should be prioritized.	This recommendation may be considered during the Public Engagement Plan design for Phase 2.	Phase 2
5/26/2023	email	Ashley	Audycki	Rogue Climate			Our recommendation for the makeup of a Technical Advisory Group include: ● 1- representative from the South Slough National Estuarine Research Reserve ● 1- representative from the Coos Watershed Association ● 1- representative from the Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians Natural Resources staff ● 1- Tribal government representative appointed by the Coquille Indian Tribe Natural Resource Staff ● Representatives from other academic institutions including Oregon Institute of Marine Biology and Southwestern Oregon Community College ● Representatives from other conservation organizations including the Partnership for Coastal Watersheds, Wild Rivers Land Trust, and Coast Range Forest Watch ● Representatives from fishing and aquaculture industry	This recommendation may be considered during the Public Engagement Plan design for Phase 2.	Phase 2

5/26/2023	email	Ashley	Audycki	Rogue Climate			Our recommendation for the makeup of an Ad Hoc Steering Committee include: ● 1- Tribal government representative appointed by the Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians ● 1- Tribal government representative appointed by the Coquille Indian Tribe ● 1- Coos Bay City Council representative ● 1- Coos Bay Planning Commission representative ● 1- North Bend City Council representative ● 1- North Bend Planning Commission representative ● 1- Coos County Board of Commissioners representative ● 1 - Coos County Planning Commission representative ● 1- Port of Coos Bay representative	The name of the Advisory committee was changed to "steering committee" for clarity. The makeup of this committee includes representatives from all three jurisdictions, both tribes, and the port (hence all applicable governing bodies).	Change made

5/26/2023	email	Phillip	Johnson	Oregon Shores Conservation Coalition	Citizen Advisory Committee		…It is essential to the success of comprehensive Phase 2 planning that there be a true citizen advisory committee, and a critical feature of a true CAC is that it does ***not*** include official representatives of government entities. It should include representatives of various stakeholders and components of the community, to assure that all values and resources important to diverse groups within the community be considered. We therefore strongly urge that in addition to recommending a steering committee, the Phase 1 plan stipulate that a true CAC be organized to go forward with Phase 2 (and that this same approach be recommended for future major revisions). We recommend that its composition be as follows—at least one member each unless otherwise indicated: The fishing industry, both recreational and commercial; The seafood industry, including aquaculture and seafood processing; General local businesses; Tourism industry or commercial recreation businesses; Recreational interests; The scientific community (at least one, but ideally several with different areas of expertise, such as estuarine ecology, wildlife biology, and water quality/chemistry); The conservation/environmental community (at least one, but preferably one from a local organization and one from a statewide group); At least two tribal members, one from of each of the tribes whose territory includes the Coos Bay watershed—but as individuals, not as official representatives of the tribal government (which would be represented on the steering committee); One Spanish-speaking member of the Hispanic/Latino community; Three citizens at large, one each appointed from the county and the two cities, but not employed by or otherwise with formal ties to the local governments.	For comprehensive plan updates, a Citizens Advisory Committee will be formed as per Policy #36. The recommendations herein for advisory committee respresentation can be part of the development of the Phase 2 Public Engagement Plan.	Phase 2

5/26/2023	email	Phillip	Johnson	Oregon Shores Conservation Coalition	Citizen Advisory Committee		We further recommend that a third, technical advisory committee be organized immediately, as part of a transition to Phase 2. This committee would advise on the data underlying the maps (which need both improvement and continuous updating), and on other scientific, policy, and technical considerations. Section #36, Plan Update, speaks to the future need for "studies and projects" and "necessary research"—a technical committee, consisting of scientific experts (drawn from OIMB, SWOCC, SSNERR, OSU, the Partnership for Coastal Watersheds, etc., as well as Tribes) along with the relevant resource agencies) and people with land use planning experience, would help to guide the fulfillment of these needs.	The recommendations herein for advisory committee respresentation can be part of the development of the Phase 2 Public Engagement Plan.	Phase 2
5/26/2023	email	Phillip	Johnson	Oregon Shores Conservation Coalition	Citizen Advisory Committee		An explicit statement about the composition of a CAC—and a technical committee—should be set forth in the CBEMP as it will exist after adoption of the Phase 1 draft.	Specific planning project parameters are not normally included into regulatory documents.	No action
5/26/2023	email	Nolan & Janice	Lloyd		Citizen Advisory Committee		Create a Citizen Advisory Committee. One of the most important things to me is to have the public involved in the process. The best way to ensure that we (the public) get a seat at the table is to create a citizen advisory committee with diverse representation from the community. This committee should include members from a broad reach of local people.	The recommendations herein for advisory committee respresentation can be part of the development of the Phase 2 Public Engagement Plan.	Phase 2
5/26/2023	email	Nolan & Janice	Lloyd		Citizen Advisory Committee		Include a Technical Advisory Committee to guide technical, scientific policy changes to the plan. This could include local experts such as scientists from OIMB, State Agencies, and members of the Partnership for Coastal Watersheds, for example.	The recommendations herein for technical advisory committee respresentation can be part of the development of the Phase 2 Public Engagement Plan.	Phase 2
5/26/2023	email	Steve	Miller		Citizen Advisory Committee		An advisory committee or committees fully representative of our diverse local interests associated with our estuary should be a strong feature of our EMP update. I also look forward to completion of the Phase 2 portion of the update as well, which will provide Coos County and its citizens a fully updated CBEMP that will enable us to confidently plan, with good information and guidance, the future use and protection of our Coos Bay estuary by the people who live by, enjoy, and benefit from it.	The recommendations herein for advisory committee respresentation can be part of the development of the Phase 2 Public Engagement Plan.	Phase 2

5/26/2023	email	Donna	Bonetti		Citizen Advisory Committee		Please increase stakeholder and citizen participation in guiding the comprehensive Phase 2 update of the CBEMP by creating a citizen advisory committee and technical advisory committee for this short-term update process. A much more diverse citizen advisory committee is necessary to ensure the needs of the community are broadly represented. This would also expand citizen involvement in the update process. Importantly, representatives of government entities should not be on the citizen advisory committee. This includes the port authority, a governmental body with development interests that often conflict with the interests of the citizens. Port representation on the citizen advisory committee would be a conflict of interest. Government bodies should instead form a steering committee, separate from the advisory committee. The citizens' advisory committee should include the following stakeholders: o The fishing industry, both recreational and commercial o The seafood industry, including aquaculture and seafood processing o Local businesses broadly o Tourism industry or commercial recreation businesses o Recreational interests o The scientific community o The conservation/environmental community o At least 2 tribal members, one from of each of the tribes whose territory includes the Coos Bay watershed—not as official representatives of the tribal government o Individual citizens from the cities of Coos Bay and North Bend, and the unincorporated county–these would not be government employees or representatives of the governing bodies, but citizens at large, especially those with experience or expertise in water issues.	The recommendations herein for advisory committee respresentation can be part of the development of the Phase 2 Public Engagement Plan.	Phase 2
5/26/2023	email	Donna	Bonetti		Citizen Advisory Committee		To guide technical scientific and policy changes to the plan during the Phase 2 update, a technical advisory committee composed of local experts is needed. This might include scientists from OIMB, state agencies, and members of the Partnership for Coastal Watersheds, NOAA and state agencies.	The recommendations herein for technical advisory committee respresentation can be part of the development of the Phase 2 Public Engagement Plan.	Phase 2

5/26/2023	email	Larry	Basch		Citizen Advisory Committee		The county is mandated to increase stakeholder and citizen participation in guiding the comprehensive Phase 2 update of the CBEMP by creating a technical advisory committee and citizen advisory committee for this short-term update process. These committees would be outlined in part 1, section 2 of the plan: Citizen Involvement.	No response needed at this time.	Phase 2
3/14/2023	stickies on map				mapping	3.1	Dark green "agricultural" should be forest surrounding SSNERR.	Fixed. Lands marked F are now denoted as "Forested," lands marked EFU are denoted as "Agricultural."	Completed
3/14/2023	stickies on map				mapping	3.1	Jetty area -- "recreation" is not primary zone.	The data we have shows the areas south and north of the Jetty as recreation including the ocean side of the North Spit.	No action
3/14/2023	stickies on map				mapping	3.1	"Employment" is an odd category.	"Employment" correlates to statewide planning goal definitions.	No action
2/27/2023	feedback form		(blank)		mapping	3.1-3.3, 4.1-4.3	Always fun comparing neighborhoods I'm familiar with, like home and work, to see how they show up in mapping.	No change requested.	No action
2/19/2023	letter	Beverly	Segner		mapping	3.2	Difficult to discern areas designated as conservation, development or natural.	Changed legend to differentiate conservation, natural, development by color and shoreland by stippled overlay.	Completed
3/14/2023	stickies on map				mapping	3.2	Probably on a legend somewhere, but categories should be defined for the public on the map, to avoid future confusion.	no change made to map at this point. Definitions are in the CBEMP itself.	No action
3/14/2023	stickies on map				mapping	3.3	Why is this called "resource"? It's a residential area (Pidgeon Point).	The parcels in question are tidelands and forested parcels that have PCLS codes of 6 (Tidelands) and 640 (Forest) (from tax assessor PCLS designation).	No action

2/19/2023	letter	Beverly	Segner		mapping	4.1, 5.6, 5.11, 5.12, 5.14	Color schemes are too similar in color, making it near-impossible to distinguish key resources or features on the landscape.	4.1 There are two categories. No change made. 5.6 No change made. 5.11-14 Need more information on concerns colors. An online viewer will allow user to hover over specific designations to learn more about them.	Refer to on-line viewer
3/14/2023	stickies on map				mapping	4.3	Not South Slough (ask Jenni).	Not enough information.	No action
2/27/2023	feedback form		(blank)		mapping	4.5	I did not realize how much of the North Spit is federal. Interesting mix with private and port facilities, including HazMat storage.	No response needed.	No action
2/27/2023	feedback form		(blank)		mapping	4.8	Employment density has oddly circular shapes -- artifacts of density/radius?	Yes, the employment density is intentionally obscured do to the nature of the data.	No action
3/14/2023	stickies on map				mapping	4.8	Does the North Spit have <100 including the railroad area?	Yes, according to the data the North Spit has fewer than 100 employees per Square Mile.	No action
3/14/2023	feedback form	Jan	Hodder		mapping	5.1a	In additon to eelgrass, this map should also designate herring spawning regions of the bay. Known occurrences are in the Fossil Point and Pidgeon Point areas but there may be other locations that I am not familiar with.	Will need data if it is to be included. To be considered in Phase 2.	Phase 2
2/27/2023	feedback form		(blank)		mapping	5.1a, 5.1b	Eelgrass is good -- would like to see seagrass too (critical for crab populations).	Will need data if it is to be included. To be considered in Phase 2.	Phase 2
3/14/2023	feedback form	Mike	Graybill		mapping	5.1a, 5.1b	The seagrass extent at the Fossil Point/Barview area is sustantially under represented. This is a very low intertidal and mostly shallow subtidal bed which is likely underrepresented by remote sensing.	No other data source exists. May want to include a message on the map identifying that the eelgrass/sea grass beds are not static.	Phase 2
3/14/2023	feedback form	Mike	Graybill		mapping	5.1a, 5.1b	Given the dynamic nature of seagrasses, it is advisable to include a date on the legend of the map.	A date is included for the map. Have revised the data credits to indicate the date of the data.	Phase 2
3/14/2023	feedback form	Mike	Graybill		mapping	5.1a, 5.1b	The seagrass bed to the east of the dredge spoils islands in the upper bay has a very linear boundary, suggesting a stiching error.	No response needed.	No action

3/14/2023	feedback form	Mike	Graybill		mapping	5.1a, 5.1b	The seagrass beds in the Barview area contain multiple species of seagrasses. At least 3 species are present in areas of rocky substrate.	No response needed.	No action
3/14/2023	feedback form	Mike	Graybill		mapping	5.1a, 5.1b	The rock substrate in the lower bay is a very unusual habitat type in this estuary. For example, it is the only intertidal area of the estuary that supports rock drilling species such as Piddock clams.	No response needed.	No action.
3/14/2023	feedback form	Mike	Graybill		mapping	5.1a, 5.1b	The legend identifies snowy plover habitat. The area mapped is the current area occupied/managed for snowy plovers. This area is a fragment of the historic area/habitat used by this species. The map should/could identify other areas historically used by this species before it was pushed to the current endangered species status. It may be of value to consult with the Snowy Plover Recovery Plan to include a data layer more reflective of how this species may reoccupy former habitat during the next 40 years.	Will need data source if it is to be included. To be considered in Phase 2.	Phase 2
3/14/2023	feedback form	Mike	Graybill		mapping	5.1b	EDNA information that S. Slough has compiled indicates there are additional lamprey species in the Coos system.	Will need data source if it is to be included. To be considered in Phase 2.	Phase 2
3/14/2023	feedback form	Mike	Graybill		mapping	5.1b	There is an additional harbor seal haul-out in the oyster lease area north and east of the dredge spoil islands in the upper bay.	Will need data source if it is to be included. To be considered in Phase 2.	Phase 2
3/14/2023	feedback form	Mike	Graybill		mapping	5.1b	Are the lines indicative of the adult phase of the fish or do they include juvenille rearing areas?	Will need to review data to answer authoritatively. Will provide a link to the dataset.	
3/14/2023	feedback form	Mike	Graybill		mapping	5.1b	Should unique estuarine species be included in this type of map? E.g., bay pipe, starry flounder? Orca use of the estuary on a seasonal basis up to the Marshfield Channel?	Will need data source if it is to be included. To be considered in Phase 2.	Phase 2
2/20/2023	email	Michelle	McMullin	NOAA Federal	mapping	5.1b	Designated critical habitat for the southern distinct population segment of green sturgeon extends further than what is depicted on Map 5.1b. Refer to 74 FR 52300. Consider depicting areas of designated critical habitat for ESA-listed species on the Species maps or on separate maps. Another natural resources related law applicable to the Coos Bay area is the Magnuson-Stevens Conservation and Management Act that details Essential Fish Habitat for managed fisheries.	Will need data source if it is to be included. To be considered in Phase 2.	Phase 2

3/14/2023	feedback form	Mike	Graybill		mapping	5.2	North Slough, Haynes Inlet, and the tide flats in the upper main body of the estuary support softshell and bent nose clams.	Will need data source if it is to be included. To be considered in Phase 2.	Phase 2
3/14/2023	feedback form	Mike	Graybill		mapping	5.2	Dungeness crabs are harvested by recreational fishers in the North Bend portion of the bay near Roseburg terminal.	Will need data source if it is to be included. To be considered in Phase 2.	Phase 2
3/14/2023	feedback form	Mike	Graybill		mapping	5.2	The area of rock bottom in the Barview district includes very high densities of rock boring clams, which do not appear in the map.	Will need data source if it is to be included. To be considered in Phase 2.	Phase 2
3/14/2023	feedback form	Mike	Graybill		mapping	5.2	I understand that the tide flats to the east of the dredge spoil islands in the upper bay have commercial oyster lease areas. The Coos Bay Geographic Response Plan indicates the presence of shellfish beds in this portion of the bay. DEQ supports the Geographic Response Plan for this estuary.	Will need data source if it is to be included. To be considered in Phase 2.	Phase 2
3/14/2023	feedback form	Mike	Graybill		mapping	5.2	The subtital portion of the South Slough inlet in the vicinity of the Charleston Bridge has been an area used by commercial clam divers. I'm told the substrate in the bottom of that portion of the inlet south of the Charleston Bridge is a shell bottom. This may be the only shell bottom habitat in the entire estuary.	Will need data source if it is to be included. To be considered in Phase 2.	Phase 2
3/14/2023	feedback form	Mike	Graybill		mapping	5.3, 5.6	The shapefile for the CBEMP boundary does not correspond with the western shoreline of the North Spit.	Map modification made.	Completed
3/14/2023	feedback form	Mike	Graybill		mapping	5.3, 5.6	The legend does not indicate what the green boundary lines are (municipal boundaries?).	Map modification made.	Completed
3/14/2023	feedback form	Mike	Graybill		mapping	5.3, 5.6	The fact that the mapped flood zones outside the CBEMP boundary are continguous with those inside the CBEMP boundary suggests that the upper extent of the CBEMP boundaries have been prematurely truncated in many of the primary inlets of the estuary (e.g., Cooston, Haynes, N. Slough). Revision should adjust the CBEMP to reflect continguous areas within the 100-year flood zone that abut the CBEMP boundary. Large expanses of the estuary are either permanently flooded or intertidal areas that are flooded on a daily, monthly or seasonal/annual basis yet they are mapped as 1% chance of flooding (e.g., 1 x every 100 years). This map would be more informative to map permanently flooded or regularly flooded areas as distinct from areas subject to 1% and 0.2% chance.	There was a decision made in the 1980s to not include sources of riverine flooding in the boundary of shoreline units.	No action

3/14/2023	feedback form	Mike	Graybill		mapping	5.3, 5.6	I presume this is a very incomplete data set for the 0.2% chance flood zone as virtually no areas in this category appear in these maps.	Confirmed that we have the most updated flood shapefile.	No action
3/14/2023	feedback form	Jan	Hodder		mapping	5.3	The flood map (Map 5.3) shows areas of the State Parks ocean shore within the 100-year flood zone but these areas are not mapped in the 2100 sea level rise area. The innundation areas in the upper reaches of the primary tidal inlets are also indicative of the fact that the upper limits of the CBEMP boundary artifically truncate the actual extent of the estuary.	The dataset is built off of other data and will not match.	No action
3/14/2023	feedback form	Jan	Hodder		mapping	5.3	Are the colors wrong on this map? If not, it needs a total revision. The green in S. Slough? What is the defintion of a "beach." How does it differ from a mudflat? The area from Pigeon Point to Sitka Dock is an estuarine intertidal.	Wrong map identifier.	No action
3/14/2023	stickies on map				mapping	5.5	may be better to show this slope layer with topo lines instead?	Will need data source if it is to be included. To be considered in Phase 2.	Phase 2
3/14/2023	stickies on map				mapping	5.6	Please add hatch-marks to wetland areas that are used for agriculture.	Do not have this information.	No action
3/14/2023	stickies on map				mapping	5.6	It would be useful to have a separate agriculture layer.	Will need data source if it is to be included. To be considered in Phase 2.	Phase 2
2/27/2023	feedback form				mapping	5.6, 5.8, 5.9	Always nice to see possible impacts of life on the shoreline.	No response needed.	No action
2/22/2023	feedback form	Jamie	Fereday		mapping	5.6-5.7	Wetland inventories should not be used as this data seems outdated. In contrast, the CMECS Aquatic Biotic, restoration and tidal LMZ prioritation (5.11, 5.12 6.2, 6.3) should be used to address CBEMP data gaps here and be instrumental in redrawing the boundaries of the development zones.	LWI map removed/number reserved for future if new data source available. To be considered in Phase 2.	Phase 2
3/14/2023	feedback form	Mike	Graybill		mapping	5.7	This map is an incomplete characterization of local wetlands. So few areas within the local planning area have been subject to inventory.	Noted. LWI removed. Refer to CMECS maps and 5.6 NWI.	Map removed

2/27/2023	feedback form	Win	McLaughlin		mapping	5.8	Sea level rise is against baseline -> this doesn't work well on the Oregon coast because of rapid (geologically speaking) uplift! Uplift is fast enough to counter much of projected sea level rise. Likewise issue with Tsunami map: it depends on tsunami source.... Cascadia megathrust earthquake would also drop coast down 1-5 meters elevation, making tsunami impacts very different. Liquifaction also needs to be accounted four with several hazard maps!	These maps are not intended to be comprehensive. The mapping is provided by DOGAMI and NOAA. SLR projections are updated in 2022. The 2 foot increase is expected in 2100. The data atlas may not be updated to reflect the new information but this map is updated with text that confirms the date of the expected 2 foot SLR.	Map updated
3/14/2023	feedback form	Jan	Hodder		mapping	5.8, 5.9	The filled land area at the confluence of Isthmus Slough and the Marshfield Channel does not indicate impact/innundation on Map 5.8 or 5.9 (tsunamie). If the airport is likely subject to flooding/innundation by a 6' increase in sea leel or a small tsunami, it is likely (IMO) that the filled lands at the mouth of Isthmus Slough would also be a candidate site for innundation by either sea level rise or a tsunami.	No response needed.	No action
3/14/2023	feedback form	Jan	Hodder		mapping	5.10	Additions to this map: Tribal property, kayak launches. Should title reflect this covers designated recreation areas?	Will need data source if it is to be included. To be considered in Phase 2.	Phase 2
3/14/2023	feedback form	Jan	Hodder		mapping	5.12, 5.13	The blue colors … are indistinguishable. Maybe make a series of maps. Local inventories would be helpful to designate the data layers.	Map modification made.	Maps modified
3/14/2023	feedback form	Jan	Hodder		mapping	5.12, 5.13	Need for ground truthing to make this map very useful for planning purposes.	Phase 2 work program.	Phase 2
3/14/2023	feedback form	Mike	Graybill		mapping	5.13	Several dredge deposit areas are not show: Charleston Marina, Apco 1 & 2, Barview wayside, east side fill at mouth of Ithmus Slough, dredge spoil islands in upper and lower bays, Clam Island bay, north of Coos River on E. Bay Drive, among others.	Updates to CMECS will need to be made separate from this process. To be considered in Phase 2.	Phase 2
2/19/2023	letter	Beverly	Segner		mapping	5.14	The CMECS Geological Substrate map (5.14) does not denote any bedrook associated with the navigation channel, which has been reported to have been encountered during the last channel deepening from 35' to 37'.	Updates to CMECS will need to be made separate from this process. To be considered in Phase 2.	Phase 2

3/14/2023	feedback form	Jan	Hodder		mapping	5.14	The bedrook in the lower bay is not mapped. This is very important as any dredging to deepen the navigation channel will have to remove bedrock. A data source for this feature is available from the Army Corps of Engineers and the FERC EIS for the JCEP project.	Updates to CMECS will need to be made separate from this process. To be considered in Phase 2.	Phase 2
3/14/2023	feedback form	Jan	Hodder		mapping	5.14	I think the channel bottom S. of the Charleston Bridge is shell substrate -- not shown on map.	Updates to CMECS will need to be made separate from this process. To be considered in Phase 2.	Phase 2
3/14/2023	feedback form	Jan	Hodder		mapping	5.14	color palate needs work!	Map modification made.	Map modified
3/14/2023	feedback form	Jan	Hodder		mapping	5.14	The North Spit needs data filling in the sand palate.	Updates to CMECS will need to be made separate from this process. To be considered in Phase 2.	Phase 2
3/14/2023	stickies on map				mapping	5.14	Surveys relating to the late 1990s dredging of the lower bay from 35' to 37' encountered bedrock in various locations. Survey by the Jordan Cove Energy Project's proposed "navigation reliability improvements" (a dredging project) identified the locations and depths below the soft sediment overlying it.	Updates to CMECS will need to be made separate from this process. To be considered in Phase 2.	Phase 2
3/14/2023	stickies on map				mapping	6.4	Green dots on green is hard to see.	Map modification made.	Map modified
2/21/2023	email	Christine	Moffitt		mapping	all	My review of the most recent maps has been difficult as I found that there were no details as to the data they were based on and the dates of these data.	Map modification made.	Map modified
2/21/2023	email	Christine	Moffitt		mapping	all	Many of the colors used in several maps to delineate categories or regions provided no clear resolution as they were not discernable in shades of grey or brown or other colors. These problems in output layers are unacceptable and must be corrected.	Map modification made.	Maps modified. Further changes in Phase 2.

2/19/2023	letter	Beverly	Segner		mapping	all	The state of the maps proposed for incorporation into the plan is inadequate at present. In some cases, the data on which they are based is outdated (2015) and it is unclear how, when, and by whom the data was collected. We subbest that such information be provided as meta-data within the document, to ensure full transparency and allow gaps in information to be clearly identified infuture planning efforts. Additionally, many of the maps are difficult to read or insufficiently detailed.	Data cited on maps is updated. Data Atlas contains more elaborate reference. Only "active" layers on maps are sourced (not base layers).	Maps modified
2/19/2023	letter	Beverly	Segner		mapping	all	These maps should be peer-reviewed by a technical advisory board and resource inventories should be ground-truthed before they are adopted as a final document.	Maps are inventory and are not regulatory in nature, with the exception of the Management Unit Classifcations (Plan Maps).	No action at this time. Further review in Phase 2.
2/19/2023	letter	Beverly	Segner		mapping	all	These maps should be adapted in the future to include data collected from multiple state agencies and ultimately integrated into a user-friendly GIS platform, on which data layers can be used to align management units on top of resource inventories.	Service under creation by DLCD.	In progress
2/19/2023	letter	Beverly	Segner		mapping	all	All metrics should have a definition and units, and the source and year of data collection should be clearly indicated in the map legend.	Legends have been updated with year and source.	Maps modified
2/19/2023	letter	Beverly	Segner		mapping	all	maps of dynamic habitat and species of concern should be as recent as possible and updated frequently.	Phase 2 work program.	Phase 2
2/19/2023	letter	Beverly	Segner		mapping	all	recommend using "maximum observed extent" eelgrass layer, offered from PMEP, which reflects the historical and average eelgrass distribution over time.	Added PMEP data to the map. Generally all areas were covered but this new layer adds a few areas adjacent to already mapped regions.	Maps modified
1/7/2023	feedback form	Jenni	Schmidt		mapping	all	update .gdb with edits for newly updated maps, make available on some public wetsite. Add UO (Sutherland) bathymetry/lidar layer to .gdb and contour maps	Check with County/PCW for additional mapping.	No change
2/22/2023	feedback form	Joanna	Lyle		mapping	all	Link to geodatabase? Layer labels are unclear/nonspecific. It would be useful to know specifics! Data sources/references should be included too. (Map 5.8 is a good example.)	Data source and references added where possible.	Maps modified

3/14/2023	feedback form	Jan	Hodder		mapping	M2	I do not see a corresponding information for this map in the Atlas.	The atlas does not include the M maps.	No action
3/14/2023	feedback form	Jan	Hodder		mapping	M2	Suggestions for updates are needed as this map has very little value. Additions could include trail access, boat ramps, piers and docks.	This map is a replica of the 1980s map. The other (non-M) maps contain updates.	No action
3/14/2023	feedback form	Jan	Hodder		mapping	M2	In addition to the heron rookery there is now an egret nesting rookery on the east side of the Charleston Bridge. Other colonial nesters (e.g., eagle nesting sites) may also occur and should be included within the CBEMP boundary.	This map is a replica of the 1980s map. The other (non-M) maps contain updates.	No action
3/14/2023	feedback form	Jan	Hodder		mapping	M5	Consider adding the spoil islands in upper Coos Bay adjacent to the Mill Casino as potential restoration sites.	This map is a replica of the 1980s map. The other (non-M) maps contain updates.	No action
3/14/2023	feedback form	Jan	Hodder		mapping	Restoration sites inventory	How will the data on this map be reconciled with the M5 Mitigation Sites map?	The M5 map is the existing replica of the mylar. The restoration sites map is intended to provide updates and could be used in future phases.	Phase 2
3/14/2023	feedback form	Jan	Hodder		mapping	Sea level rise	To make the map easier to read it would be helpful to have more distinct colors for the four scenarios.	Color palettes modified.	Map modified
2/17/2023	letter via email	Courtney	Krossman	Confederated Tribes of Coos, Lower Umpqua & Siuslaw Indians	mapping	all	Some maps included in the Phase I revision are would already be considered out of date; it is especially important that inventories and data for culturally significant and sensitive species, including, but not limited to, eelgrass, triangle sedge, and razor clams, are updated in a manner that reflects current conditions poor data will yield poor decision making.	Additional maps and data can be included in future phases of the project.	Phase 2
1/30/2023	letter	Ashley	Audycki	Rogue Climate	mapping		We understand that the maps have not been incorporated into the matrixes,and the matrices have not been updated/amended. Please confirm. Why are they in the amendment file if they have not been amended? How will the updated the maps affect them if they are not updated?	Future phase will consider updating management units including the matrices. Existing management units rely on the matrices as developed.	Phase 2

1/30/2023	letter	Ashley	Audycki	Rogue Climate	mapping		Is there a reason the Coos Estuary and Shoreland Map Atlas (included in the AM19-03 file) are not included in the AM22-05 file?	Website fixed to include Atlas.	Website modified
2/25/2023	email	Bill	Grill		mapping		Obvious mapping errors (North Bend School District off by half a mile, several maps without Coos Bay UGB) shows lack of attention to detail. What other errors are there in the maps and detail being circulated? "If at some point, revisions are to be brought forward to Goal 16 or 17 inventory data... such as any proposed modification to a Goal 16 eel grass bed or major marsh (as examples)... the consequences could be potentially catastrophic to LCDC-acknowledged planning and zoning designations and even to the North Spit development exceptions that withstood a vigorous challenge before the Oregon Court of Appeals."	School District area dates to 2019. Additional data will be considered in future phases including revisions of maps, etc.	Phase 2
2/19/2023	letter	Beverly	Segner		mapping		The current, time-constrained update process falls far short of meeting Goal 1 requirements of the statewide land use planning system	Additional time and opportunty for review and comment offered.	Public comment period extended
2/22/2023	feedback form	Jamie	Fereday		mapping		why are some obvious tidal areas, such as Ross Slough, outside the CBEMP? Several other tidal zones not induded	Will need data source if it is to be included. To be considered in Phase 2.	Need data....
2/21/2023	feedback form	Steve	Skinner		mapping		CBEMP boundary/study area boundary -- needs bright color boundary lines or different notable shading colors within boundary lines, so one can see the actual area being looked at.	Map modification made.	Map modified
2/21/2023	feedback form	Steve	Skinner		mapping		Substrate map: is virtually useless in current format. Impossible to detect all those shadings.	Map modification made.	Map modified
2/21/2023	feedback form	Steve	Skinner		mapping		Tsunami Map: maybe scientifically correct, but is useless as depicted. Should show the result of tsunami wave(s) of varying heights coming straight over North Spit ponds (lowest point) and into Bay, e.g., 100+ feet/worst case scenario, 50 feet, 20 feet, etc.	Data is as provided by DOGAMI.	No action
2/21/2023	feedback form	Steve	Skinner		mapping		Landslide Risk Map: doesn't show any risk along Highway 101 in North Bend where there is a known high-risk slide area.	Data is as provided by DOGAMI.	No action
2/21/2023	feedback form	Steve	Skinner		mapping		Wetlands map: seems incomplete. I would cite Willanch Slough as an example.	LWI map removed (for Phase 2). NWI map is based upon DSL layer.	Phase 2

2/21/2023	feedback form	Steve	Skinner		mapping		Wetlands map: doesn't show Empire Lakes area which includes wetlands all around the upper lake in particular, as well as wetlands between Acherman and Morrison extending west from Morrison… all of which drain into Chichras (sp?) Creek which empties into the Bay.	Outside of study area.	No action
2/21/2023	feedback form	Steve	Skinner		mapping		Economic Zones map: still list Georgia-Pacific, but does not list Airport Business Park.	Economic Zones were not updated in Phase 1. Could be revisited in Phase 2.	Phase 2
2/21/2023	feedback form	Steve	Skinner		mapping		Estuary Features map: shows Airport boat lauch which will probably never be accessible again and also shows a commercial boat launch at Virgina Sreet and Pony Slough which does not, to my knowledge, exist.	To be considered with future phases.	Phase 2
2/21/2023	feedback form	Steve	Skinner		mapping		Toxic Sites map: Didn't see one. Known sites are Sitka mill to south and Georgia Paciific area (a dead zone), but I know there is another site not listed which is where the giant Cape Arago Mill sat on Empire between Newmark and running several blocks north to the bluff. You can see "ooze" around low tide.	To be considered with future phases.	Phase 2
2/21/2023	feedback form	Steve	Skinner		mapping		Historic Reference map: Didn't see one. Would be useful and helpful to public to see map(s) of what the estuary looked like prior to 1850, then 1900, 1950…	If the data exists these maps can be included in future phases.	Phase 2
2/21/2023	feedback form	Steve	Skinner		mapping		Maps: maybe too many; were school districts and employment maps really relevant?	To be considered with future phases.	Phase 2
2/17/2023	letter	Phillip	Johnson	Oregon Shores Conservation Coalition	mapping		**Maps:** The maps are much improved, and we appreciate your willingness to prolong the adoption timeline to ensure the maps are higher resolution, more transparent about data sources, and contain all necessary background information. However, an online GIS map-viewer that allows users to layer data information (MUs on top of biotic resources, for example) is still not posted on the county website. We recommend such a spatial tool be incorporated for the Phase 2 update.	To be considered with future phases.	Phase 2

5/26/2023	email	Steve	Miller		mapping		I would urge that updated biological survey data be incorporated to represent the most current condition of various aspects of Coos Bay's estuarine life and habitat. Using so much data sourced from 2015 would not appear to provide an adequate appraisal of those resources for the purpose of this update.	To be considered with future phases.	Phase 2
1/30/2023	letter	Ashley	Audycki	Rogue Climate	definitions		Please provide citations to the state or federal laws that are the source of the proposed amendments to four definitions.	Citations added in Revisions memo.	Revisions memo
2/17/2023	email	Gabrielle	Bratt	Coquille Indian Tribe	definitions		CBEMP Part 1: a few of the definitions like "archaeological resources", "natural" and "natural resources" could definitely usesome updating. But again, I'm not sure if this would be a now-update or a later one. At the very least, I think where the "natural resources" definition has the phrase "usefulness to man" should become more gender-neutral.	Natural resource definition amended as recommended.	Change made
5/26/2023	email	Phillip	Johnson	Oregon Shores Conservation Coalition	definitions		**Definitions:** Temporary Alterations: The definition of temporary alterations is not consistent with the DSL definition, which could cause inefficiencies in the usability of the plan/permitting process. According to the DSL removal-fill guide, "Temporary impacts are defined as those that are rectified within 24 months of initiating the impact," as opposed to the three-year definition provided in the current CBEMP. This is an important distinction, and we suggest deferring to the DSL definition to standardize.	To be considered with future phases.	Phase 2
2/20/2023	email	Michelle	McMullin	NOAA Federal	Phase 2		I agree that phase 2 will be a worthwhile endeavor given that much of the plan was developed prior to Endangered Species Act listing of anadromous fish species that are present in the Coos Bay estuary and also prior to designation of critical habitat of those species.	No response needed at this time.	No action

2/17/2023	letter via email	Courtney	Krossman	Confederated Tribes of Coos, Lower Umpqua & Siuslaw Indians	Phase 2		There are other maps that are not included in the Phase I Revision that, in the Tribe's view, should be updated, including cultural resource inventories.	Phase 2 work program.	Phase 2
2/25/2023	email	Bill	Grill		Phase 2		"The cost in dollars, staff time and local official time far exceeds the benefit of even tinkering with the acknowledged plan. At best there is little to benefit from the effort underway and at worst, hard-fought decisions to allow limited development of the North Spit can fall jeopardy to potential inventory changes affecting estuarine management units and shoreland goal exceptions."	40 years of change (environmental, social, economic, and cultural) need to be acknowledged and reflected in the CBEMP. No changes in Phase 1 to North Spit development potential.	No action
2/19/2023	letter	Beverly	Segner		Phase 2		Phase 1, focusing on modernizing the format, making technical changes, and updating the maps, constitutes an acceptable scope for a first step -- so long as it is clearly understood to be the preliminary to a complete revision of the plan.	No response needed at this time.	No action
2/17/2023	letter	Phillip	Johnson	Oregon Shores Conservation Coalition	Phase 2		We request that the local jurisdictions explicitly commit to continuing the planning process, now that these initial, technical changes have been dealt with. We would suggest that the changes now under consideration in “Phase 1” be clearly recognized as simply the first steps in an essential, comprehensive EMP review, update, and full revision. Standing alone, the “Phase 1” revisions are not adequate to address the inefficiencies in the EMP implementation and the challenges of the climate crisis.	No response needed at this time.	Phase 2
2/17/2023	email	Gabrielle	Bratt	Coquille Indian Tribe	Phase 2		There is definitely room for improvement when it comes to cultural/archaeological resources, Tribal engagement and interest in not only those cultural sites but also educational outreach, natural resources projects like watershed restoration, etc. But again, these seem to be larger-scale updates that will happen in Phase 2.	No response needed at this time.	Phase 2

3/15/2023	email	Ken	Bonetti		Phase 2		Ensure a comprehensive update and timeline to address climate change adaptations and establish climate justice imperatives.	No response needed at this time.	Phase 2
2/27/2023	feedback form	Donna	Bonetti		Phase 2		Dredging the bay for a port would damage sensitive wetlands and water for fisheries. When and where is the airport going to move? It is not a question of if but when and where. I suggest somewhere near the Bandon Golf Course. Maybe soon!	No response needed at this time.	Phase 2
2/27/2023	feedback form	Ken	Bonetti		Phase 2		It's clear from the map a large port facility and dredging would damage many aquatic plant areas, clams, and oyster beds along the North Spit to Jordan Cove. Construction would do a lot of damage and resulting large ship traffic plus large industrial port facilities and pollution would finish off what is left of sensitive sea and estuary life.	No response needed at this time.	Phase 2
1/30/2023	letter	Ashley	Audycki	Rogue Climate	Phase 2		What is the specific reason the more recent work by the Institute for Policy Research and Engagement developing the Coos Bay Coastal Hazard Vulnerability Assessment and Adaptation Plan, the Coos Bay Climate Hazards Adaption Plan, and relevant hazards mapping is not being included in this phase 1 amendment? As you know, they recommend adopting a sea level rise/flooding overlay in the zoning codes and urge the adoption of a regulation that prohibits maladaptive development in flood areas. If it will be taken up in Phase 2, have you been told when that will start?	No response needed at this time.	Phase 2
5/25/2023	email	Beverly	Segner		Phase 2		Commitment to a comprehensive Phase 2: Resources need to be accessed and allocated for this process. We have made a great start. It is vital that we keep going.	Commitment of resources will be at the discretion of the County Commission and/or City Councils.	Phase 2
5/25/2023	email	Beverly	Segner		Tribal Sovereignty		… including a section about Tribal Sovereignty as it relates to the CBEMP is important.	This could be part of the additions made for Phase 2.	Phase 2

2/16/2023 (received 5/26/23)	email	Ashley	Audycki	Rogue Climate	Tribal Sovereignty		We believe an amendment to section 1.6 directing the County to enter into a coordination and cooperation agreement with the Tribes should be adopted.	This could be part of the additions made for Phase 2. The Tribes have been incorporated into the multi-jurisdictional Steering Committee.	Phase 2
5/26/2023	email	Phillip	Johnson	Oregon Shores Conservation Coalition	Tribal Sovereignty		We strongly suggest a section should be added to the plan to clearly outline how Coos County and the local planners intend to consult and engage with Tribal nations whose home territories include portions of Coos Bay-- the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians and the Coquille Indian Tribe– on future updates and long-term maintenance of the plan. We cannot speak to the level of engagement tribes would prefer regarding estuary management, so we recommend local governments explicitly ask. This is necessary to ensure Tribal sovereignty is adequately respected and integrated into the CBEMP, and to foster co-management in stewarding estuarine resources. This plan for Tribal engagement should be incorporated now in the Phase 1 update, to set the stage for appropriate government-to-government coordination in the next Phase 2 update. Furthermore, tribal input should also be fully considered in advance to final decision-making on the current phase of the plan to make sure all governments are in agreement on how to proceed.	Tribal councils have been included in the Steering Committee. Further recommendations for inclusion would be part of Phase 2.	Change made, Phase 2
5/26/2023	email	Larry	Basch		Tribal Sovereignty		To ensure Tribal Sovereignty is adequately respected and integrated into the CBEMP, asection should be added to outline how tribal engagement and consultation will beconducted in this and future CBEMP updates.	Tribal councils have been included in the Steering Committee. Further recommendations for inclusion would be part of Phase 2.	Change made, Phase 2
5/25/2023	email	Laurie	Friedman		Phase 2		I believe that it is important for the county to commit to a Phase 2 update. The current update process is a good start, but more time and resources are necessary for creating and implementing the best plan for any future development and usage of this precious community resource. An adaptive planning process should be a part of this plan, allowing for easier re-evaluation and revisions in the future.	No response needed at this time.	Phase 2

5/25/2023	email	Laurie	Friedman		Phase 2		I believe that we need greater community participation in Phase 2 of the CBEMP, in order to address the needs and concerns of the various groups and individuals who are most affected by these planning decisions. This includes participation from the commercial and recreational fishing interests, the local Tribes, tourism and local business interests and members of the scientific community.	No response needed at this time.	Phase 2
5/26/2023	email	Nolan & Janice	Lloyd		Phase 2		With the multitude of changes in the world and in the Bay Area, a simple Phase 1 update to modernize the language and exiting format won't be adequate to meet current and future challenges. We need to update or include sections pertaining to: *Management Units which need to be re-evaluated with new resource data. A plan for dredge materials disposal. A mitigation and restoration plan.*	No response needed at this time.	Phase 2
5/26/2023	email	Suzanne	Church		Phase 2		I think it essential to involve local citizens and tribal communities in input regarding the future of our beloved Coos Bay. I feel very, very strongly that such citizen led groups not include participation from big business or the port representation as a part of these groups. As a personal note, I was involved in fighting Jordan Cove and I have strong memories of the heavy handed opposition these "big money out of towners" lobbed in our direction. Please don't allow our bay to be spoiled by big money! I think it would be crucial to include the local fishing industry, the tourist industry, recreational interests, local tribal input, environmental concerns and individuals like myself who just want to fight for our bay.	No response needed at this time.	Phase 2
5/26/2023	email	Ken	Bonetti		Phase 2		Please commit to the Phase 2 update, particularly those sections that will ensure the plan can meet future conditions that will surely arise: management units, which need to be re-evaluated with new resource data, plan for dredge materials disposal, mitigation and restoration plan.	No response needed at this time.	Phase 2

5/25/2023	email	Ken	Bonetti		Phase 2		Please make sure the plan will be easily adaptive to streamline future revisions. We cannot afford to wait years to make changes when the need arises. An adaptive planning process should be embedded within the plan such that it can be maintained and regularly updated in the future. That means implementing a structured plan to re-evaluate and revise the plan in the future, including maps and resource inventories that should be updated as new data is collected.	No response needed at this time.	Phase 2
5/26/2023	email	Ken	Bonetti		Phase 2		Please increase stakeholder and citizen participation in guiding the comprehensive Phase 2 update of the CBEMP by creating a citizen advisory committee and technical advisory committee fo rthis short-term update process.		
5/26/2023	email	Ken	Bonetti		Phase 2		A much more diverse citizen advisory committee is necessary to ensure the needs of the community are broadly represented. This would also expand citizen involvement in the update process. Importantly, representatives of government entities should not be on the citizen advisory committee. This includes the port authorigy, a governmental body with development interests that often conflict with the interests of the citizens. Port representation on the citizen advisory committee would be a conflict of interest. Government bodies should instead form a steering committee, separate from the advisory committee. The citizens' advisory committee should include the following stakeholders: the fishing industry, both recreational and commercial, the seafood industry, including aquaculture and seafood processing, local businesses broadly, tourism industry or commercial recreation businesses, recreational interests, the scientific community, the conservation/environmental community, at least 2 tribal members, one from each of the tribes whose territory includes the Coos Bay watershed - not as official representatives of the tribal government.	No response needed at this time.	Phase 2

5/26/2023	email	Ken	Bonetti		Phase 2		To guide technical scientific and policy changes to the plan during the Phase 2 update, a technical advisory committee composed of local experts is needed. This might include scientists from OIMB, state agencies, and member of the Partnership for Coastal Watersheds, for example.	No response needed at this time.	Phase 2
5/26/2023	email	Donna	Bonetti		Phase 2		Please commit to the Phase 2 update, particularly those sections that will ensure the plan can meet future conditions that will surely arise: o Management Units, which need to be re-evaluated with new resource data o Plan for Dredge Materials Disposal o Mitigation and Restoration Plan	No response needed at this time.	Phase 2
5/26/2023	email	Ken	Bonetti		Phase 2		To ensure Tribal Sovereignty is adequately respected and integrated into the CBEMP, a section should be added to outline how tribal engagement and consultation will be conducted in future CBEMP updates.	No response at this time.	Phase 2
5/26/2023	email	Phillip	Johnson	Oregon Shores Conservation Coalition	Phase 2		The value of Phase 1 is strictly contingent on continuation of the EMP planning process to Phase 2, and this necessity should be clearly stated in the Phase 1 update.	No response at this time.	Phase 2
5/26/2023	email	Phillip	Johnson	Oregon Shores Conservation Coalition	Phase 2		To be adaptive, the CBEMP must contain a specific protocol for monitoring plan success, re-evaluating, and regularly updating components. This would also include a clearly defined distinction between minor and major revisions, and the appropriate committees necessary to guide minor and major revisions. Key plan sections that require thorough updating are Management Units, which need to be re-evaluated with new resource data; Plan for Dredge Materials Disposal; and the Mitigation and Restoration Plan. The key elements that must be addressed in Phase 2 include (but aren't limited to): Climate resilience; restoration and reconnection of the estuary to its historical footprint; integration of planning considerations under Goal 16 with those of other goals (notably Goal 17, addressing shorelands, but also Goal 5, for wetlands, trails, and other features, Goal 7, Coastal Hazards, and others); water quality; endangered species; and habitat loss.	No response at this time.	Phase 2

5/26/2023	email	Phillip	Johnson	Oregon Shores Conservation Coalition	Phase 2		**Matrices:** The matrices are not user-friendly. Though it may not be in the scope of this current Phase 1 update to change this system, this should be a priority consideration in future updates to improve plan interpretation and usability. Text descriptions of each management unit, including cultural and natural resources present, the MU classification and justification, resource capability, management objective, and special policies for each management unit should instead be included next to an image of each management unit to make it extremely clear what the boundaries are and what is and is not allowed. The MU can be hyperlinked in a table of contents next to a map of the entire estuary to allow users to click on the MU of interest and immediately see all necessary information. Even better would be a digital GIS map of all the management units (and data layers of relevant resources), that directs a user to a page including all the above-mentioned background information when clicked.	No response at this time.	Phase 2
5/26/2023	email	Larry	Basch		Phase 2		**The current update, therefore, should set a strong foundation for a more comprehensive update in Phase 2. Indeed, the community demands that the county continue the update process beyond Phase 1 so that the final EMP is adaptive and robust.** There are three essential plan elements that are not currently updated in phase 1, and it is essential that these elements are updated. These include: - Updated Management Units and coastal shorelands boundaries, each of which are classified as Natural, Conservation, or Development, and which detail what kind of uses and alterations are allowed within each unit (aquaculture, development, restoration, etc.) in each region of the estuary; - A comprehensive plan, including emergency protection contingencies, for Dredged Materials Disposal - A comprehensive Restoration and Mitigation plan.	No response at this time.	Phase 2

5/26/2023	email	Phillip	Johnson	Oregon Shores Conservation Coalition	Part 1 Policies		The Plan Update is the most important section to revise. It should include a guideline for future updates; a commitment to a continuation of the CBEMP update process to Phase 2; an outline of what committees will be formed; and a distinction between major and minor revisions. It should also address the need for funding for ongoing efforts.	No response at this time.	Phase 2
2/10/2023	email	Deanna	Wright	National Flood Insurance Program Coordinator, DLCD	Part 1 Policies		Section 6 Dredge Material Disposal section. Recommend to insert section for floodplain guidelines. If dredged material is placed within the SFHA it would be considered "development" and need a local floodplain development permit.	Reference to SFHA requirements added.	Text change
2/10/2023	email	Deanna	Wright	National Flood Insurance Program Coordinator, DLCD	Part 1 Policies		Beaches & Dunes section 4 should link to Coos Bay's Specific Standards for Coastal High Hazard Flood Zones designated VE, V or coastal A (Land Development Ordinance Section 4.11.256). These areas have special flood hazard standards associated with high velocity waters from surges and, therefore, additional standards may apply in those coastal flood zones near dune areas for development.	Reference to SFHA requirements added.	Text change
5/26/2023	email	Rick	Eichstaedt	CTCLUSI	Part 1 Policies		Could you ensure that the CBEMP documents properly refer to the Tribe? It should be “Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians” – no comma after “Umpqua.” Also, page Volume II, Page 1, Section 4, page 53 refers to the Tribe as “Coos, Siuslaw, Lower Umpqua Tribe(s).” This needs to be corrected.	Changes made to correct CTCLUSI referencs.	Text change

2/16/23 (received 5/26/23)	email	Ashley	Audycki	Rogue Climate	Part 1 Policies		We ask that you propose to rewrite Policy 3 to require (notwithstanding any other provision of the plan): 1) a Policy 4 resource capabilities test and impact assessment test for any and all development proposals which contain or may impact the natural resources identified in the new inventory maps; and 2) a Policy 4a needs assessment which would require denial unless findings could be made to demonstrate the public's need and gain would warrant a modification or loss of the resource or "estuarine ecosystem." This appears to be needed to have the possibility of consideration of the updated information and all of it will be revisited when the county gets to a "phase 2 amendment." This may take some time and effort to draft and we urge you to take the time to consider it and craft it, asking the County to postpone filing the PAPA on March 1, as planned, if necessary.	This work is outside of the scope of Phase 1.	Phase 2

2/16/23 (received 5/26/23)	email	Ashley	Audycki	Rogue Climate	Part 1 Policies		we ask that you consider and urge a process to be adopted as a new policy (similar and in addition to what is requested above) which will require any applicant for a use or activity that will be located in the hazard areas identified in Map 5.3 (Flood Zones), Map 5.4 (Landslide Susceptibility), Map 5.8 (Sea Level Rise), and Map 5.9 (Tsunami Inundation) (among others potentially) to be required to submit a hazard/geologic assessment prior to permit approval (administrative or otherwise) to be written by a qualified licensed professional (from a pre-approved list) that conforms, at minimum (and as may be made applicable to those specific hazards), to the requirements the County adopted for the Balance of County in Article 5.11 of its Land Development Code in 2019. There is no way to address any of the hazards identified in those maps and protect the community, otherwise, we believe. There is still no proposal to apply hazards overlays in the Estuary despite the County's notice to its Planning Commission and the public in 2019 that it would be presented in 2020. As understood, findings supporting the adoption of such are presented in the Coos Bay Climate Hazards Adaptation Plan finalized in September 2022, and prepared by the Institute for Policy Research and Engagement, which could be adopted now, as well.	This work is outside of the scope of Phase 1.	Phase 2

2/16/23 (received 5/26/23)	email	Ashley	Audycki	Rogue Climate	Part 1 Policies		Thirdly, we ask you to thoroughly consider and comment on the County's position that, aside from amending four definitions and the citizens involvement provision, 2.4, it is not making any substantive amendments. We do not find this to be accurate. There are numerous substantive amendments, despite their seemingly subtle nature. We have only begun to make a list of them but anticipate that you should also find this to be the case. General examples include: 1) restating an allowed use or activity to track the relevant goal or rule language to now including a use or activity not before listed, like "related dredging" for mining operation (see Vol 2 Pt 1 § 5 p. 38 3-DA Management Unit); 2) allowing uses conditionally which were not allowed before; and 3) moving an activity - like Navigation activities related to water-dependent commercial enterprises and activities - from a conditional activity (subject to policies 5 and 8 requiring impact minimization) to an allowed conditional use. See Vol. 2 Pt 1, § 5 p.6 CSDNC- DA management unit (electronic page 124). These are all substantive amendments to the management units. The CBEMP acknowledges that it may restrict estuarine development to be less intensive than uses allowed by Goal 16. Amendments which now only restrict development to that which is equal to that allowed by Goal 16 are substantive amendments and there should be no confusion about that.	These changes are based upon lawfully adopted plan amendments made by Coos Bay. This PAPA integrates those amendments into Coos County's version, but does not trigger substantive amendments/management unit "changes" by so doing.	See Revisions Memo for clarification

5/26/2023	email	Ashley	Audycki	Rogue Climate	Part 1 Policies		Rogue Climate strongly supports a comprehensive update of the Coos Bvay Estuary Management plan to follow Phase 1. A comprehensive update of the Coos Bay Estuary Management plan is critical not only for navigating potential development proposals, but also in planning for climate adaptaions. Climate change is increasingly impacting the South Coast, as evidenced by the recent heat wave in May 2023. Estuaries are an essential climate solution that help coastal communities mitigate impacts cush as sea level rise, ocean acidification, flooding, and more. The same consulatants from IPRE working on this current update also led a series of interviews, surveys, and focus groups in 2022, and issued a report addressing the climate vulnerability and adaptation needs of communities along the Coos Bay Estuary Management Plan boundary zone. As climate change continues to impact the estuary and the communities that depend on it, the CBEMP shour reflect the changes that are already happening to the estuary and plan for adaption, mitigation, and future hazards. The comprehensive CBEMP update - Phase 2 - is an essential step towards preparing Coos County to be resilient in the face of climate change. We urge you to ensure a comprehensive Phase 2 update moves forward.	This work is outside of the scope of Phase 1.	Phase 2
5/26/2023	email	Phillip	Johnson	Oregon Shores Conservation Coalition	Part 1 Policies		**Management Section 2.1 (Page 2):** The language of this section appears to place the Port of Coos Bay inappropriately on the same footing as the local governmental jurisdictions. The idea of a management agreement among the county, the cities, and the Port being required for a “coordinated intergovernmental estuary plan” is troubling—the Port, a development interest run by political appointees, should be subject to the planning decisions of the county and cities. The Port should not be elevated to the status of co-manager, although it would be appropriate for the Port to be represented on a steering committee with the other governmental entities.	The Port has been recognized as a partner agency since the original adoption of the CBEMP. They are represented on the steering committee with other governmental entities.	No action

5/26/2023	email	Phillip	Johnson	Oregon Shores Conservation Coalition	Part 1 Policies		**Management Units: Natural A10:** Riprap may ultimately be allowable to protect infrastructure build prior to October of 1977, plus "unique natural resources, historical and archaeological values, and public facilities." However, as with riprap permits on the outer coast, there should be a clear set of preferred actions, including natural vegetation, temporary protection, and moving structures, with hardened structures as the last resort. **Natural B3:** Active restoration should fall under Natural A. **Natural B6:** Language allowing boat ramps should additionally state "where installation and operation of ramps would not adversely affect natural or cultural resources." **Natural B8:** "Temporary" should be defined and restricted in scope; the definition, which should be included in the definitions section of the plan, should limit "temporary" to two years, as per DSL fill-and-removal regulations (see also below). **Natural B9:** Nature of pipelines, cables, and utility crossings allowed should be specified. **Conservation B3:** Mining and mineral extraction should not be allowed in this category—they are clearly development activities and should be restricted to development units. If there is some very particular reason why a mining or other extractive activity would necessarily be allowed in an area designated for conservation, the reason should be explicitly stated. **Conservation B6:** Here again, "temporary" must be defined. **Development A8:** "Flow-lane" should be defined here and added to definitions.	This work is outside of the scope of Phase 1.	Phase 2
5/26/2023	email	Phillip	Johnson	Oregon Shores Conservation Coalition	Part 1 Policies		**#5 Estuarine Fill and Removal 1a:** Allowing fill for non-water-dependent uses if a "public need…outweighs harm to navigation, fishing, and recreation" omits important considerations: habitat and biological productivity, endangered species, buffering floods, to name several. Perhaps this could be summed up as "harm to ecological functions." **#5 Estuarine Fill and Removal 1a:** Mitigation should be of like kind wherever possible.	This work is outside of the scope of Phase 1.	Phase 2

2/17/2023	email	Gabrielle	Bratt	Coquille Indian Tribe	Part 2		Part 2: -There are definitely a lot more copy-edit issues in this document, like misspellings, commas instead of periods,weird spacing, etc. -In the Area 12 (pg. 13) section “South Slough Estuarine Sanctuary” needs to be updated to “South Slough National Estuarine Research Reserve” (SSNERR) -In section 3.4 it should be mentioned that the Confederated Tribes of Siletz Indians also have interest in the CoosBay/North Bend area. -pg. 5 in 3.4 it used the phrase “pre-historic”, and “pre-contact” is the more appropriate, commonly used phrase.	Scrivener's errors in Part 2 fixed.	Text change
2/20/2023	email	Michelle	McMullin	NOAA Federal	Part 2		Volume II Part 2, 2.3 explains that tidegates were used to distinguish the "effective head of tide, and therefore the furthest extent of the estuarine area..." and that areas upstream of tidegates were not considered estuarine. This designation of estuarine areas is directly related to coastal shorelines as defined under Statewide Planning Goal #17. I recommend revisiting the use of existing tidegates to designate or define head of tide because it has the potential to underestimate estuarine areas in Coos Bay and the extent of coastal shorelines. Many tidegates are being replaced or are in planning to be replaced, with some tidegates allowing greater tidal inflow which will extend estuarine areas farther upstream.	Modification to definition of tidegates (and hence delineation of boundary of estuarine areas) outside of scope of Phase 1. Could be considered as part of Phase 2.	Phase 2
2/20/2023	email	Michelle	McMullin	NOAA Federal	Part 2		Volume II Part 2, 6.2.2 Drainage Diversion or 6.2.7 Toxic Materials: if these sections are referring to surface water runoff from upland disposal sites, I recommend adding additional protective language for upland disposal of materials that do not pass sediment evaluation tests (i.e., contain contaminants). For upland disposal of these types of materials, I recommend any surface water runoff be contained or otherwise managed. Surface water runoff from upland disposal sites, or return water, should meet state water quality standards. Generally speaking, this refers to more than just turbidity or suspended sediments.	Outside of scope of Phase 1. Could be considered in Phase 2.	Phase 2

2/20/2023	email	Michelle	McMullin	NOAA Federal	Part 2		Volume II Part 1 #4a states that other State agencies only have 20 days todetermine if a use is deemed consistent with the plan or if it can be made consistent. Please consider if this is indeed sufficient time for other State agencies to be sufficiently responsive considering frequently heavy workloads.	No change recommended at this time	No action
5/26/2023	email	Jan	Hodder		Part 2		My understanding from attending the public open house meetings was that the Data Source and the associated maps developed by the Partnership for Coastal Watersheds were informational only and would serve as the basis for a subsequent update of the CBEMP. I was surprised to see the recommendation that they be incorporated into the part 1 process. In the page 9 table it appears that not all elements of the CBEMP subheadings have a corresponding Data source. This seems to make for rather a mishmash of 1985/2015 information. Does this not have the potential to be confusing to users of the CBEMP prior to any formal update? The Data Source information is certainly comprehensive, although almost a decade old, and will serve as a good starting point for the next phase of the CBEMP update.	The Data Source is attached as Section 8 of Part 2. Chapters 2, 4 and 5 of Part 2 were deleted as the Data Source supersedes this information. New narrative for the remaing sections for Part 2 will be part of the Phase 2 project.	Phase 2

5/26/2023	email	Ashley	Audycki	Rogue Climate	Part 2		We are concerned that this Phase 1 process does not address outdated data. As understood, the maps in Appendix A are the 1985 maps, and even if they contain new data, that new data is not being implemented through substantive plan changes. The May 1, 2023 Staff memo, however, states that the Data Source (identified as "background" in the AM 22-05 file) contains new information and that that information has been included in the revised CBEMP Part 2. Yet, that does not appear to be the case. Looking at the Part 2 document one does not find new narratives replacing the prior text. The CBEMP & Data Source Comparison chart starting on page 9 of the memorandum states that CBEMP Part 2 subheading 2 "The Setting" will be replaced with the Data Source Chapter 8. However, in the CBEMP Part 2 document in the file, Chapter 2 is not included. Moreover, the Part 2 headings do not track the CBEMP & Data Source Comparison chart and again, neither does the Part 2 document itself demonstrate what Data Source information is replacing the prior text. How is this updated information to be implemented in the regulatory system?	The Data Source is attached as Section 8 of Part 2. No additional changes were made to Part 2, apart from scrivener's errors/formating corrections. New narrative sections for Part 2 will be part of the Phase 2 project. References to changes to Part 2 to reflect chapters of the Data Source have been removed.	Changes made, Phase 2
5/26/2023	email	Donna	Bonetti		Part 1 Policies		Make sure the plan will be easily adaptive to streamline future revisions. We cannot afford to wait years to make changes when the need arises. An adaptive planning process should be embedded withing the plan such that it can be maintained and regularly updated in the future. That means implementing a structured plan to re-evaluate and revise the plan in the future, including maps and resource inventories that should be updated as new data is collected.	No response at this time.	Phase 2
2/21/2023	email	Christine	Moffitt		Review		The time frame (adoption of CBEMP by March 1, 2023) is clearly not sufficient time to review the output and engage in the process….The proposed current update process needs to be extended.	3 additional months of public comment were provided.	Public comment period extended

2/19/2023	letter	Beverly	Segner		Review		I ask that a period for public comment and assessment be created to allow for meaningful evaluation and input on the maps. Further, that a draft document be submitted to the public for comments and revision prior to preparation of a final draft. And that the final draft be presented to the public for comment before it is submitted to the three local governments. rather than after.	3 additional months of public comment were provided.	Public comment period extended
2/19/2023	letter	Beverly	Segner		Review		The comment period should take place before the plan is considered separately by the three local governments. This public comment period must include a full public presentation on the plan—we would suggest both an in-person event, with people on hand to explain the maps, and a webinar...Completion of the "final" plan delivered by the consultants can include a full public comment period and still take place by June; consideration by the local governments can subsequently occur as part of their normal cycle of planning processes.	3 additional months of public comment were provided.	Public comment period extended
2/10/2023	email	Jan	Hodder		Review		I urge you to delay the adoption of the plan to allow several additional steps to be undertaken that will improve the product and allow for more robust next steps towards the ultimate final update of the plan. Specifically, I would encourage opportunity for a robust review of the maps and data sources with some significant ground truthing...Additonally updates post the 2015 data source document could be identified. Although this may slow the process the county could accept the current work of the consultants as a work product and outline the next steps for final adoption.	3 additional months of public comment were provided.	Public comment period extended
3/15/2023	email	Ken	Bonetti		Review		Establish a formalized Tribal consultation process that respects and acknowledges Tribal sovereignty and ensures meaningful Tribal participation.	3 additional months of public comment were provided.	Public comment period extended

2/22/2023	feedback form	Jamie	Fereday		Review		Recommendation for SWOCC/PCW/SSNERR to host Estuary Series aka Geology Lecture Series put on by Ron Metzger when he was teaching (now retired.) I will put energy into organizing these.	3 additional months of public comment were provided. A presentation was made to the CTCLUSI Tribal Council and outreach was made to Coquille tribal council.	Public comment period extended
2/22/2023	feedback form	CJ	Blaney		Review		I would love to have these maps available in the Coos Bay and North Bend librarys' reference sections.	The decision to physically display maps will need to be made by each jurisdiction.	No action
2/27/2023	feedback form	Connie	Earhart		Review		I would like to see a "permanent" display of these. Possibly at the Coos Bay Library?	The decision to physically display maps will need to be made by each jurisdiction.	No action
2/27/2023	feedback form	Charlotte	Hult		Review		Can we superimpose maps online? Make sure these are available in the libraries! Thanks for posting these. So much to learn.	On-line map viewer hosted by DLCD available as of June 1.	On-line map viewer
2/19/2023	letter	Beverly	Segner		Review		There is no clear evidence that indigenous perspectives were brought to bear on the current process.	3 additional months of public comment were provided. A presentation was made to the CTCLUSI Tribal Council and outreach was made to Coquille tribal council.	Public comment period extended
2/17/2023	letter via email	Courtney	Krossman	Confederated Tribes of Coos, Lower Umpqua & Siuslaw Indians	Review		It feels like the official Phase I Revision process happened without sufficient Tribal notice, opportunity to engage and was missing inventory information needed to assess the revision...Step back and expanded Tribal and indigenous engagement.	3 additional months of public comment were provided. A presentation was made to the CTCLUSI Tribal Council and outreach was made to Coquille tribal council.	Public comment period extended
3/15/2023	email	Ken	Bonetti		Review		Improve and ensure broad and formalized community engagement in the update process and make it more accessible to the community at large. There needs to be much more community engagement events, and a transparent, inclusive and accessible process.	3 additional months of public comment were provided. Two additional in-person review of maps were held.	Public comment period extended

5/25/2023	email	Beverly	Segner		Review		Thank you sincerely for positively responding to the requests to extend the public comment period for Phase 1 of the CBEMP including the addition of public hearings prior to final votes on the plan. This meant a lot to me as a citizen.	3 additional months of public comment were provided. No response needed.	Public comment period extended
5/25/2023	email	Beverly	Segner		Review		I would also like to compliment you on the quality of the meeting held earlier this month at the Coos Bay City Council Chambers. The presentations were excellent. And happily, the technology cooperated beautifully! Hopefully, the Phase 1 update will continue to completion in a good way to create accurate maps, documents, and a unified process as solid foundations for the CBEMP.	No response needed.	No action
5/25/2023	email	Beverly	Segner		Review		The integrity of the CBEMP and its viability must be protected to that it is a living plan with accurate documents, maps, and relevant procedures. Funding this process for the future needs to be prioritized as part of the plan itself.	Funding is not part of the plan amendmnet; rather commitment of resources will be the discretion of the County Commission and/or City Councils.	ongoing/Phase 2
5/26/2023	email	Jan	Hodder		Review		I am pleased to see that the mylar maps that were originally developed for the 1985 CBEMP adoption have been digitized. I am strongly supportive of bringing the three jurisdictions (Coos County, City of Coos Bay, and City of North Bend) back into alignment under one guiding document and the work that is included in the document to do so.	No action required.	No action
5/26/2023	email	Ashley	Audycki	Rogue Climate	Review		From our understanding, this current comment period is for the Phase 1 update, which is limited in scope, primarily making the CBEMP document more user-friendly - digitized.1 We understand the importance of making structural updates such as converting the hand-drawn and mylar maps into a digitized format, and hyperlinking the textual document. We urge you to ask the planners to treat only those portions of the CBEMP that constitute a plan amendment as subject to the post acknowledgment amendment proceeding. This will help clarify what staff believes is a substantive amendment and what is merely a structural/digitizing reformatting.	All changes to adopted ordinances, including Scrivener's errors amendments, are PAPAs.	No action

5/26/2023	email	Ashley	Audycki	Rogue Climate	Review		We are concerned that this Phase 1 process does not address outdated data. As understood, the maps in Appendix A are the 1985 maps, and even if they contain new data, that new data is not being implemented through substantive plan changes. The May 1, 2023 Staff memo, however, states that the Data Source (identified as "background" in the AM 22-05 file) contains new information and that that information has been included in the revised CBEMP Part 2. Yet, that does not appear to be the case. Looking at the Part 2 document one does not find new narratives replacing the prior text. The CBEMP & Data Source Comparison chart starting on page 9 of the memorandum states that CBEMP Part 2 subheading 2 "The Setting" will be replaced with the Data Source Chapter 8. However, in the CBEMP Part 2 document in the file, Chapter 2 is not included. Moreover, the Part 2 headings do not track the CBEMP & Data Source Comparison chart and again, neither does the Part 2 document itself demonstrate what Data Source information is replacing the prior text. How is this updated information to be implemented in the regulatory system?	The Data Source is attached as Section 8 of Part 2. No additional changes were made to Part 2, apart from scrivener's errors/formating corrections. New narrative sections for Part 2 will be part of the Phase 2 project.	Phase 2
5/26/2023	email	Ashley	Audycki	Rogue Climate	Review		Additionally, we ask that you exercise your discretion and authority to work to remedy the Goal 1 problems by: 1) convening a series of public meetings to thoroughly review the Data Source information; 2) conduct a separate public meeting or more to thoroughly review the changes to the Part 1 management units; 3) direct that the prior versions of the documents (most were amended in May), and all comments received since January 1, 2023 be included in this record; and 4) direct that the minutes, agendas and packets (including prior versions of the documents) considered at the Partnership for Coastal Watersheds meetings be included in this record.	Review and further refinement/updating of the Data Source is recommended as part of Phase 2. No changes were made to Part 1 Management Units apart from those made to incorporate previously lawfully adopted changes in the Coos Bay version of the document (and applicable only to Coos Bay), hence no addtional public meetings were required to review changes to Part 1. All comments received since January 2023 are incorporated in this document and attached for reference. Prior versions of the	Comments attached.

2/16/23 (received 5/26/23)	email	Ashley	Audycki	Rogue Climate	Review		Fourthly, we ask that you urge the County to remedy what we believe is a Goal 1 violation. This 5-year planning process has not had a public participation component, until an open house conducted on January 7, 2023, that only had 19 days of public notice, over the winter holidays. As we define it, public participation includes notice and opportunity to comment. The County has a current, adopted public participation plan which includes convening a citizens advisory committee (CAC) which shall be involved in all phases of the planning process and which shall represent the broad geographical area and varied interests. CBEMP Vol 2 pt 1 § 1.5. The CAC involvement, aiding the planning process by raising concerns and/or supporting revisions, is to occur prior to public hearings and determinations by the planning commissions. CBEMP Vol 2 pt 1 § 2.4. This has not occurred. This could be remedied by conducting 2 or well noticed (with sufficient lead-time) meetings to engage the public generally, to enable an understanding, to raise concerns and to voice support for the proposals. We urge you to ask for this public engagement before the PAPA is filed.	Coos County does not currently have a standing Citizen Involvement Committee. Additional opportunities for public comment were offered based upon this request (including three additional months of review time, map viewing at SWOCC, open house, etc.).	Additional time for review and comment provided.
2/16/23 (received 5/26/23)	email	Ashley	Audycki	Rogue Climate	Review		Finally, we ask that you consider and urge the County to consider and take steps to put in place a **moratorium on development in the CBEMP management units**, if this Phase 1 amendment does not require decision making to be based upon the updated inventories presented in the maps to be adopted and/or if the Phase 2 amendment will not be completed by 2026.	A development moratorium is not recommended at this time. The updated inventories were not intended on being regulatory in nature.	No action

5/26/2023	email	Phillip	Johnson	Oregon Shores Conservation Coalition	Review		Much of the Phase 1 process focused on necessary technicalities. As we commented on an earlier draft, these updates were badly needed, and by the end of this Phase 1 process, the CBEMP will be a more functional document for *interim* use. We commend the diligent work that has gone into removing outdated language and improving the plan's usability. We have concerns about the maps when it comes to their use over time, but what has been done to update and improve the maps constitutes a valuable *initial* step.	Staff concurs.	No action
5/26/2023	email	Phillip	Johnson	Oregon Shores Conservation Coalition	Review		Our understanding is that the intention is to submit the entire final draft of Phase 1 for consideration as a Post-Acknowledgment Plan Amendment. It is unclear why this should be the case. The majority of the changes to the current CBEMP consists of format changes, digitalization, and technical re-wording. It would not seem that such changes need a PAPA. There are some changes of substance in the current draft, however, and these might need a PAPA; some of our recommendations below would also need a plan amendment. We ask for clarity on this point. The draft should make clear to the local governments which changes can be made purely as technical updates, and which require (or are believed to require) a PAPA. This would facilitate a discussion of which substantial changes could be deferred to Phase 2, without delaying adoption of needed formal changes that might not require a PAPA.	Format changes and technical rewording require a Type IV application/Post-Acknowledgement Plan Amendment (PAPA), as any change to the adopted ordinance triggers these requirements.	No action

5/26/2023	email	Nolan & Janice	Lloyd		Review		We need to embed an adaptive planning process in the plan to make sure the CBEMP is maintained and updated regularly in the future. It has been more than 40 years since the plan was created and many changes have occurred in the world and here in the Bay Area that the original document could not possibly have anticipated. I am aware that this is something that plan updates struggle with universally but it is possible to do it. Adaptive management is a structured, iterative process that includes a system to monitor, re-evaluate and analyze plan success, and then adapt the plan accordingly. The CBEMP should have a structured plan to re-evaluate and revise the plan in the future, including maps and resource inventories that can be updated as new data is collected.	No response at this time.	Phase 2

COOS BAY ESTUARY MANAGEMENT PLAN
~~2019~~ 2023 REVISION

Part 1 - Plan Provisions

by:

Coos Bay Estuary Advisory Commission
Jack L. Beebe, Sr., Chairman

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Special thanks to the following individuals and agencies

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Commented [MH2R1]: Should we include space for 5.7 and 4.8 and say "deleted" or something?

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SECTION 1.– INTRODUCTION

PURPOSE: This section provides: (1) a summary of the Plan's history, (2) how the Plan interrelates with other comprehensive plans, (3) and how to use the document to understand management decisions presented within it.

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1. INTRODUCTION

1.1 General Introduction

This document constitutes Part 1 of the official Coos Bay Estuary Management Plan. It contains specific plan provisions -- map decisions and written policies -- that are designed to provide guidance necessary to assure wise use of the Coos Bay Estuary and adjacent shorelands. The Plan attempts to reach a balance between natural, conservation, and development needs. The Coos Bay Estuary Management Plan is adopted as Volume II, an element of the Comprehensive Plan for Coos County, the Cities of Coos Bay and North Bend, and provides guidance to the Port of Coos Bay for development activities.

The official Coos Bay Estuary Management Plan is set forth in three separate but related documents:

Part 1: Plan Provisions

This document (Part 1: Plan Provisions) is organized into seven sections:

Section 1 gives a brief summary of the Plan's history and how the Plan interrelates with other comprehensive plans, and how to use the document to understand management decisions presented within it.

Section 2 details how the Plan shall be implemented, revised, and amended.

Section 3 presents definitions and the policy framework developed as part of the Plan's management approval.

Section 4 presents the "Coastal Shorelands Boundary" required by LCDC Goal #17.

Section 5 sets forth the 144 aquatic and shoreland management units for the estuary and adjacent lands. Each management unit details uses and activities that are allowed, or may be allowed subject to special conditions, within each respective unit.

Section 6 presents management considerations related to disposal of dredged materials. It is a Dredged Materials Disposal (DMD) plan for the estuary.

Section 7 presents management considerations related to potential estuarine restoration projects. It is a restoration plan for the estuary.

Part 2: Inventories and Factual Base

This document contains data and other factual information that supports management decisions presented in Part 1.

Part 3: Linkage/Statewide Goal Exceptions/Cumulative Effects

1.2 Authority, Purpose and Scope

The Coos Bay Estuary Management Plan has been developed to serve as the basis of land, water use, and community development regulations for lands lying within the estuary and its shorelands, as designated within this Plan. This Plan's authority is based upon the Oregon Statewide Planning Goals; applicable state statutes, including ORS 197, 215, 117 and 91; and Oregon's Coastal Management Program as implemented by the Oregon State Land Conservation and Development Commission (LCDC). The purpose of the Plan is to provide predictability in the issuance of local, state, and federal permits by designating appropriate areas for the location of various existing and future uses and activities. The Plan has been prepared with the intent of gaining acknowledgment of compliance from LCDC with the Goals and statutes cited above as required by the State of Oregon, while providing for local conservation and development needs.

Within ORS 197 are provisions that the State shall adopt planning goals to act as mandatory standards for the basis of local comprehensive plans. ORS 197 also gives the State authority to adopt special requirements or goals for areas of critical State interest. Under the latter enabling provision, the Oregon Coastal Goals and the Oregon Coastal Zone Management Program developed.

The following includes a summary of legal requirements and statutory authorities which impact the management of resources and the regulation of uses and activities within the aquatic and shoreline areas of the estuary:

Federal Authority

The federal government has authority over the navigable waters of the nation and the associated developments on land that affect the navigable waters. Of primary federal interests are:– protection of water quality;, preservation of migratory fish and wildlife habitats;, and requirements for planning within the coastal zone. The most prominent federal authorities within the estuary include:

- Section 10 Permit (Rivers and Harbors Act of 1899): This permit, administered by the Corps of Engineers is required for any construction or alteration in navigable waterways. (The Corps has identified the extent of the navigable waterways in Oregon and, in most cases, navigable waters extends to the head of tide.) The Section 10 Permit's purpose is to protect the navigability of the nation's waterways and the permit authority extends to the line of Ordinary High-Water (mean high-water)(Figure 1). To assure a thorough analysis of all relevant concerns, review is solicited from federal, state, and local agencies. It is the policy of the Corps of Engineers not to issue a permit over state or local government objections. In addition, the Corps and U.S. Fish and Wildlife have agreed that the Corps will coordinate the permit review with U.S. Fish and Wildlife and will give serious consideration to U.S. Fish and Wildlife concerns before issuing the permit. Depending on the scope of the project, an environmental impact statement may be required.

- 404 Permit (Federal Water Pollution Control Act; PL 92-500): This permit covers only the disposal of dredged or fill material into the national waters, including wetlands associated with these waters. The major purpose of this Act is to protect water quality. The permit program is administered jointly by the Environmental Protection Agency (EPA) and the Corps of Engineers. The permit review process is similar to that for the Section 10 Permit. However, the EPA can override a decision by the Corps of Engineers to issue the permit, if EPA has determined that the discharge would have an unacceptable adverse effect on the aquatic environment.

- Coastal Zone Management Act (PL 92-583): This act encourages state development of land and water use planning programs as a means to manage effectively the nation's coastal resources. The Act is administered by the National Oceanic and Atmospheric Administration, Office of Coastal Zone Management (OCZMA). The Office of Coastal Zone Management is required to review the State Programs to assure that they meet specific standards. Oregon's approved Oregon Coastal Management Program includes the Statewide Planning Goals, acknowledged local comprehensive plans, the Fill and Removal Law, the Forest Practices Act, and other state agency policies. A key element of the Act is the establishment of a Federal/State "partnership" requires that activities at each level of government in the Coastal Zone be consistent with both Federal laws and the approved State Coastal Zone Management Program.

State Authority

- Ownership Interest: The State of Oregon acquired title to the beds and banks of navigable water when Oregon became a state by virtue of sovereignty. In the mid-1870's the State Land Board sold many acres of submersible lands (tide lands) in Coos Bay into private hands. In addition, the State Legislature granted title to the same submersible lands to adjacent upland owners having valid U.S. patents obtained prior to October 18, 1978. As a result, the State of Oregon holds title to existing submerged lands in Coos Bay, while the majority of all submersible lands are held by the Port of Coos Bay, Coos County, or in private ownership.

- Police Power: In addition to ownership rights, the State of Oregon has jurisdiction over the management of natural resources and protection of water quality in all the waterways of the State. As noted previously, the State also has authority over land use planning throughout the State and the Coastal Zone. The most prominent State authorities besides ownership with respect to the Estuary are:

- Fill/Removal Permit [ORS 468B.005 to 468B.070 (amended 1991)]: this permit is required for all fill or removal activities in waters of the state for all area below the line of non-aquatic vegetation. The statute, recently amended by HB 2985 (1981 Legislative Session) states that public concern is the protection, conservation, and best use of the water resources with particular attention to navigation, fishery, and recreational use of waters. In determining whether to issue the permit, the ~~Division of State Lands~~Department of State Lands solicits comments from state and local government bodies. When requesting a fill/removal permit in an estuary, the LCDC Goals must be addressed in addition to the requirements of ORS 468B. The statute establishes criteria under which the Director of ~~Division of State Lands~~Department of State Lands shall evaluate the need for mitigation of impacts caused by removal or filling of intertidal or tidal marsh areas of estuaries.

- State Waste Discharge Permit [ORS 468B.005 to 468B.070 (amended 1991)]: The Department of Environmental Quality (DEQ) issues permits for discharge of wastes into waterways (as well as on land) under State authority and by delegation of the federal Environmental Protection Agency's NPDES (National Pollution Discharge Elimination System) permit authority. In cases where Section 10/404 and State Fill/Removal Permits are not required or do not include all water quality requirements, the State Waste Discharge Permit would be required to assure that water quality is protected.

- State Air Contaminant Discharge Permit [ORS 468A.040 to 468A.060 (amended 1991)]: The Department of Environmental Quality (DEQ) issues permits for the discharges of certain types of air contaminant sources under State authority. The permit program conforms to Federal Clean Air Act requirements and thus ensures against air quality standards violations. It also incorporates Prevention of Significant Deterioration (PSD) provisions, which limits the amount of deterioration in air quality in areas like Coos Bay, which is already cleaner than standards.

- Statewide Comprehensive Planning Program and Coastal Goals (ORS 197.005 to 197.430): this statute requires all cities and counties to develop comprehensive plans consistent with the Statewide Planning Goals. The statutes specify that the goals must specifically address estuarine, tidal, marsh, wetland, and beach and dune areas. These coastal concerns are thus addressed in Goals #16, #17, #18 and #19. As mentioned previously, this Statewide Planning Program has also been approved as part of the State of Oregon Coastal Management Program.

The statutes also require that all State agency decisions affecting land use be consistent with the acknowledged comprehensive plan or, when comprehensive plan has not been acknowledged, be consistent with the LCDC Goals. Decisions affecting land use include all permits issued by State agencies. Each permit issued must be accompanied by a finding that it is consistent with the acknowledged plan or the Goals. Unfortunately, federal decisions affecting land use are not bound to this same consistency finding.

State Permit Issuance

ORS 197.180(1) requires State agencies to apply the Statewide Planning Goals or acknowledged comprehensive plans when taking actions with respect to programs affecting land use. The Department of Land Conservation and Development rule on State Permit Consistency (OAR 660-31) which establishes procedures and standards for consideration of Goals and acknowledged plans prior to the approval of State permits.

The rule defines Class A and B permits, and sets forth procedures as follows:

Consistency Review Procedures:

Class A Permits: permits affecting land use that require public notice and public hearing at the agency's discretion prior to permit approval. Included in the public notice must be a statement that the permit application is being reviewed for consistency with the goals or acknowledged plan. Public notice of the permit must be sent to the city or county and its citizen advisory committee. Testimony at the hearing concerning consistency of the proposal with the LCDC Goals or an acknowledged Plan must be considered. Agency determination of consistency is to be based on public comments and review by other agencies.

Class B Permits: permits affecting land use which do not require public notice or an opportunity for public hearing prior to permit issuance. The review process must assure that either: (i) the proposed use and activity are allowed by the zoning classification where an acknowledged Plan exists; or (ii) the applicant is informed that permit approval is not dependent upon a state agency's finding of compliance with the Statewide Planning Goals or the acknowledged Comprehensive Plan and the applicant must obtain a land use approval from the local government. The local government must include a determination of compliance with the Goals when they are applicable (i.e., when there is no

acknowledged Plan). The local determination may be stated in conclusory form without extensive findings.

Review Criteria [Class A and Class B Permits (OAR 660-31-025)]: If the local government does not have an acknowledged Plan, the State agency issuing the permit shall review the proposal's consistency with LCDC Goals. Where an acknowledged Plan exists, the agency shall only review a project's consistency with the Plan. The Statewide Planning Goals are not to serve as review criteria after Plan acknowledgement, unless the State agency issuing the permit finds:

(1) The acknowledged Plan and implementing ordinances do not address or control the activity under consideration;

(2) The acknowledged Plan allows the activity or use but subject to future goal considerations by an agency; or

(3) Substantial changes in conditions have occurred which render the Plan and implementing ordinances inapplicable to the proposed activity.

Reliance on the Local Government's Determination (OAR 660-31-035): State agencies must rely upon the affected local government's consistency determination in the following cases:

(1) When the agency finds that the local government has made a determination of consistency or inconsistency with its acknowledged Plan and ordinances;

(2) Where there is not an acknowledged Plan or the State agency makes a finding that the acknowledged Plan does not address or control the proposal or substantial changes in conditions have occurred rendering the Plan inapplicable, and the agency finds:

a) The local review addresses the relevant LCDC Goals; and

b) The local review provided notice and the opportunity for public and agency review and comment.

If notice and public and agency review and comment were not provided, the agency shall rely on the local determination if not objections are raised during the agency's review.

LISTING OF CLASS A AND B STATE AGENCY PERMITS AFFECTING LAND USE

Class A Permits:

Department of Energy (DOE)
- Energy Facility Site Certificates

Department of Fish and Wildlife (ODFW)
- Salmon Hatchery Permit

~~Division of State Lands~~Department of State Lands (DSL)
- Fill and Removal Permits

Department of Transportation (ODOT)
- Ocean Shore Improvement Permit

Department of Geology and Mineral Industries (DOGAMI)
- Permit to Drill -- Geothermal Well*
- Permit to Drill -- Oil or Gas Well*

* Agency's legislation does not provide for public hearing on permit review. Some other review process providing opportunity for public and agency comment is used.

Class B Permits:

Department of Environment Quality (DEQ)
- Subsurface Sewage Disposal System permit
- Air Contaminant Discharge Permit
- Waste Discharge Permit (National Pollution Discharge Elimination)
- Indirect Source Construction Permit
- Water Pollution Control Facility Permit
- Solid Wwaste Ddisposal Site Permit

Department of Geology and Mineral Industries (DOGAMI)
- Surface Mining Operation Permit

~~Protective Health Services Section,~~ Public Health Division, ~~Department of Human Resources~~Oregon Health Authority
- Community Water Supply System Certification
- Organization Camp Sanitation Certificate
- Recreation Ppark Sanitation Certificate
- Recreational Vehicle Park Plan Review

Water Resources Department (OWRD)
- ~~Appropriate~~ Groundwater Rights Application
- ~~Appropriate Public~~ Water Use Permit
- Water Right Transfer

Public Utility Commissioner (PUC)
- Railroad Highway Crossing Project

Department of Transportation (ODOT)
- ~~Road~~ Highway Approach Permit
- Airport Site Approval

Source for permit identification: OAR, Chapter 660, Division 31-LCDC

LOCAL AUTHORITY

Cities and counties have direct responsibility for developing and implementing Plans for areas lying within the estuary and its shorelands. This responsibility is set forth in various state statutes including ORS 197, 215, 117 and 92 and the Statewide Planning Goals implemented by LCDC through Oregon Administrative Rules.

Other local governmental authorities include the Port and the Soil and Water Conservation District. The Port has ability to acquire land, levy fees, and initiate developments for improvement of the Port and Port facilities as set forth in ORS 777.005 to 777.725. The Port and the Soil and Water Conservation District have authority to initiate projects to prevent erosion.

1.3 Historical Perspective

The seventh ~~six~~ version of the Coos Bay Estuary Management Plan (CBEMP, original draft in 1980) came from two years of collaborative work between community groups, local government, state, and federal officials. The primary impetus for the latest revision is the desire to integrate the recently created Lands and Waterway Data Source and Coos Estuary and Shoreland Map Atlas into the CBEMP. Additionally, partners desired to increase the readability and usability of the CBEMP and its associated development processes. It is important to note that no zone boundaries were modified in this process, but several policies were amended.

The sixth CBEMP came from more than 5 years of effort by local government, state and federal officials, and citizens. Development of the Plan was slow and frustrating. There is value in reflecting on the Plan's historical road.

In April and May of 1979, the Coos County Board of Commissioners decided to develop an intergovernmental, coordinated CBEMP. Various state and federal agencies with local governments were to cooperate in formulating a management plan that would provide the wisest and best use of the bay's resources.

The Board of Commissioners delegated the Coos Curry Council of Governments (CCCOG) to act as lead agency for the project. CCCOG in turn hired a consulting firm, Wilsey and Ham, to facilitate intergovernmental consensus and help prepare plan and inventory documents. CCCOG later decided to produce the documents and to have Wilsey and Ham facilitate the meetings.

An intergovernmental team was formed and known as the Inter-Agency Task Force (IATF). The first meeting was on July 16, 1979. After many meetings and discussions, the formulation of the Plan and its background information was turned over to the County Planning Department to correct and complete. A work program was presented to DLCD by the County Planning Department, which was accepted.

In July 1982, the "Third Draft CBEMP" was released for public review and comment. Local adoption began in September 1982. The County officially submitted the CBEMP to LCDC in September 1982. On April 22, 1983, LCDC responded with a 258-page report with suggested changes and granted a 150-day continuance to work toward correcting the deficiencies. At an October 6, 1983 meeting with three LCDC members, a second 150-day continuance was granted, noting that local government had made substantial progress in addressing the "In Order To Comply" requirements. Two months into the new continuance schedule, the CBEMP was again subjected to a new public review and adoption process for resubmission to LCDC.

The backbone of the Coos Bay Estuary Management Plan is a myriad of complex conservation and development decisions which were reached jointly by the Inter-Agency Task Force participants (officials of local governments, state and federal agencies). The decisions were reached through a process of negotiations leading to a consensus conclusion.

IATF participants represented local governments with land use planning authorities and responsibilities under state law, and state and federal agencies with authorities to implement various state and federal environment regulations. "Consensus" was deemed to exist when all IATF participants agreed to the provisions of a respective decision; that is, "consensus" did not exist if a single IATF participant objected to a proposed decision.

The initial decision by the Board of Commissioners and other local officials to participate in an inter-agency process where decisions would be mediated was reached after years of frustration over seemingly irresolvable conservation and development conflicts between permit-granting agencies and local governments, and upon the recognition that traditional planning approaches would not likely yield timely successes in resolving the conflicts.

The ideal resolution of conflicts with permit-granting agencies would be one where both local governments and agencies mutually agreed to a long-range comprehensive development plan that anticipates and resolves conflicts -- and thus creates predictability and certainty for local governments and agencies alike by conserving areas where development should not occur while at the same time facilitating the development of areas determined appropriate for increased economic growth.

The key expectation for local governments remained that major permit conflicts would not occur for areas designated in the Plan as appropriate for increased economic growth.

The ability to actually resolve future permit conflicts through the inter-agency consensus approach is directly related to the Plan's ability to be long-range, comprehensive, and general.

The outcome of the process -- the Plan itself -- was not clearly conceptualized in the minds of IATF participants.

Confusion about the process created skepticism among Local Officials experienced in the development of comprehensive plans. This in turn created unnecessary dialogue at Task Force meetings, which caused delays and increased the project's cost.

Overall Plan development time probably could have been expedited if critical inventory information would have been formulated early in the process, and presented in a format that would have facilitated LCDC goal compliance evaluation.

The consensus process was extremely expensive -- as one would expect of any decisions "reached by a committee". Extraordinary costs were unavoidable in a consensus process because of the very nature of the approach.

Notwithstanding time delays, cost overruns, and other problems referenced above, completion of the Coos Bay Estuary Management Plan represented a significant milestone along the way toward acknowledgement of compliance with the requirements of Oregon's Coast Management Program.

There were 20 steps in the work program which outlined the steps to develop the Coos Bay Estuary Management Plan, which is in force at this time. The IATF considered key issues and planning problems in accordance with LCDC Goal #2. The key issues and planning problems were listed in Section 1.4.2 of the CBEMP that was acknowledged by LCDC. IATF addressed and considered alternative solutions to resolve the issues and planning problems as consensus decisions were reached. Since the adoption of the CBEMP, the City of Eastside has been taken into the City of Coos Bay.

1.4 Development of Implementing Measures

Coos County, the Cities of Coos Bay and North Bend each drafted specific zoning and land development ordinance measures that implemented the adopted Estuary Management Plan.

1.5 Citizen Involvement Program

Statewide Planning Goal #1 requires local governments "to develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process".

Goal #1 states the following components shall be incorporated in the “Citizen Involvement Program” to:

a. Pprovide for widespread citizen involvement; and

b. Aassure effective two-way communication with citizens; and

c. Pprovide the opportunity for citizens to be involved in all phases of the planning process; and

d. Aassure that technical information is available in an understandable form; and

e. Aassure that citizens will receive a response from policy-makers; and

f. Iinsure funding for the Citizen Involvement Program.

In 1977, the Coos County adopted a Citizen Involvement Program (C.I.P.) to guide the development of the Comprehensive Plan [Volume I (Balance of County), II (Coos Bay Estuary), and III (Coquille River Estuary)]. During the development of the Plan and its Implementing Ordinance the Citizen Involvement Program was essential for the factual information and how to manage the integral estuaries, farmlands and timberlands which define this County

Once the Comprehensive Plan was prepared for Coos County, Section 5.1 in Volume I, Part 1 was created to involve the citizens of Coos County in a productive manner with the on-going planning process for land use.

After the Land Conservation and Development Commission’s (LCDC) acknowledgement and the County’s adoption of Coos County’s Comprehensive Plan and Implementation Ordinance, the County felt its Citizen Involvement Program would be better served by appointing the County’s Planning Commission to serve as a component of its Citizen Involvement Program in order to continue satisfying Statewide Planning Goal #1. In

1987, Coos County's Citizen Involvement Program was amended to place the County's Planning Commission in this dual role.

The Coos County Board of Commissioners determined during the County's Periodic Review process that there was a need for a Citizen Involvement Program separate from the Planning Commission.~~–~~ The citizen involvement group ~~will be~~is a "Citizen Advisory committee", which ~~will~~ represents the broad geographic areas of the County and varied interests related to land use.~~–~~ This committee's function ~~will be~~is to review revisions initiated by Planning Department staff or suggest revisions to the County's Comprehensive Plan and/or Zoning and Land Development Ordinance; it does ~~will~~ not include applications submitted by property owners and/or their agents.

A joint CBEMP Steering Committee will be appointed to facilitate coordination of ongoing maintenance and updating of the multi-jurisdictional Coos Bay Estuary Management Plan.

1.6 Agency Involvement and Coordination

LCDC's Goal #2 requires county, cities, state and federal agencies, and special districts plans and land use actions to be consistent with the comprehensive plans of the cities and the county.~~–~~ Coordination between the county, cities, state and federal agencies and special districts will be an on-going process to generate consistent plans and ordinances as well as input.

Agencies, special districts and citizens, which may be affected by a land use decision in Coos County, are given an opportunity to respond to the land use request and/or plan amendment, either in writing or by oral testimony at a public hearing or work session.

The County has entered into coordination and cooperative agreements with special districts, cities, and agencies in order to comply with ORS 197.015(5). These documents are on record in the Coos County Courthouse.

1.7 How to use this Plan

This Plan contains specific language that regulates future natural, conservation, and development uses and activities that are, or may be, allowed at various Coos Bay aquatic and shoreland areas. As previously stated, the Plan's main purpose is to clearly stipulate where, and under what circumstances, development may occur -- thereby creating both predictability and certainty that required development permits will be issued if proposed actions are consistent with the provisions of this Plan.

Follow the steps below to determine whether or not a proposed use or activity is, or may be allowed at any specific site:

1. Locate the subject site on the Plan Map (Map M1)~~, which is~~ included in Appendix A ~~attached~~.

2. Note on the Plan Map (Map M1) whether the subject property is contained within an aquatic management unit, a shoreland unit, or both.~~–~~ Note the numbers and abbreviated unit designations (i.e.,"UD","UW","CA", etc.) for applicable management units.

3. Turn to Section 5 ~~the pages in~~ of the Plan document which contains specific plan provisions for each of the aquatic and shoreland management units. Find the pages that correspond to the map designations for the subject site.

4. For each applicable aquatic and/or shoreland management unit:

   a. Review the unit's overall designation (i.e., Conservation Aquatic [CA], Urban Development [UD], etc.) to determine the general level of development allowed in the unit. Section ~~3.5~~ 3.4 explains the meaning of these aquatic and shoreland designations.

   b. Review the unit's management objective. This narrative provides general policy guidance regarding natural, conservation, and development uses and activities that are, or may be, allowed in the unit. All uses and activities allowed in the unit are consistent with the unit's management objective.

   c. Review the unit's Uses and Activities Matrix to determine whether or not a proposed use or activity is allowable, subject to prescribed development standards (when applicable), or whether the proposed use or activity may be conditionally allowed subject to discretionary approval by local government, and possibly subject to special development conditions as denoted by an "*" symbol described below.

   d. Review the designations which accompany each "use" and "activity" listed in the matrix to determine what is allowed, what is not allowed, and what "Special Conditions" apply.

      "A" means "Allowed". The proposed use or activity will be allowed outright.

      "*" means "Special Conditions" apply to the proposed use or activity, which may be allowed; in some cases, as discretionary decision by local government is required, as stated in the special condition narrative.

      "N" means "Not Allowed". The proposed use or activity is prohibited in the unit.

      "N/A" means "Not Applicable". The use or activity is not realistic considering the physical character of the unit and therefore does not apply.

      In addition, "General Conditions" provide a convenient cross-reference to applicable Policies which may further limit or condition allowed uses and activities in shoreland areas.

      Review the definitions, bay-wide policies, and standards set forth in Volume II, Part 1, Section 3 of this Plan, as the site-specific use and activity policies are subordinate with these.

SECTION 2.– POLICIES FOR FUTURE PROCESSES

Purpose: This section provides details on how the Plan shall be (1) implemented, (2) revised, and (3) ~~and~~ amended.

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2. POLICIES FOR FUTURE PROCESSES

2.1 Plan Implementation

The Coos Bay Estuary Management Plan shall be implemented by Coos County and by the Cities of North Bend and Coos Bay. Coos County and each of the cities will adopt this Plan by ordinance. ~~Each of the cities will adopt those portions of the Plan which set forth the management objectives for management units which lie within that city's boundary.~~ Each of the cities will ~~also~~ allow the uses and activities which are set forth in this Plan for these units~~, and will adopt other policies and/or portions of this Plan when applicable.~~ Coos County and the cities will adopt other implementation measures as determined necessary by each jurisdiction to carry out the intent of and to maintain this Plan. A management agreement between Coos County, the Cities of North Bend and Coos Bay, the Coquille Indian Tribal Council and the Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians Tribal Council, and the Oregon International Port of Coos Bay will assure maintenance of a coordinated intergovernmental estuary Plan. Coos County will assume the lead role for maintaining the Coos Bay Estuary Management Plan; the cities, Tribes, and ~~,~~ Port~~, and state and federal agencies will have the opportunity to respond to proposed Plan amendments/updates.~~ will co-manage the Plan with the County through a joint steering committee. All proposed plan amendments and/or updates shall be reviewed by the joint steering committee, who shall make recommendations to County and City Planning Commissions to initiate required legislative amendment adoption processes.

2.2 Plan Amendments/Revisions and Periodic Review

I. Coos County may rely on the formal "Periodic Review" process to satisfy the requirements of this policy.

Coos County shall conduct a formal review of the Plan, including inventory and factual base and implementing measures to determine if any revision is needed; base its review upon re-examination of data, problems, and issues; issue a public statement as to whether any revision is needed; coordinate with other jurisdictions which are included within the Coos Bay Estuary and its shorelands; and incorporate public input into its decision.

This strategy is based on the recognition that a formal periodic review is necessary to keep this Plan current with local situations and events which may change from time-to-time and reduce the Plan's ability to effectively and appropriately guide growth of the Coos Bay Estuary and its shorelands.

Coos County shall approve minor revisions/amendments to its Comprehensive Plan when justified. Minor revisions/amendments are smaller in scope than major revision/amendments, and generally include, but are not limited to changes in uses and activities allowed and changes in standards and conditions.

II. The County shall undertake special studies and projects deemed beneficial and/or necessary to the community to keep current key inventories, which are the factual basis of this Plan.

This policy shall be implemented through on-going Planning efforts to keep a statistical data base on Coos County's changing socio-economic characteristics (including, but not limited to, population and housing data, employment statistics, traffic counts, agricultural production, etc.). The County welcomes agency cooperation in providing relevant new data as it is published.

This policy recognizes the necessity of keeping key planning information current and, further, that County efforts to do so would be largely limited to collecting and analyzing data complied initially by other agencies. Further, the policy recognizes that special projects (i.e., neighborhood traffic studies) may be necessary to help resolve unanticipated small-scale community problems.

III. The policy recognizes:

a. The Planning Department may conduct the necessary research or contract with a consultant (if dollars are available);

b. The County may continue with a skeletal long-range planning staff necessary to provide technical support in efforts to maintain and update the Plan; and

c. State funds might be available to help defray the local costs of such activities.

Minor revisions/amendments are expected to occur when public needs and desires change and when development occurs at a different rate than contemplated by this Plan. Major revisions/amendments will include changes in the management objectives and classifications for management units and changes in bay-wide policies, while minor changes will include changes in uses and activities allowed and changes in standards and conditions. This is because the scope of those changes identified as "Major Revisions/ Amendments" is much greater than other plan changes because management objectives, unit classifications, and policies form the basis for each unit's uses and activities.

Each jurisdiction shall be responsible for complying with the notice requirements of ORS 197 for those amendments within its jurisdictional boundaries.

2.3 Major and Minor Revisions/Amendments

When major changes are proposed, issues, problems, and alternatives will be identified, taking into consideration social, economic, energy and environmental needs existing at the time of the proposed revision/amendment. The Statewide Planning goals and state statutes in effect at the time, along with documented changes in local conditions and/or circumstances, shall serve as the basis of any major Plan change.

If uses and activities allowed within various management units or the standards and conditions under which specific uses and activities are allowed are proposed to be changed, new or changed uses and activities will only be allowed when they are consistent with the LCDC Goals and statutes, compatible with adjacent uses and activities set forth in this Plan, and when they are in keeping with the designation and management objective of the management unit and otherwise coordinated with other policies and the inventoried needs set forth within the Plan.

Coos County citizens and affected governmental units shall have opportunities for review and comment during review and any subsequent major or minor revisions/amendments to this Plan.

2.4 Citizen Involvement

Citizens shall be involved in all phases of maintaining and updating the Coos Bay Estuary Management Plan and implementing measures. This will be accomplished through separate processes of individual jurisdictions and through joint processes of Coos County, Cities of North Bend and Coos Bay, and the Oregon International Port of Coos Bay as outlined in the Special Districts Agreements which sets forth future processes for intergovernmental coordination of the Coos Bay Estuary Management Plan.

The Coos County Board of Commissioners and Planning Commission are responsible for making a variety of land use and community development decisions for Coos County citizens, just as the City Councils of Coos Bay and North Bend are responsible for making land use and community development decisions for their residents. The appropriateness of these decisions and the way the public accepts them often depend on the extent to which the general public is involved in helping make the decisions. Thus, one of the major objectives of the Board of Commissioners, City Councils and ~~the~~ Planning Commissions is to maintain the on-going assurance that their decisions are guided by citizen input. ~~The~~A joint CBEMP ~~Citizen Advisory~~ Steering Committee comprised of representatives from Coos County, City of Coos Bay, City of North Bend, local Tribes, and the Port shall aid the Planning staffs in the direction of revising the ~~Comprehensive Plan and~~ CBEMP and its Implementing Ordinances, as well as to voice concerns and/or support revisions and updates of the plan and implementing ordinances, which are initiated by the Planning Department(s) staff, prior to public hearings and determinations at the Planning Commission and City Council/Board of Commissioners level. This committee's function will not include applications submitted by property owners and/or their agents.

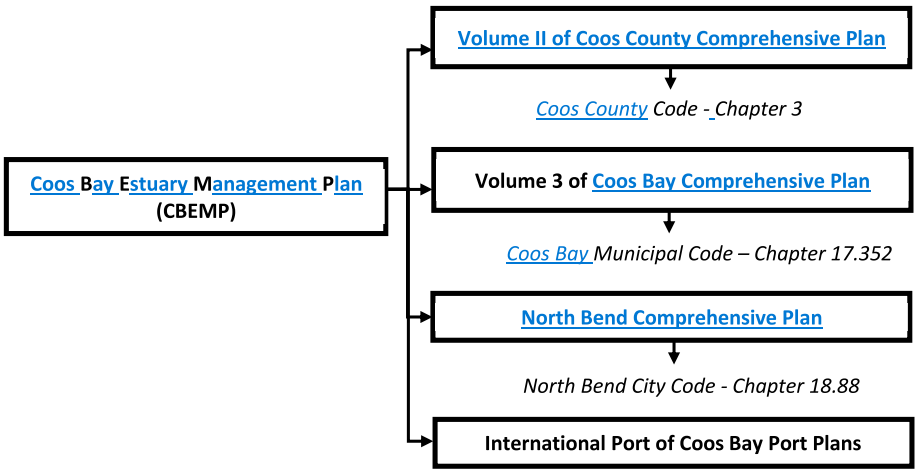
~~Citizen Advisory Committee shall consist of seven (7) Coos County citizens, who shall be selected by an open, well-publicized public process. The selection of the seven (7) citizens will be determined by the Planning Director or designee and the Board.~~
A joint CBEMP Steering Committee shall be appointed to facilitate coordination of ongoing maintenance to the multi-jurisdictional Coos Bay Estuary Management Plan. This steering committee may consist of nine (9) or more members. Membership shall be as follows: one (1) member from the city of Coos Bay Planning Commission (appointed by Coos Bay City Council); one (1) member from the city of North Bend Planning Commission (appointed by North Bend City Council); one (1) member from the Coos County Planning Commission (appointed by the Coos County Board of Commissioners); one (1) member from the Port Authority (appointed by the Port Commission); two (2) members from the local Tribes (one (1) appointed by the Coquille Indian Tribal Council and one (1) appointed by the Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians Tribal Council); and at least three (3) interested citizens (one (1) each appointed by the Coos County Board of Commissioners, Coos Bay City Council, and North Bend City Council).

2.5 Relationship to Other Plans

The Coos Bay Estuary Management Plan shall serve as the basis of land use and community development regulations for lands lying within the Coos Bay Estuary and its Shorelands as defined in

Section 4.– Applicable portions of the Plan are to be adopted by the Cities of North Bend and Coos Bay and incorporated into their respective comprehensive plans.– Coos County and Cities of North Bend and Coos Bay will implement the Coos Bay Estuary Management Plan within the boundaries of their respective jurisdictions through adoption of ordinances and processing of permits.– These entities and the Oregon International Port of Coos Bay will coordinate planning for the estuary and shoreland areas through the adoption of an intergovernmental agreement which addresses responsibilities of various jurisdictions, Plan amendment procedures, review and update procedures, and Plan implementation. Port plans and special functional plans, when developed, will be supplemental to and shall not conflict with this coordinated Coos Bay Estuary Management Plan, which designates uses and activities for the estuary and shoreland areas. Figure 1 below for displays these relationships.

Figure 1: Coos Bay Estuary Management Plan's Relationship to Other Plans and Jurisdictions



2.6 Agency Involvement

State and federal agencies will be involved in Plan amendments and updates as required by ORS 197. Agency opinions shall be solicited when local officials discuss the possibilities of potential Plan amendments.

SECTION 3. MANAGEMENT FRAMEWORK

~~(Definitions, Policies and Standards, and Plan Provisions)~~

Purpose: This section presents (1) definitions, (2) policies and standards, and (3) plan provisions for Plan's management approval

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3. MANAGEMENT FRAMEWORK: Definitions, Policies and Standards, and Plan Provisions

3.1 Introduction

The management framework for this Plan consists of nine~~ten~~ policy components:

~ Definitions
~ Policies
~ ~~Special Considerations Map~~
~ Management Unit Classification System
~ Plan Map (Map M1) (including Management Unit Designations)
~ Management Unit Objectives
~ Uses and Activities Matrix (including "General" and "Special Conditions")
~ Special Dredge Material Disposal Plan
~ Special Mitigation/Restoration Plan
~ Future Processes (See Section 2.2)

Section 3.3 details the above policy components.

3.2 Definitions

The following definitions shall be used in the implementation and interpretation of this Plan. Words and phrases used in this Plan and not specifically defined herein, shall be interpreted according to their ordinary and common meanings. As used in this document, the singular number may include the plural, and the gender may include the feminine and the neuter. The following terms shall refer to:

~	County:	Coos County
~	Cities:	North Bend or Coos Bay
~	Port:–	Oregon International Port of Coos Bay
~	State:	State of Oregon
~	Plan:	Coos Bay Estuary Management Plan.

DEFINITIONS:

ACCESSORY USE:– Structure or use which ~~:~~ (1) is subordinate to and serves a principal structure or principal use; (2) is subordinate in area, extent, or purpose to the principal structure or principal use served; (3) contributes to the comfort, convenience, or the necessity of occupants of the principal structure or principal use; and (4) is located on the same lot, parcel, or tract as the principal structure or principal use, unless otherwise permitted or conditionally permitted by this Ordinance.– Examples of accessory structures and uses are private garages, storage sheds, playhouses, swimming pools, and parking for recreational vehicle, boat, log truck, or other vehicle.

ACCRETION: The build-up of land along a beach or shore by the deposition of waterborne or airborne sand, sediment, or other material.

ACTIVITY: Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Several activities such as dredging, piling, and fill may be undertaken for a single use such as a port facility. Most activities may take place in conjunction with a variety of uses.

AGRICULTURE: Farm use, as defined by ORS 215.203(2)(a), except that in non-EFU areas, agriculture does not have to be for the primary purpose of obtaining a profit in money. Generally, agriculture includes the raising of livestock and harvesting crops using acceptable farming practices and structures and facilities relating to these uses.

AGRICULTURAL LANDS:– Those lands designated in the Coos County Comprehensive Plan (Volume 1 "Balance of County") for inclusion in Exclusive Farm Use (EFU) Zones. These lands include Soil Capability class I, II, III, and IV lands, as defined by the United States Soil Conservation Service in their Soil Capability Classification system, and other lands suitable for farm use.

AIRPORTS: Terminal stations for aircraft, passenger, and cargo operations, including runways, towers, and associated structures.

ANADROMOUS: Referring to fish, such as salmon, which hatch in fresh water, migrate to ocean waters to grow and mature, and return to fresh waters to spawn.

AQUACULTURE: Raising, feeding, planting, and harvesting fish and shellfish and associated facilities necessary for such use.

AQUATIC: Of or pertaining to water.

ARCHAEOLOGICAL RESOURCES: Those districts, sites, buildings, structures, and artifacts which possess material evidence of human life and culture of the prehistoric and historic past.

AVULSION: A tearing away or separation by the force of water.– Land which is separated from uplands or adjacent properties by the action of a stream or river cutting through the land to form a new streambed.

BEACH: Gently sloping areas of loose material (e.g., sand, gravel, and cobbles) that extend landward from the low-water line to a point where there is a definite change in the material type or landform or to the line of vegetation.

BENTHIC: Living on or within the bottom sediments in water bodies.

BRIDGE:– A structure carrying a pathway or roadway over a depression or obstacle.

BRIDGE CROSSINGS:– The portion of a bridge spanning a waterway not including supporting structures or fill located in the waterway or adjacent wetlands.

BRIDGE CROSSING SUPPORT STRUCTURES: Piers, pilings, and similar structures necessary to support a

bridge span including fill for causeways or approaches.– Pillars, bulkheads, and similar structures used in bridge construction.

BULKHEAD:—A retaining wall along a waterfront that separates uplands from aquatic areas.

CARRYING CAPACITY: Level of use which can be accommodated and continued without irreversible impairment of natural resources productivity; the ecosystem; and the quality of air, land and water resources.

CHANNELIZE:– To sStraighten the bed or banks of a stream or river or to line them with concrete or other materials.

CITIZEN: Any individual who resides or owns property within the planning area; any public or private entity or association within the planning area, including corporations, governmental and private agencies, associations, firms, partnerships, joint stock companies, and any group of citizens.

COASTAL HEADLANDS:– Ssee "Headlands" definition.

COASTAL LAKES:– Lakes in the coastal zone that are bordered by a dune formation and that have a direct hydrologic surface or subsurface connection with saltwater.

COASTAL SHORELAND: Those areas immediately by oceans and land next to estuaries.

COASTAL SHORELAND AREA:– The lands lying between the Coastal Shorelands Boundary set forth elsewhere in this Plan and the line of nonaquatic vegetation, which is also known as the Section 404 Line. Those areas immediately adjacent to the ocean, all estuaries and associated wetlands, and all coastal lakes.

COASTAL STREAM: Any stream within the coastal zone.

COASTAL WATERS: Territorial ocean waters of the continental shelf, estuaries, and coastal lakes.

COASTAL ZONE: The area lying between the Washington Border on the north to the California border on the south, bounded on the west by the extent of the state's jurisdiction, and in the east by the crest of the coastal mountain range, with the exception of: (a) The Umpqua River basin, where the coastal zone shall extend to Scottsburg; (b) The Rogue River basin, where the coastal zone shall extend to Agness; (c) The Columbia river basin, where the coastal zone shall extend to the downstream end of Puget Island (Formerly ORS 191.110).

COMMERCIAL USES: Privately-owned or operated facility or place of business open to the public for sale of goods or services. Examples include: restaurants, taverns, hotels, motels, offices, personal services, retail stores, recreational vehicle parks, and campgrounds. Public facilities offering similar goods of services are also defined as commercial uses.

CONFLICTING USE:– Is a A land use, or other activity reasonably and customarily subject to land use regulations, that could adversely affect a significant Goal #5 resource [except as provided in OAR 660-023-0180(1)(b)].– Local governments are not required to regard agricultural practices as conflicting uses.

CONSERVATION:– The act of conserving the environment.

CONSERVATION AQUATIC AREA (CA):– An aquatic management unit (See Volume II, Part 1, Section 3.5).

CONSERVATION MANAGEMENT UNIT:– In all estuaries, except those in the overall Oregon Estuary Classification which are classed for preservation, areas shall be designated for long-term uses of renewable resources that do not require major alteration of the estuary, except for the purpose of restoration.– These areas shall be managed to conserve the natural resources and benefits.– These shall include areas needed for maintenance and enhancement of biological productivity, recreational and aesthetic uses, and aquaculture.– They shall include tracts of significant habitat smaller or of less biological importance then those in the "Natural" management unit, and recreational or commercial oyster and clam beds not included in the "Natural" management unit.– Areas that are partially altered and adjacent to existing development of moderate intensity which do not possess the resource characteristics of natural or development units may also be included in this classification.

CONSERVATION SHORELAND AREA (CS): A shoreland management unit (See Volume II, Part 1, Section 3.5).

CONSERVATION USE:– ~~To k~~Keep in a safe or sound state to avoid wasteful or destructive use of natural resources.

CONSERVE:– ~~To m~~Manage in a manner which avoids wasteful or destructive uses and provides for future availability.

CONSISTENT:– As defined by Black's Law Dictionary: "having agreement with itself or something else; accordant; harmonious; congruous; compatible; compliable; not contradictory".– Further, "consistent with" means "in harmony with".

CONTINENTAL SHELF:– The area seaward from the ocean shore to the distance when the ocean depth is 200 meters or where the ocean floor slopes more steeply to the deep ocean floor. The area beyond the state's jurisdiction is the **OUTER** Continental Shelf.

DATE OF CREATION AND EXISTENCE (FARM ~~&~~and FOREST LOT OF RECORD):– When a lot, parcel, or tract is reconfigured pursuant to applicable law after November 4, 1993, the effect of which is to qualify a lot, parcel, or tract for the siting of a dwelling; the date of the reconfiguration is the date of creation or existence.– Reconfigured means any change in the boundary of the lot, parcel, or tract.

DEFLATION PLAIN:– The broad interdune area which is wind-scoured to the level of the summer water table.

DETENTION:– Temporary storage of water.– Typically, low areas that store floodwater.

DEVELOP:– ~~To b~~Bring about growth or availability, to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights to access.

DEVELOPMENT:– The act, process, or result of developing. Within Special Flood Hazard Areas, "development" is defined as any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Commented [AF4]: Clarification added at request of DLCD NFIP Coordinator, to clarify more restrictive definition that applies to Development within special flood hazard areas per NFIP.

DEVELOPMENT AQUATIC AREA (DA):– An aquatic management unit (See Volume II, Part 1, Section 3.5).

DEVELOPMENT MANAGEMENT UNIT:– In estuaries classified in the overall Oregon Estuary Classification for more intense development or alteration, areas shall be designated to provide for navigation and other identified needs for public, commercial, and industrial water-dependent uses consistent with the level of development or alteration allowed by the overall Oregon Estuary Classification. Such areas shall include deep-water areas adjacent or in proximity to the shoreline, navigation channels, subtidal areas for in-water disposal of dredged material, and areas of minimal biological significance needed for uses requiring alterations of the estuary not included in "Natural and Conservation" management units.

DEVELOPMENT SHORELAND AREA (D): A shoreland management unit (See Volume II, Part 1, Section 3.5).

DEVELOPMENT USE:– Any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations located within the area of special flood hazard.

DIKES: Structures designed and built to prevent inundation of a parcel of land by water. A dike is considered new when placed on an area which:– (1) has previously never been diked or (2) has previously been diked, but all or a substantial part of the area is subject to tidal inundation and tidal marsh has been re-established. Maintenance and repair refer to: (a) existing serviceable dikes (including those that allow some seasonal inundation); and (b) those that have been damaged by flooding, tidegate failure, etc., but where reversion to tidal marsh has not yet occurred, except in drainage ways.

DIVERSITY:– The variety of natural, environmental, economic, and social resources, values, benefits, and activities.

DOCKS AND MOORAGE: A pier or secured float or floats for boat tie-up, fishing, or other water-dependent use often associated with a specific land use on the adjacent shoreland, such as a residence, or group of residences; but not exceeding five berths. Small commercial moorages (5 berths or less) with minimal shoreside services and no solid breakwater are included in this category. Floathouses, which are used for boat storage, net-drying, and similar purposes are also included in this category.

DRAINAGE (including TIDEGATING): The construction and maintenance of drainage channels including the disposal of resulting dredged material, construction, and maintenance of tidegates, tideboxes, pumphouses, and associated structures.

DREDGED MATERIAL DISPOSAL: The deposition of dredged material in aquatic or upland areas. Methods of disposal include in-water disposal, beach and land disposal, and ocean disposal:– (1) **In-water Disposal** is the deposition of dredged materials in a body of water. (2) **Ocean Disposal** is the deposition of dredged materials in the ocean. (3) **Beach Disposal** is the deposition of dredged materials in beachfront areas west of the foredunes. (4) **Land Disposal** is the deposition of dredged materials landward of the line of non-aquatic vegetation, in "upland" areas.

DREDGING:– The removal of sediment or other material from a stream, river, estuary or other aquatic area.– (1) **Maintenance Dredging** refers to dredging necessary to maintain functional depths in maintained channels or adjacent to existing docks and related facilities. (2) **New Dredging** refers to deepening either an existing authorized navigation channel or deepening a natural channel, or to create

a marina or other dock facilities, or to obtain fill for the North Bend Airport runway extension project. (3) **Dredging to Maintain Dikes and Tidegates** refers to dredging necessary to provide material for existing dikes and tidegates. (4) **Minor Dredging** refers to small amounts of removal as necessary, for instance, for a boat ramp. Minor dredging may exceed 50 cubic yards, and therefore require a permit.

DRYLAND MOORAGE: Boat moorage space provided on dry land, such that boats are mechanically lowered to and raised from the water.

DUNE: A hill or ridge of sand built up by the wind along sandy coasts.

DUNE, ACTIVE: A dune that migrates, grows and diminishes from the face of wind and supply of sand. Active dunes include all open sand dunes, active hummocks, and active foredunes.

DUNE COMPLEX: Various patterns of small dunes with partially stabilized intervening areas.

DUNE, CONDITIONALLY STABLE: A dune presently in a stable condition, but vulnerable to becoming active due to fragile vegetative cover.

DUNE HUMMOCK, ACTIVE: Partially vegetated (usually with beach grass), circular, and elevated mounds of sand which are actively growing in size.

DUNE, OLDER STABILIZED: A dune that is stable from wind erosion, that has significant soil development, and that may include diverse forest cover. They include older foredunes.

DUNE, OPEN SAND: A collective term for active, unvegetative dune landforms.

DUNE, RECENTLY STABILIZED: A dune with sufficient vegetation to be stabilized from wind erosion, but with little, if any, development of soil or cohesion of the sand under the vegetation. Recently stabilized dunes include conditionally stable foredunes, conditionally stable dunes, dune complexes, and younger stabilized dunes.

DUNE, STABILIZATION MEASURES: The use of vegetative materials, structure, or other means to prevent movement of unstable dune forms.

DUNES, YOUNGER STABILIZED: A wind stable dune with weakly developed soils and vegetation.

ECOSYSTEM: The living and nonliving components of the environment which interact or function together, including plant and animal organisms, the physical environment, and the energy systems in which they exist. All the components of an ecosystem are inter-related.

ENCOURAGE: Stimulate; give help to; foster.

ENHANCEMENT: The improvement of conditions in an area which remains under estuarine influence but has experienced past degradation or reduction in productivity due to obstruction of flow, sedimentation, log debris, et cetera.

EROSION HAZARD: Likelihood of soil becoming unstable and subsequently being transported by flooding, surface runoff, or channel velocities.

ESEE CONSEQUENCES:~~ are~~ T~~t~~he positive and negative economic, social, environmental, and energy (ESEE) consequences that could result from a decision to allow, limit, or prohibit a conflicting use.

ESTUARINE ENHANCEMENT: An action, which results in a long-term improvement of existing estuarine functional characteristics and processes that are not the result of a creation or restoration action.

ESTUARY: A body of water semi-enclosed by land, connected with the open ocean, and within which saltwater is usually diluted by freshwater derived from the land. The estuary includes: (1) estuarine water; (2) tidelands; (3) tidal marshes; and (4) submerged lands. Estuaries normally extend upstream to the head of tidewater.

EXCAVATION TO CREATE NEW WATER SURFACE: Excavation of shorelands that create a new water surface directly connected to other tidal or nontidal waters. The most common examples are creation of moorage space, fishponds, or restoration/mitigation from uplands.

FARM USE: Farming practices, as defined by ORS 215.203.

FACILITY(IES): (1) **Low-intensity facilities** consist of communication facilities (including power and telephone lines), sewer, water, and gas lines; and (2) **High-intensity facilities** consist of stormwater and treated waste water outfalls (including industrial waste water).

FILL: The placement by man of sand, sediment, or other material, usually in submerged lands or wetlands, to create new uplands or raise the elevation of land. Except that "fill" does not include solid waste disposal or site preparation for development of an allowed use which is not otherwise subject to the special wetland, sensitive habitat, archaeological, dune protection, or other special policies set forth in this Plan (solid waste disposal, and site preparation on shorelands, are not considered "fill"). "Minor Fill" is the placement of small amounts of material as necessary, for example, for a boat ramp or development of a similar scale. Minor fill may exceed 50 cubic yards and therefore require a permit.

FLOODFRINGE: The area of the floodplain lying outside of the floodway, but subject to periodic inundation from flooding.

FLOODPLAIN: The area adjoining a stream, tidal estuary, or coast that is subject to regional flooding.

FLOOD, REGIONAL (100-YEAR): A standard statistical calculation used by engineers to determine the probability of severe flooding. It represents the largest flood which has a one-percent chance of occurring in any one year in an area as a result of periods of higher-than-normal rainfall or streamflows, extremely high tides, high winds, rapid snowmelt, natural stream blockages, tsunamis, or combination thereof.

FLOOD TIDE: A rising tide.

FLOODWAY: ~~The normal stream channel and that adjoining area of the natural floodplain needed to convey the waters of a regional flood while causing less than one foot increase in upstream flood elevations.~~The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Commented [AF5]: Title 44 CFR 59.1 Definition section

FOREDUNE, ACTIVE: An unstable barrier ridge of sand paralleling the beach and subject to wind erosion, water erosion, and growth from new sand deposits. Active foredunes may include areas with beach grass and occur in sand spits and at river mouths, as well as elsewhere.

FOREDUNE, CONDITIONALLY STABLE: An active foredune that has ceased growing in height and that has become conditionally stable with regard to wind erosion.

FOREDUNE, OLDER: A conditionally stable foredune that has become wind stabilized by diverse vegetation and soil development.

FOREST LAND: Those lands designated in the Coos County Comprehensive Plan (Volume I-"Balance of County") for inclusion in a Forest Lands zone. These areas include:– (1) lands composed of existing and potential forest lands which are suitable for commercial forest uses; (2) other forested lands needed for watershed protection, wildlife and fisheries habitat, and recreation; (3) lands where extreme conditions of climate, soil, and topography require the maintenance of vegetative cover irrespective of use; and (4) other forested lands which provide urban buffers, wind breaks, wildlife and fisheries habitat, livestock habitat, scenic corridors, and recreational use.

GEOLOGIC:– Relating to the occurrence and properties of earth.– Geologic hazards include faults, land and mudslides, and earthquakes.

HABITAT: The place or site where a plant or animal naturally lives and grows.

HEADLAND:– Bluffs, promontories, or points of high shoreland jutting out into the ocean, generally sloping abruptly into the water. The Coos Head bluff near Charleston, as identified in the inventory document accompanying this Plan.

HEADWATERS:– A tributary stream located in the upper watershed.

HISTORIC:– Of, relating to, or having the character of history.

HISTORICAL RESOURCES: Those districts, sites, buildings, structures, and artifacts which have a relationship to events of human conditions of the past (see Archaeological Resources definition).

HUMMOCK, ACTIVE:– Partially vegetated (usually with beach grass), circular, and elevated mounds of sand which are actively growing in size.

HYDRAULIC: Related to the movement or pressure of water. Hydraulic hazards are those associated with erosion or sedimentation caused by the action of water flowing in a river or streambed or oceanic currents and waves.

HYDRAULIC INFLUENCE: Related to the movement or pressure of water. Areas having hydraulic influence are those which show the effects of moving water or water pressure.

HYDRAULIC PROCESSES: Actions resulting from the effect of moving water or water pressure on the bed, banks, and shorelands of water bodies (oceans, estuaries, streams, lakes, and rivers).

HYDROGRAPHY: The study, description, and mapping of oceans, estuaries, rivers, and lakes.

HYDROLOGIC: Relating to the occurrence and properties of water. Hydrologic hazards include the rise of water, as well as hydraulic hazards associated with the movement of water.

IMPACT: The consequences of a course of action; effect of a goal, guideline, plan, or decision.

IMPACT AREA: ~~Is a~~A geographic area within which conflicting uses could adversely affect a significant Goal 5 resource.

IMPERVIOUS SURFACE: A surface that cannot effectively absorb or infiltrate water.

INDUSTRIAL (USES) AND PORT FACILITIES: Public or private use of land or structures for manufacturing, processing, port development, and energy generating facilities. Industrial and Port Facilities include large commercial and industrial docks.

INSURE (Ensure): Guarantee; make sure or certain something will happen.

INTEGRITY: The quality or state of being complete and functionally unimpaired; the wholeness or entirety of a body or system, including its parts, materials, and processes. The integrity of an ecosystem emphasizes the inter-relatedness of all parts and the unity of its whole. The integrity of this Plan relates to its faithful execution by local governments and agencies.

INTERDUNE AREA: Low-lying areas, between higher sand landforms, which are generally under water during part of the year (See also "Deflation Plain").

INTERIM: An intervening time.

INTERMITTENT STREAM: A stream that has interrupted flow or does not flow continuously.

INTERTIDAL: Between the levels of mean lower low tide (MLLT) and mean higher high tide (MHHT).

KEY FACILITIES: Basic facilities that are primarily planned for by local government but which also may be provided by private enterprise and are essential to the support of more intensive development, including public schools, transportation, water supply, sewage, and solid waste disposal.

LAND TRANSPORT FACILITIES: Bridges and associated structures, highways, and railroads.

LARGE WOODY DEBRIS: Dead material from trees and shrubs that is large enough to persist more than one season.

LCDC: Land Conservation and Development Commission of the State of Oregon. Seven lay citizens, non-salaried, appointed by the Governor, confirmed by the Oregon Senate; at least one commissioner from each Congressional District; no more than two from Multnomah County.

LITTORAL DRIFT: The material moved, such as sand or gravel, in the littoral (shallow water near shore) zone under the influence of waves and currents.

LOG DUMP/SORT AREA (in-water): An area where logs are transferred to the water from the land or to

the land from the water for sorting into groups on the basis of species, size, and quality.

LOG STORAGE (in-water):– The use of water surface area to store commercial logs prior to or during processing. Water areas used for log dumping or removal are included in this definition.

LOG STORAGE/SORTING YARD (dry land): An area where logs are gathered from surrounding harvest areas and measured, sorted, and/or stored until ready for transfer to water storage areas or to market.

MAINTAIN: Support, keep, and continue in an existing state or condition without decline.

MANAGEMENT UNIT: A discrete geographic area, defined by biophysical characteristics and features within which particular uses and activities are promoted, encouraged, protected, or enhanced and others are discouraged, restricted, or prohibited.– Management units are delineated on the Plan ~~m~~Map (Map M1) and provide a framework for policy decisions embodied in Volume II, Part 1, Section 5.2 of this Plan.

~ **Aquatic Management Units include:**

Natural Aquatic Areas (NA)
Conservation Aquatic (CA)
Development Aquatic (DA)

~ **Shoreland Management Units include:**

Natural Shoreland Areas (NS)
Conservation Shoreland Areas (CS)
Rural Shoreland Areas (RS)
Urban Development Areas (UD)
Urban Water-dependent Areas (UW)
Development Shorelands (D)
Water-Dependent Development Shorelands (WD)

See Volume II, Part 1, Section 3.4 for detailed explanation of management units.

MANUFACTURED DWELLING (ORS 446.003):

a) **Residential trailer** – structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities; that is intended for human occupancy; that is being used for residential purposes; and that was constructed before January 1, 1962; or

b) **Mobile home** – structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities; that is intended for human occupancy; that is being used for residential purposes; and that was constructed between January 1, 1962 and June 15, 1976; or

c) **Manufactured home** – structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities; that is intended for human occupancy; that is being used for residential purposes; and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction.

MANUFACTURED DWELLING PARK (ORS 446.003):– Aany place where four (4) or more manufactured dwellings are located within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, the primary purposes of which is to rent or lease space or keep space for rent or lease to any person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer space free in connection with securing trade or patronage of such person.– Does not include lot or lots located in a subdivision being rented or leased for occupancy by no more than one (1) manufactured dwelling per lot if the subdivision was approved by Coos County (ORS 92.010 to 92.190 and 446.003).

MARINAS:– Facilities which provide moorage, launching, storage, supplies, and a variety of services for recreational, commercial fishing, and charter fishing vessels. Moorage facilities with 5 or less berths are excluded from this category.

MARSH, MAJOR: A tract of land often periodically inundated and treeless and usually characterized by grasses, cattails, or other swamp like characteristics.

MINING/MINERAL EXTRACTION: The removal for economic use of minerals, petroleum resources, sands, gravels, or other naturally occurring materials from the shorelands and/or a bed within an aquatic area.

MINOR NAVIGATIONAL IMPROVEMENTS: Alterations necessary to provide water access to existing or permitted uses in conservation management units, including dredging for access channels and for maintaining existing navigation, but excluding fill and in-water navigational structures other than floating breakwaters or similar permeable wave barriers.

MITIGATION:– The creation, restoring, or enhancing of an estuarine area to maintain the functional characteristics and processes of the estuary, such as its natural biological productivity, habitats and species diversity, unique features, and water quality (ORS 196.830).

MITIGATION BANK:– The creation, restoration, or, under certain circumstances, the protection, of an area of functioning wetland in advance of, and to offset anticipated wetland impacts within the same ecoregion.

MOBILE HOME:– See definition “Manufactured dwelling”.

MOORAGE:– See "Docks and Moorage".

NATURAL:– A state of nature untouched by the influences of civilization and society.

NATURAL AQUATIC AREAS (NA): An aquatic management unit (see Volume II, Part 1, Section 3.5).

NATURAL AREAS: Includes land and water that has substantially retained its natural character, which is an important habitat for plant, animal, or marine life. Such areas are not necessarily completely natural or undisturbed, but can be significant for the study of natural, historical, scientific, or paleontological features, or for the appreciation of natural features.

NATURAL MANAGEMENT UNIT:– In all estuaries, areas shall be designated to assure the protection of significant fish and wildlife habitats, of continued biological productivity within the estuary, and of scientific, research, and educational needs.– These shall be managed to preserve the natural resources

in recognition of dynamic, natural, geological, and evolutionary processes. Such areas shall include, at a minimum, all major tracts of saltmarsh, tideflats, and seagrass and algae beds.

NATURAL RESOURCES: Air, land, and water and the elements thereof, which are valued for their existing and potential usefulness ~~to man~~.

NATURAL SHORELANDS AREAS (NS): A shoreland management unit (see Volume II, Part 1,Section 3.5).

NAVIGATIONAL AIDS: Beacons, buoys, and similar floating, anchored structures requiring no alteration of the estuary.

NAVIGATIONAL STRUCTURES: Groins, pile dikes, fills, jetties, and breakwaters that are installed to help maintain navigation channels or protect marinas and harbors by controlling water flow, wave action, and sand movement.

NOXIOUS VEGETATION: A plant arbitrarily defined by law as being especially undesirable, troublesome, and difficult to control.

OCCDC: Oregon Coastal Conservation and Development Commission created by ORS 191; existed from 1971 to 1975. Its work is continued by LCDC.

OCEAN FLOODING: The flooding of lowland areas by saltwater owing to tidal action, storm surge, or tsunamis (seismic sea waves). Landforms subject to ocean flooding include beaches, marshes, coastal lowlands, and low-lying interdune areas. Areas of ocean flooding are mapped by the Federal Emergency Management Agency (FEMA). Ocean flooding includes areas of velocity flooding and associated shallow marine flooding.

PAPA: ~~Is a~~A "post-acknowledgement plan amendment". The term encompasses actions taken in accordance with ORS 197.610 through 197.625, including amendments to an acknowledged comprehensive plan or land use regulation and the adoption of any new plan or land use regulation. The term does not include periodic review actions taken in accordance with ORS 197.628 through 197.650.

PERENNIAL STREAM: A continuously flowing stream.

PILING/DOLPHIN INSTALLATION: The driving of wood, concrete, or steel piling into the bottom in aquatic areas to support piers or docks, structures, moored floating structures, vessels, or log rafts or for other purposes. A dolphin is a group of pilings held together by steel cable and used for mooring vessels, log rafts, or floating structures.

PLANNING AREA: The air, land, and water resources within the jurisdiction of a governmental agency; jurisdiction within Coos County.

POLLUTION: The violation or threatened violation of applicable state or federal environmental quality statutes, rules, and standards.

POTENTIAL TREE HEIGHT: The potential height of a mature tree for a particular location and determined by climate, geology, hydrology, and landscape position.

PRESERVE:– ~~To s~~Save from change or loss and reserve for a special purpose.

PROGRAM: Proposed or desired plan or course of proceedings and action.

PROTECT: Save or shield from loss, destruction, or injury or for future intended use.

PROVIDE: Prepare, plan for, and supply what is needed.

PUBLIC FACILITIES AND SERVICES: Projects, activities, and facilities determined to be necessary for the public health, safety, and welfare.

PUBLIC GAIN: The net gain from combined economic, social, and environmental effects, which accrue to the public because of a use or activity, and its subsequent resulting effects.

QUALITY: The degree of excellence or relative goodness.

RECREATION: Any experience voluntarily engaged in largely during leisure (discretionary time) from which the individual derives satisfaction.– (1) **Coastal Recreation**: occurs in offshore ocean waters, estuaries, and streams; along beaches and bluffs; and in adjacent shorelands. It includes a variety of activities from swimming, scuba diving, boating, fishing, hunting, use of dune buggies, shell collecting, painting, wildlife observation, and sightseeing to coastal resorts and water-oriented restaurants; (2) **Low-Intensity Recreation**:– does not require developed facilities and can be accommodated without change to the area or resource. For example, boating hunting, hiking, wildlife photography, and beach or shore activities can be low-intensity recreation; (3) **High-Intensity Recreation**: uses specially built facilities, or occurs in such density or form that it requires or results in a modification of the area or resource. Campgrounds, golf courses, public beaches, and marinas are examples of high-intensity recreation.

RECREATION – CIRCUS/CARNIVAL:– An arena which may be covered by a tent, and used for variety shows usually including feats of physical skill and daring, wild animal acts, and performances by jugglers and clowns.– An enterprise offering amusements in the form of entertainment or exhibition.

RECREATION – GOLF COURSE:– An area of land laid out for the game of golf with a series of golf links each including a tee, fairway, and putting green and often one or more natural or artificial hazards.

RECREATION – OFF ROAD VEHICLE RENTAL:– An establishment which provides vehicles such as snow mobiles, dune buggies, motorcycles, etc. for rent.

RECREATIONAL PLANNED COMMUNITY:– A planned community providing a combination of owner's primary dwelling units, recreational dwelling units, and required open space.– A recreational planned community may also contain retail and service establishments not necessarily limited in scope to meet the needs of the recreational planned community users and accessory structures and uses to the extent necessary and normal to uses permitted within a recreational planned community.– Recreational planned communities shall contain a minimum of 80 contiguous acres in single ownership.– NOTE:– this definition is synonymous with "Recreational Planned Unit Development" (R-PUD).

RECREATIONAL VEHICLE (OAR 918-650-0005):– A vehicular type unit primarily designed as temporary living quarters, which has its own motor power or is mounted on or drawn by another vehicle, and that is intended for human occupancy for vacation and recreational purposes; but not for long term residential purposes, and may be equipped with plumbing such as a sink or toilet.– The basic entities are:

a) **Travel trailer** – vehicular unit which has a roof, floor and sides, and is mounted on wheels, but it is not of such size or weight as to require special highway movement permits when towed by a motorized vehicle, and has a floor area of less than 220 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;

b) **Camping trailer** – vehicle unit mounted on wheels and constructed with collapsible partial side walls which fold when the unit is towed by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use and has a floor area of less than 220 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;

c) **Truck camper** – portable unit which has a roof, floor and sides, and is designed to be loaded on and off the bed of a truck or pick-up truck, and has a floor area of less than 220 square feet excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;

d) **Motor home** – vehicular unit build on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van which is an integral part of the complete vehicle and has a floor area of less than 220 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;

e) **Park trailer** – vehicle built-in single chassis; mounted on wheels; designed to provide seasonal or temporary living quarters which may be connected to utilities for operation of installed fixtures and appliances, of such a construction as to permit set-up by persons without special skills using only hand tools which may include lifting, pulling, and supporting devices; and gross trailer area not exceeding 400 square feet when in the set up mode.

RECREATIONAL VEHICLE PARK (OAR 918-650-0005):– A lot, parcel, or tract of land upon which two (2) or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreational or vacation purposes.

RECREATIONAL VEHICLE SITE:– A plat of ground within a recreational vehicle park designed to accommodate a recreational vehicle on a temporary basis.

REFERENCE SITE:– An undisturbed area that exhibits the potential natural vegetation under a particular set of conditions.– Used as a model for restoration or disturbed sites.

RESEARCH AND EDUCATIONAL OBSERVATION:– Activities such as sampling of water and vegetation; surveying; inventorying; trapping or taking of fish, birds, or other animals for the purposes of scientific research or education.

RESERVOIRS AND WATER IMPOUNDMENTS:– A place where water is collected and stored for use; and may include dam structures, the lakes and ponds behind them, off-stream ponds where water is collected and stored, similar storage areas, and including, but not limited to, water diversion and transmission facilities, road construction, soil and rock extraction/processing, and related land alterations and activities which are accessory to the construction and maintenance of reservoir and water impoundments and ancillary improvements.

RESIDENTIAL USES: Development of land and structures for human occupancy as living quarters. Residential uses include single-family dwellings, mobile homes, duplexes, and multiple residential apartments. Density of residential development relates to city and county implementing measures and location factors, such as urban growth boundary and natural hazard considerations.

RESORT COMMUNITY:– An unincorporated community that was established primarily for and continues to be used primarily for recreation or resort purposes and (a) includes residential and commercial uses and (b) provides for both temporary and permanent residential occupancy, including overnight lodging and accommodations.

RESOURCE CAPABILITY DETERMINATION:– a) **Natural**:– When either the impacts of the use on estuarine species, habitats, biological productivity, and water quality are not significant or that the resources of the area are able to assimilate the use and activity and their effects and continue to function in a manner to protect significant wildlife habitats, natural biological productivity, and values for scientific research and education; b) **Conservation**:– When either the impacts of the use on estuarine species, habitats, biological productivity, and water quality are not significant or that the resources of the area are able to assimilate the use and activity and their effects and continue to function in a manner which conserves long-term renewable resources, natural biologic productivity, recreational and aesthetic values, and aquaculture.

RESOURCE LIST:– Includes the description, maps, and other information about significant Goal 5 resource sites within a jurisdiction, adopted by a local government as a part of the comprehensive plan or as a land us regulation.– A "plan inventory" adopted under OAR 660-016-0000(5)(c) shall be considered to be a resource list.

RESTORATION:– Revitalizing, returning, or replacing original attributes and amenities, such as natural biological productivity, aesthetic and cultural resources, which have been diminished or lost by past alterations, activities or catastrophic events.– -Active restoration involves the use of specific remedial actions such as removing dikes or fills, installing water treatment facilities, or rebuilding or removing deteriorated urban waterfront areas.– Passive Restoration is the use of natural processes, sequences, or timing to bring about restoration after the removal of reduction of adverse stresses.

Commented [AF6]: Note on source?

~~Replacing or restoring original attributes or amenities such as natural biological productivity and aesthetic or cultural resources which have been diminished or lost by past alterations, activities, or catastrophic events. **Active restoration** involves the use of specific remedial actions such as removing dikes or fills, installing water treatment facilities, or rebuilding or removing deteriorated urban waterfront areas. **Passive Restoration** is the use of natural processes, sequences, or timing to bring~~

~~about restoration after the removal of reduction of adverse stresses.~~

RIPARIAN:– Of, pertaining to, or situated on the edge of the bank of a river or other body of water.

RIPARIAN AREA:– An area adjacent to a water resource which affects or is affected by the water resource.

RIPARIAN CORRIDOR:– A Goal 5 resource that includes the water areas, fish habitat, riparian areas, and wetlands within the riparian corridor boundary.

RIPRAP: A layer, facing, or protective mound of stones randomly placed to prevent erosion, scour, or sloughing of a structure or embankment; also, the stone so used.– Similar use of other hard material, such as concrete rubble, is also riprap.

RURAL COMMUNITY:– An unincorporated community which consists primarily of permanent residential dwellings but also has at least two other land uses that provide commercial, industrial, or public uses (including but not limited to schools, churches, grange halls, post office) to the community, the surrounding rural area, or to persons traveling through the area.

RURAL SERVICE CENTER:– An unincorporated community consisting primarily of commercial or industrial uses providing goods and services to the surrounding rural area or to persons traveling through the area, but which also includes some permanent residential dwellings.

RURAL LAND:– Those which are outside the urban growth boundary and are (1) non-urban agricultural, forest, or open space lands or (2) other lands suitable for sparse settlement, small farms or acreage home sites with no or hardly any public services, and which are not suitable, necessary, or intended for urban use.

RURAL SHORELANDS AREAS (RS): A shoreland management unit (see Volume II, Part 1, Section 3.5).

SEDENTARY:– Attached firmly to the bottom, generally incapable of movement.

SHORELANDS:– Areas located between the Coastal Shoreland Boundary and the line of non-aquatic vegetation fringing the Coos Bay Estuary.

SHORELINE: The boundary line between a body of water and the land, measured on tidal waters at mean higher high water, and on non-tidal waterways at the ordinary high-water mark.– ~~The line where a body of water and the shore meet.~~

Commented [AF7]: Note on Source?

SHORELINE STABILIZATION: The protection of the banks of tidal or non-tidal streams, rivers, or estuarine waters by nonstructural (vegetative) or structural (riprap, bulk heading, etc.) means. See also definitions for "Riprap" and "Bulkhead".

SIGNIFICANT HABITAT AREAS: A land or water area where sustaining the natural resource characteristics is important or essential to the production and maintenance of aquatic life or wildlife populations. (Land or water areas designated as Significant Habitat Areas on resource maps, which are part of the inventory document which accompanies this Plan.)

SOCIAL CONSEQUENCES: The tangible and intangible effects upon people and their relationships with

the community in which they live resulting from a particular action or decision.

SOLID WASTE DISPOSAL: All useless or discarded putrescible and non-putrescible materials, including but not limited to garbage, rubbish, refuse, ashes, paper and cardboard, sewage sludge, septic tank and cesspool pumpings or other sludge, useless or discarded commercial, industrial, demolition and construction materials, discarded or abandoned vehicles or parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semi-solid materials, dead animals and infectious waste. The term does not include: Hazardous waste as defined in ORS 466.005; Materials used for fertilizer, soil conditioning, humus restoration, or for other productive purposes or which are salvageable for these purposes and are used on land in agricultural operations and the growing or harvesting of crops and the raising of fowls or animals, provided the materials are used at or below agronomic application rates; or ~~(c)~~ Woody biomass that is combusted as a fuel by a facility that has obtained a permit described in ORS 468A.040. ~~Storage or disposal of industrial solid waste, such as a co-generation facility.~~

Commented [AF8]: Per Coos Code

STRUCTURE: Anything constructed or installed or portable, the use of which requires a location on a parcel of land.

STRUCTURE OR FACILITY THAT PROVIDES WATER-DEPENDENT ACCESS:~~–~~ means anything constructed or installed, regardless of its present condition, functionality, or serviceability, that provides or provided water-dependent uses with physical access to the adjacent coastal water body (examples include wharves, piers, docks, mooring piling, boat ramps, water intake or discharge structures, or navigational aids).

SUBORDINATE: Placed in a lower order, class, or rank; occupying a lower position in a regular descending series; inferior in order, nature, dignity, power, importance, or the like; belonging to an inferior order in classification~~,~~ ~~–~~and having a lower position in a recognized scale; secondary, minor.~~–~~ (As pertaining to "subordination of use/activity plan provisions to plan policies", the term "subordinate" is used as defined by Black's Law Dictionary.)

SUBSTRATE:~~–~~ The medium upon which an organism lives and grows.~~–~~ The surface of the land or bottom of a water body.

SUBTIDAL:~~–~~ Below the level of mean lower low tide (MLLT).

TEMPORARY ALTERATION:~~–~~ Dredging, filling, or another estuarine alteration occurring over a specified short period of time which is needed to facilitate a use allowed by an acknowledged plan. Temporary alterations may not be for more than three (3) years and the affected area must be restored to its previous condition. Temporary alterations include:~~–~~ (1) Alterations necessary for federally authorized navigation projects (e.g., access to dredged material disposal sites by barge or pipeline and staging areas or dredging for jetting maintenance); (2) A~~a~~lterations to establish mitigation sites, alterations for bridge construction or repair, and for drilling or other exploratory operations; and (3) M~~m~~inor structures (such as blinds) necessary for research and educational observation.

TERRITORIAL SEA: The ocean and seafloor areas from mean low-water seaward three nautical miles.

TIDAL MARSH: Wetlands from lower high-water (LHW) inland to the line of non-aquatic vegetation.

TIDELANDS: Land overflowed during flood tide.

TIMBER FARMING/HARVESTING: Planting, growing, thinning, harvesting, etc., of trees for commercial purposes. Logging road construction is also included in this category.

TOP OF BANK:– Topographical break at the top of the streambank; point at which flood water leaves the channel.

URBAN UNINCORPORATED COMMUNITY:– An unincorporated community which has the following characteristics:– (a) includes at least 150 permanent residential dwellings units; (b) contains a mixture of land uses, including three or more public, commercial or industrial land uses; (c) includes areas served by a community sewer system; and (d) includes areas served by a community water system.

UNINCORPORATED COMMUNITY:– A settlement with all of the following characteristics: (a) it is made up primarily of lands subject to an exception to Statewide Planning Goal 3, Goal 4, or both; (b) it was either identified in a county's acknowledged comprehensive plan as a "rural community", "service center", "rural center", "resort community", or similar term before this division was adopted (October 28, 1994), or it is listed in the Department of Land Conservation and Development's January 30, 1997 "Survey of Oregon's Unincorporated Communities"; (c) it lies outside the urban growth boundary of any city; (d) it is not incorporated as a city; and (e) it met the definition of one of the four types of unincorporated communities in Sections (6) through (9) of OAR 660-022-0010 and includes the uses described in those definitions prior to the adoption of OAR 660-022 (October 28, 1994).

UNIT:– A piece of apparatus serving to perform one particular function.

URBAN DEVELOPMENT AREAS (UD): A shoreland management unit (see Volume II, Part 1,Section 3.5).

URBAN GROWTH AREA:– Includes those lands lying outside an incorporated city, but within an adopted Urban Growth Boundary.

URBAN GROWTH BOUNDARY:– Established areas to identify and separate urbanizable land from rural land.

URBAN LAND: Urban areas are those places which must have an incorporated city. Such areas may include lands adjacent to and outside the incorporated city and may also: (1) have concentrations of persons who generally reside and work in the area and (2) have supporting public facilities and services.

URBAN WATER-DEPENDENT AREAS (UW):– A shoreland management unit (see Volume II, Part 1, Section 3.5).

URBANIZABLE LAND: Those lands within the urban growth boundary and which are identified and (1) determined to be necessary and suitable for future urban uses; (2) can be served by urban services and facilities; (3) are needed for the expansion of an urban area.

USE:– The end to which a land or water area is ultimately employed. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.

UTILITIES: Public service structures which fall into two categories:– (1) **Low-intensity facilities** consist of communication facilities (including power and telephone lines), sewer, water, and gas lines, and (2) **High-intensity facilities** consist of storm water and treated waste water outfalls (including industrial waste water). **Note**: in shoreland units this category also includes sewage treatment plants, electrical substations and similar public service structures. However, these structures are defined as "fill for non-water-dependent/related uses" in aquatic areas.

VEGETATION LAYER:– Canopy, mid-story, and groundcover levels of vegetation commonly represented by trees, shrubs, and herbaceous plant species.– Determined by height of vegetation.

WATER-DEPENDENT:– A use or activity which can be carried out only on, in, or adjacent to water areas because the use requires access to the water body for water-borne transportation, recreation, energy production, or source of water.

A. The following definitions also apply:

1. **Access**:– means physical contact with or use of the water.
2. **Energy production**:– means uses which need quantities of water to produce energy directly (e.g., hydroelectric facilities, ocean thermal energy conversion).
3. **Recreational**: e.g., recreational marinas, boat ramps and support.
4. **Require**:– means the use either by its intrinsic nature (e.g., fishing, navigation, boat moorage) or at the current level of technology cannot exist without water access.
5. **Source of water**:– means facilities for the appropriation of quantities of water for cooling processing or other integral functions.
6. **Water-borne transportation**:– means uses of water access:
   i. Wwhich are themselves transportation (e.g., navigation);
   ii. Wwhich require the receipt of shipment of goods by water; or
   iii. Wwhich are necessary to support water-borne transportation (e.g., moorage fueling, servicing of watercraft, ships, boats, etc, terminal and transfer facilities).

B. Typical examples of water-dependent uses include the following:

1. Aaquaculture;
2. Ceertain scientific and educational activities which, by their nature, require access to coastal waters:– estuarine research activities and equipment mooring and support;
3. Ceommercial:– e.g., commercial fishing marinas and support; fish processing and sales; boat sales, rentals, and supplies;
4. Iindustrial:– e.g., manufacturing to include boat building and repair; water-borne transportation, terminals, and support; energy production which needs quantities of water to produce energy directly; water intake structures for facilities needing quantities of water for cooling, processing, or other integral functions;.
5. Rrecreation:– means water access for fishing, swimming, boating, etc. Recreational uses are water-dependent only if use of the water is an integral part of the activity.;

WATER-DEPENDENT DEVELOPMENT SHORELANDS (WD): A shoreland management unit (see Volume II, Part 1, Section 3.5).

WATER ORIENTED: A use whose attraction to the public is enhanced by a view of or access to coastal waters.

WATER-RELATED:– Uses which are not directly dependent upon access to a water body, but which

provide goods or services that are directly associated with water-dependent land or waterway use and which, if not located adjacent to water, would result in a public loss of quality in the goods or services offered. Except as necessary for water-dependent or water-related uses or facilities, residencies, parking lots, spoil and dump sites, roads and highways, restaurants, businesses, factories, and trailer parks are not generally considered dependent on or related to water location needs.

WATER RESOURCE:– Rivers, streams, lakes, and ponds, and adjacent wetlands.

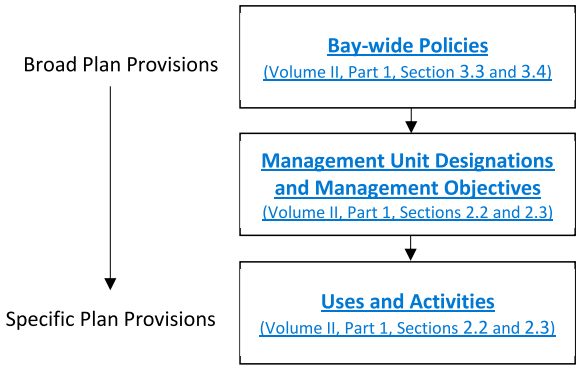
WETLANDS:– Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated conditions.– Wetlands generally include swamps, marshes, bogs, and similar areas.

3.3 Policies

The plan policies presented below have a general bay-wide application. Site-specific management directives (i.e., "Management Objectives" and "Use/Activity Matrices") are subordinate to the policies in this section (see also Volume II, Part 1, Sections 2.2 and 2.3).

As stated elsewhere in this Plan (Volume II, Part 1, Sections -3.6 and 3.7), plan provisions are presented in a descending order of importance with bay-wide policies at the top of the order, followed by management unit designations and management objectives, followed by uses and activities. Thus, it can be said that uses and activities are subordinate to management objectives and unit designations, which in turn are subordinate to bay-wide policies. Uses and activities are also subordinate to bay-wide policies.

Figure 2: Plan Provisions by Descending Order of Importance



All implementing decisions must maintain consistency with this subordination scheme. See also definition of "consistent".

Policies set forth below are mandatory and provide specific guidance regarding:– (i) natural, conservation, and development objectives; and– (ii) implementation of the Coos Bay Estuary Management Plan.

BAY-WIDE POLICIES:

#1 Estuary Classification

The Coos Bay Estuary is recognized as a "Deep-Draft Development Estuary" by the local governments, which is consistent with the overall Oregon Estuary Classification (OAR 660-17-000, as amended). Further, the Estuary Management Plan's allowed uses and activities are, and must remain, consistent with the "Deep-Draft Development" classification and the estuarine management unit requirements of Goal #16.

This strategy recognizes the development mandates of LCDC Goal #16.

#2 General Schedule of Permitted Uses and General Use Priorities

Local government shall restrict estuarine development and/or alteration so it is equal to or less intensive than uses and activities that are allowed or may be allowed pursuant to LCDC Goal #16 and the Oregon Administrative Rule classifying Oregon Estuaries (OAR 600-17-000 as amended 6/81).

I. Local government's determination regarding estuarine management unit designation as well as respective uses and activities permitted reflect priorities for estuarine uses and activities necessary to:

   a. Ensure compatibility with the requirement of LCDC Goal #16 and the administrative rule classifying Oregon Estuaries (OAR 600-17-00 as amended 6/81).

   b. Maintain the integrity of the estuarine ecosystem. This shall be implemented by limiting uses and activities within Natural, Conservation, and Development Estuarine Management Units so that such uses and activities are not more intensive than those following.

MANAGEMENT UNIT: NATURAL

A) Uses and Activities listed below may be allowed in management units (LCDC Goal #16) without special assessment of the resource capabilities of the area but subject to special conditions and other policies set forth elsewhere in this Plan. Note: existing man-made features may be retained, maintained, and protected if existing on October 7, 1977.

   1. Undeveloped low-intensity, water-dependent recreation

   2. Research and educational observations

   3. Navigational aids (such as beacons and buoys)

4. Passive restoration measures

5. Protection of habitat, nutrient, fish, wildlife, and aesthetic resources

6. Bridge crossings

7. Cultural, historical, and archaeological resources

8. Research and educational observation structures

9. Dredging necessary for on-site maintenance of existing functional tidegates and associated drainage channels and bridge crossing support structures

10. Rip-rap for protection of uses existing as of October 7, 1977, unique natural resources, historical and archeological values~~;~~, and public facilities~~;~~

B) Uses and Activities listed below MAY be allowed in Natural Management Units when it is established that such are consistent with the resource capabilities of the area and the purpose of the management units (LCDC Goal #16) (pursuant to "Linkage" and "Goal Exception" findings in this Plan) but also subject to special conditions and other policies set forth elsewhere in this Plan.~~that such are consistent with the resource capabilities of the area and the purpose of the management units (LCDC Goal #16) (pursuant to "Linkage" and "Goal Exception" findings in this Plan) but also subject to special conditions and other policies set forth elsewhere in this Plan.~~

1. Aquaculture which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) - is subject to Policy #4a.

2. Communication facilities

3. Active restoration of fish and wildlife habitat or water quality and estuarine enhancement

4. Riprap (see Policy #9)

5. Placement of low-water bridge (see Policy #6)

6. Boat ramps for public use where no dredging or fill for navigational access is needed

7. Installation of tidegates in existing functional dikes

8. Temporary alterations

9. Pipelines, cables, and utility crossings, including incidental dredging necessary for their installation

10. Bridge crossing support structures and dredging necessary for their installation

MANAGEMENT UNIT: CONSERVATION

A) Uses and Activities listed below may be allowed in Conservation Management Units (LCDC Goal #16) without special assessment of the resource capabilities of the area but subject to special conditions and other policies set forth elsewhere in this Plan.

1. All uses ~~permitted outright~~ in Natural Management Unit (except for "temporary alterations")

B) Uses and Activities listed below MAY be allowed in Conservation Management Units when it is established that such are consistent with the resource capabilities of the area and the purpose of the management units (LCDC Goal #16) (pursuant to "Linkage" and "Goal Exception" findings in this Plan) but also subject to special conditions and other policies set forth elsewhere in this Plan.

1. High intensity, water-dependent recreation including boat ramps, marinas, and new dredging for boat ramps and marinas

2. Minor navigational improvements

3. Mining and mineral extraction, including dredging necessary for mineral extraction

4. Other w~~W~~ater-dependent uses requiring occupation of the water surface area by means other than dredge or fill

5. Waste water/storm water discharge meeting state and federal water quality standards

6. Temporary alterations

7. Aquaculture requiring dredge or fill or other alteration of the estuary

8. Active restoration for purposes other than those listed in A-1 above

MANAGEMENT UNIT: DEVELOPMENT

A) Uses and Activities listed below may be allowed in management units (LCDC Goal #16) without special assessment of the resource capabilities of the area but subject to special conditions and other policies set forth elsewhere in this Plan.

1. Needed commercial and industrial ~~W~~water-dependent ~~commercial and industrial~~ uses consistent with a shallow-draft estuary, as defined herein~~:~~

2. Navigation and water-dependent commercial enterprises and activities

3. Water transport channels where dredging may be necessary

4. Dredge or fill as allowed elsewhere in Goal #16 (see special "dredge" or "fill" policy)

5. Navigational structures other than those permitted in Natural and Conservation Management Units

6. Marinas

7. Water storage areas where needed for products in, or resulting from, industry~~ies~~, commerce, and recreation

8. Dredged material disposal~~;~~, ~~Flow~~flow-lane disposal of dredged material monitored to assure that estuarine sedimentation is consistent with the resource capabilities and purposes of affected Natural and Conservation Management Units

9. Energy production where quantities of water are necessary to produce energy directly

10. Water-borne transportation which requires water access for transportation, receipt/shipment of goods, or is necessary to support water-borne transportation (ie, moorage fueling, servicing of watercraft, ships, boats, and terminal and transfer facilities)

B. Uses and Activities listed below MAY be allowed in Development Management Units when it is established that such are consistent with the purposes of this management unit and adjacent shorelands designated suitable for water-dependent uses or designated for waterfront redevelopment (pursuant to "Linkage" and "Goal Exception" findings to the Plan) but also subject to special conditions and other policies set forth elsewhere in this Plan.

1. Water-related and non-dependent, non-related uses not requiring dredge or fill

2. Undeveloped low-intensity, water-dependent recreation

3. Mining and mineral extraction

4. All activities allowed in Natural and Conservation Management Units

5. All uses allowed in Natural and Conservation Management Units

This strategy is based on the recognition that the "Use and Activity Matrices" set forth as policy elsewhere in this Plan conform with and shall be maintained in compliance with the "Priority of Uses" and other "use" requirements of Goal #16.~~–~~ Unless otherwise noted in respective "Use and Activity Matrices", the "resource capability assessments" called for in Goal #16 have been conducted and uses subject to these findings are thus allowed by this Plan, subject only to Policies and Special Conditions set forth herein.

II. This strategy recognizes that the Plan's estuarine management unit designations and permitted uses and activities are based upon and establish general priorities for the use of estuarine resources.

These general use priorities (from highest to lowest) are:

a. Uses which maintain the integrity of the estuarine ecosystem;

b. Water-dependent uses requiring estuarine location, as consistent with the overall Oregon Estuarine Classification;

c. Water-related uses which do not degrade or reduce the natural estuarine resources and values; and

d. Non-dependent, non-related uses which do not alter, reduce or degrade the estuarine resources and values.

#3 RESERVED

~~**Use of "Coos Bay Estuary Special Considerations Map" as the Basis for Special Policies Implementation**~~

~~Local governments shall use the "Coos Bay Estuary Special Considerations Map" as the basis for implementing the special protection.~~

~~I. The "Coos Bay Estuary Special Considerations Map", which is a series of color mylar overlays, shall delineate the general boundaries (plan inventory maps contain more precise boundary locations) of the following specific areas covered by the Coos Bay Estuary Management Plan:~~

~~a. Coos Bay Estuary Coastal Shorelands Boundary;~~

~~b. Sensitive Beach and Dune Areas:~~

~~1. areas unsuitable for development,~~
~~2. areas with limited development suitability;~~

~~c. Floodplain Hazard Areas;~~

~~d. Agricultural Lands Designated for Exclusive Farm Use and "Wet Meadow" Wetlands;~~

~~e. Coastal Historical and Archaeological Sites;~~

~~f. Urban Growth Boundaries (UGB's);~~

~~g. Priority Dredged Material Disposal and Mitigation/Restoration Sites;~~

~~h. Significant Wildlife Habitat and Major Marshes;~~

~~i. Forest Lands.~~

~~The "Special Considerations Map" is NOT a substitute for the detailed spatial information presented on~~

~~the Coos Bay Estuary Management Plan's inventory maps. The "Special Considerations Map" is merely an INDEX GUIDE designed as a zoning counter implementation tool that indicates when special policy considerations apply in a GENERAL area; thereby, requiring inspection of the DETAILED Plan Inventory maps. The "Special Considerations Map" must and shall at all times accurately reflect the detail presented on the inventory maps (but at a more general scale).~~

~~II. Specific Plan provisions set forth elsewhere as Policy and relating to the above-listed considerations shall be used in conjunction with the "Special Considerations Map"; such Plan provisions include requirements set forth in " Unit Management Objectives", "Allowed Uses and Activities in Management Units", and the following specific "Functional" Policies set forth below:~~

- ~~#13 Over-all Use Priorities within Coastal Shorelands~~
- ~~#14 General Policy on Uses within Rural Coastal Shorelands~~
- ~~#15 Land Divisions within Rural Shorelands~~
- ~~#16 Protection of Sites Suitable for Water-Dependent Uses (within UGBs) and Special Allowance for New Non-water-Dependent Uses in "Urban Water-Dependent (UW)" Units~~
- ~~#16a Rural, Urban, and Unincorporated Communities Use Standards~~
- ~~#17 Protection of "Major Marshes" and "Significant Wildlife Habitat" in Coastal Shorelands~~
- ~~#18 Protection of Historical and Archaeological Sites within Coastal Shorelands~~
- ~~#19 Management of "Wet-Meadow" Wetlands within Coastal Shorelands~~
- ~~#20 Dredged Material Disposal Sites~~
- ~~#20a Dredged material Disposal Guidelines~~
- ~~#20b Priority for In-Bay Disposal Sites~~
- ~~#21 Mitigation and Restoration Sites~~
- ~~#22 Mitigation Sites: Protection Against Pre-emptory Uses~~
- ~~#23 Riparian Vegetation and Streambank Protection~~
- ~~#25 Waste Water/Storm Water Discharge~~
- ~~#27 Floodplain Protection within Coastal Shorelands~~
- ~~#28 Recognition of LCDC Goal #3 (Agricultural Lands) Requirements for Rural Lands within the Coastal Shorelands Boundary~~
- ~~#29 Restricting Actions in Beach and Dune Areas that are "Unsuitable for Development"~~
- ~~#30 Restricting Actions in Beach and Dune Areas with "Limited Development Suitability" and Special Consideration for Sensitive Beach and Dune Resources~~
- ~~#31 Reserved~~
- ~~#34 Recognition of LCDC Goal #4 (Forest Lands) Requirements for Rural Lands within the Coastal Shorelands Boundary~~

~~All other plan provisions - including "Management Objectives" and "Allowed Uses and Activities in Management Units" - are **SUBORDINATE** to the special "functional" policies listed above, unless a goal exception has been taken for the intended use.~~

~~This strategy recognizes that the "Special Considerations Map" is an official policy component of the plan, and it provides a mechanism for site-specific application of special management Policies.~~

#4 Resource Capability Consistency and Impact Assessment

l. Local government concludes that all proposed actions (approved in this Plan) which would potentially alter the integrity of the estuarine ecosystem have been based upon a full consideration of the impacts of the proposed alteration, except for the following uses and activities:

a. Natural Management Units
- ~ Aquaculture
- ~ Log storage
- ~ Bridge Crossings

b. Conservation Management Units
- ~ High-intensity water-dependent recreation
- ~ Aquaculture
- ~ New or expanded log storage
- ~ Log storage dredging
- ~ Dike maintenance dredging
- ~ Minor navigational improvements requiring dredging or fill
- ~ Bulkheading
- ~ Water intake or withdrawal and effluent discharge
- ~ Riprap

c. Development Management Units
- ~ Aquaculture
- ~ New or expanded log storage
- ~ Mining and mineral extraction
- ~ Water-related and non-dependent, non-related uses not requiring fill
- ~ Dredging
- ~ Bulkheading (except for Aquatic Units #3-DA, #5-DA and #6-DA)
- ~ Fill
- ~ In-water structures
- ~ Flow-lane disposal of dredged material and other activities which could effect the estuary's physical processes or biological resources
- ~ Application of pesticides

d. Any other uses and activities which require the resource capability consistency test as a condition within a particular management unit or which could affect the estuary's physical processes or biological resources.

Unless fully addressed during the development and adoption of comprehensive plans, actions~~,~~ ~~which~~ that would potentially alter the estuarine ecosystem shall be preceded by a clear presentation of the impacts of the proposed alteration.

For uses and activities requiring the resource capabilities test, a special condition is noted in the applicable management unit uses/activities matrix.~~–~~ A determination of consistency with resource capability and the purposes of the management unit shall be based on the following:

1. A description of resources identified in the plan inventory;

2. An evaluation of impacts on those resources by the proposed use (see Impact Assessment procedure, below); and

3. A determination of whether the proposed use or activity is consistent with the resource capabilities of the area or that the resources of the area are able to assimilate the use and activity and their effects and continue to function in a manner to protect significant wildlife habitats, natural biological productivity, and values for scientific research and education.

Where the impact assessment requirement (of Goal #16 Implementation Requirements #1) has not been satisfied in this Plan for certain uses or activities (i.e., those identified above), then such uses or activities shall not be permitted until findings demonstrate the public's need and gain which would warrant any modification or loss to the estuarine ecosystem, based upon a clear presentation of the impacts of the proposed alteration, as implemented in Policy #4.

II. An impact assessment need not be lengthy or complex, but it should give reviewers an overview of the impacts to be expected. It may include information on:

a. The type and extent of alterations expected;

b. The type of resource(s) affected;

c. The expected extent of impacts of the proposed alteration on water quality and other physical characteristics of the estuary, living resources, recreation and aesthetic use, navigation, and other existing and potential uses of the estuary; and

d. The methods which could be employed to avoid or minimize adverse impacts.

This policy is based on the recognition that the need for and cumulative effects of estuarine developments were fully addressed during the preparation of this Plan and may be mitigated by the imposition, as necessary, of conditions through the administrative conditional use process.

#4a Deferral of (i) Resource Capability Consistency Findings, and (ii) Resource Impact Assessments

Local government shall defer, until the time of permit application, findings regarding consistency of the uses/activities listed in Policy #4 with the resource capabilities of the particular management unit.

Additionally, the impact assessment requirement for those uses/activities as specified in Policy #4 shall be performed concurrently with resource capability findings above at the time of permit application.

I. This strategy shall be implemented through an Administrative Conditional Use process that includes local cooperation with the appropriate state agencies:

a. Where aquaculture is proposed as a use, local government shall notify the Oregon Department of Fish ~~&~~and Wildlife (ODFW) and Department of Agriculture in writing of the request, with a map of the proposed site~~,~~;

b. Where log storage dredging is proposed as an activity local government shall notify the Oregon Department of Environmental Quality (DEQ) in writing of the request, together with a map of the proposed site.

II. Within twenty (20) days of receipt of the notification, the state agency shall submit in writing to the local government a statement as to whether the proposed use/activity will:

a. Be consistent with the resource capabilities of the management unit~~,~~; or~~,~~

b. If determined not to be consistent, whether the proposal can be made consistent through imposition of conditions on the permit.

III. The appropriate state agency shall also perform the impact assessment required in Policy #4. If no statement is received from the state agency by the expiration of the twenty (20) day period, local government shall:

a. Presume consistency of the proposal with the resource capabilities of the management unit; ~~and~~

b. Make findings appropriate to that presumption; and

c. Perform the assessment of impacts required by Policy #4.

IV. For all other uses/activities specified above, local government shall:

a. Determine through appropriate findings whether the proposed use/activity is consistent with the resource capabilities of the management unit~~,~~; and

b. Perform the assessment of impacts required by Policy #4.

V. This strategy recognizes:

a. That resource capability consistency findings and impact assessments as required by LCDC Goal #16 can only be made for the uses specified above at the time of permit application~~,~~; and

b. That the specified state agencies have expertise appropriate to assist local government in making the required finding and assessments.

This strategy is based upon the recognition that the need for and cumulative effects of estuarine developments were fully addressed during development of this Plan and that no additional findings are required to meet Implementation Requirement #1 of Goal #16.

#5 Estuarine Fill and Removal

I. Local government shall support dredge and/or fill only if such activities are allowed in the respective management unit, and:

a. The activity is required for navigation or other water-dependent use that requires an estuarine location or, in the case of fill for non-water-dependent uses, is needed for a public use and would satisfy a public need that outweighs harm to navigation, fishing, and recreation, as per ORS ~~541.625(4)~~196.810 and an exception has been taken in this Plan to allow such fill.

b. A need (i.e., a substantial public benefit) is demonstrated and the use or alteration does not unreasonably interfere with public trust rights.

c. No feasible alternative upland locations exist. ~~and~~

~~d.~~ d. The activity is compliant with local floodplain development permit requirements.

~~d~~e. Adverse impacts are minimized.

~~e~~f. Effects may be mitigated by creation, restoration, or enhancement of another area to ensure that the integrity of the estuarine ecosystem is maintained.

~~f~~g. The activity is consistent with the objectives of the Estuarine Resources Goal and with other requirements of state and federal law, specifically the conditions in ORS 541.615 and Section 404 of the Federal Water Pollution Control Act (P.L.92-500).

II. Other uses and activities which could alter the estuary shall only be allowed if the requirements in (b), (c), and (d) are met.

Identification and minimization of adverse impacts as required in "d" above shall follow the procedure set forth in Policy #4.

As required by Goal #16, only dredging necessary for on-site maintenance of existing functional tidegates, associated drainage channels, and bridge crossing support structures is permitted in Natural and Conservation Management Units (applies to 11 NA, 18A CA, 20 CA, 30 CA, 31 NA and 38 CA). Dredging necessary for the installation of new bridge crossing support structures is permitted in Conservation Management Units and may be allowed in Natural Management Units where consistent with the resource capabilities of the area and the purposes of the management unit.

In the Conservation Management Unit, new dredging for boat ramps and marinas, aquaculture requiring dredge or fill or other alteration of the estuary, and dredging necessary for mineral extraction may be allowed where consistent with the resource capabilities of the area and the purposes of the management unit.

This strategy shall be implemented by the preparation of findings by local government documenting that such proposed actions are consistent with the Comprehensive Plan and with the above criteria "a", "b", "c", "d", "e", ~~and~~ "f" and "g"; however, where goal exceptions are included within this Plan, the findings in the exception shall be sufficient to satisfy above criteria "a" through "~~d~~e". ~~–~~ Identification and minimization of adverse impacts as required in "~~e~~f" above shall follow the procedure set forth in Policy #4a. ~~–~~ The findings shall be developed in response to a "request for comment" by the ~~Division of State Lands~~Department of State Lands (DSL), which shall seek local government's determination regarding the appropriateness of a permit to allow the proposed action.

"Significant" as used in "other significant reduction or degradation of natural estuarine values", shall be determined by: a) the U.S. Army Corps of Engineers through its Section 10.404 permit processes; or b) the Department of Environmental Quality (DEQ) for approvals of new aquatic log storage areas only; or c) the Department of Fish and Wildlife (ODFW) for new aquaculture proposals only.

This strategy recognizes that Goal #16 limits dredging, fill, and other estuarine degradation in order to protect the integrity of the estuary.

#5a Temporary Alterations

I. Local governments shall support as consistent with the Plan:

a. Temporary alterations to the estuary, in Natural and Conservation Management Units provided it is consistent with the resource capabilities of the management units. Management units in Development Management Units temporary alterations, which are defined in the definition section of the plan, are allowed provided they are consistent with purpose of the Development Management Unit.

b. Alterations necessary for federally authorized Corps of Engineers projects, such as access to dredge material disposal sites by barge or pipeline, or staging areas, or dredging for jetty maintenance).

II. Further, the actions specified above shall only be allowed provided that:

a. The temporary alteration is consistent with the resource capabilities of the area (see Policy #4);

b. Findings satisfying the impact minimization criterion of Policy #5 are made for actions involving dredge, fill, or other significant temporary reduction or degradation of estuarine values;

c. The affected area is restored to its previous condition by removal of the fill or other structures, or by filling of dredged areas (passive restoration may be used for dredged areas, if this is shown to be effective); and

d. The maximum duration of the temporary alteration is three years, subject to annual permit renewal, and restoration measures are undertaken at the completion of the project within the life of the permit.

Mitigation shall not be required by this Plan for such temporary alterations.

This Policy shall be implemented through the administrative conditional use process and through local review and comment on state and federal permit applications.

This Policy is based on the recognition that temporary estuarine fill and habitat alterations are frequently legitimate actions when in conjunction with jetty repair and other important economic activities. It is not uncommon for projects to need staging areas and access that require temporary alteration to habitat that is otherwise protected by this Plan.

#5b Dredging to Repair Existing Functional Dikes & Tidegates

Dredging to repair and maintain existing functional tidegates shall be permitted in Units 11 NA, 18A CA, 20 CA, 30 CA, 31 NA and 38 CA. Dredging (limited to subtidal areas only) shall also be permitted in these units for repair of dikes where breaching has occurred or is in imminent danger of occurring.

Dredging for routine repair and maintenance of existing functional dikes shall only be permitted in Units 21 CA (Catching Slough), 30 CA (Central Isthmus Slough), and 38 CA (Coalbank Slough) limited to subtidal areas, and only in cases where the alternative of using upland fill material is not reasonably available. The upland fill alternative shall be used if a source of suitable material is available on the landowner's property and access to the dike is feasible for heavy equipment, taking into account soil conditions and road access.

In disposal of material from channel maintenance dredging on Coos River and log storage area maintenance dredging on Isthmus Slough and at Unit 18A CA (Cooston Channel), first consideration shall be given to side-casting materials onto adjacent agricultural lands for dike repair/maintenance.

This policy shall not override the protection of "high priority" mitigation sites U-30(b) and U-32(b) on Catching Slough from pre-emptive uses by Policy #22.

This policy shall be implemented through the state/federal waterway permit review and comment process and through a local administrative review process that includes an evaluation of the availability and suitability of alternative sources of material. Local government shall recommend imposition of a condition on state and federal waterway permits to require that any dredging authorized to repair and maintain tidegates or dikes shall be limited to the minimum necessary to restore the functional operation of the tidegate or dike.

I. This policy is based on the recognition:

a. There is no alternative to dredging for tidegate maintenance or for emergency repair of dikes breached by erosion;

b. Dredging for routine dike repair maintenance may be necessary if suitable material such as upland fill is not reasonably available or if access to the dike is not possible for heavy equipment due to wet ground conditions;

c. Maintenance and repair of dikes and tidegates is necessary to maintain productive farm land in Coos County and has been a historical farm management practice in the area for over half a century; and

d. Any required dredging must be restricted to subtidal areas to minimize adverse impacts to aquatic habitat that might otherwise result.

#5c New and Expanded Log Storage

Where otherwise listed as an allowable use within the respective management unit, new or expanded log storage shall be reviewed and approved by the Department of Environmental Quality in accordance with DEQ's Log Handling Implementation Program which shall include a determination of whether the use is consistent with the resource capabilities of the area and purposes of the estuarine management unit and is consistent with Policy #5 regarding other significant reductions or degradation of estuarine natural values.

This strategy recognizes the technical expertise of Department of Environmental Quality regarding resource capabilities.

#5d Research and Educational Observation Structures

I. Local government shall support research and educational observation structures, if:

a. Such activities are allowed in the respective management unit; and

b. The activity is required for research and educational purposes.

This policy shall be implemented through the Administrative Conditional Use review criteria, which is through local review.

II. Further, where listed as allowable, a "temporary" Research and Educational Observation Structure shall be treated as "temporary" in nature and shall comply with Policy 5a(II).

This strategy recognizes that Goal #16 provides for research and educational observation structures, strictly for the purposes of scientific research or education.

#6 Fill in Conservation and Natural Estuarine Management Units

I. Local government may allow fill activities in Conservation management units only if listed as an "allowable" use within a respective unit and then only as part of the following use or activity:

a. Maintenance and protection of man-made structures existing as of October 7, 1977.

b. Active restoration if a public need is demonstrated.

c. Low water bridges if:

1. An estuarine location is required;
2. Within the estuary, there are no alternative locations such as in a development; management unit; and
3. Adverse impacts are minimized as much as feasible.

d. Support structures if:

1. The findings of "c" above are made; and
2. Consistent with the resource capabilities of the area and purposes of the management unit.

e. Aquaculture, high-intensity water-dependent recreation and minor navigational improvements if:

1. The findings of "d" above are made; and
2. No alternative upland locations exist for the portion of the use requiring fill.

f. Flood and erosion control structures if:

1. Required to protect a water-dependent use as otherwise allowed in "d" above; and
2. Land use management practices and non-structural solutions are inadequate to protect the use.

Further, local government may allow riprap activities in Natural Management Units to a very limited extent where necessary for erosion control to protect (a) uses existing as of 10-7-77; (b) unique natural resource and historical and archaeological values~~,~~; or~~,~~ (c) public facilities.

If dredged material is placed within a delineated Special Flood Hazard Area, it shall be considered "development" and require approval through a local floodplain development permit.

This strategy shall be implemented through estuarine "Use and Activity" matrices set forth in this Plan and through local review and comment on state and federal permit applications for such projects.

This strategy recognizes the general objectives of LCDC Goal #16 and #17. (June, 1981)

#7 Maintenance Dredging of Authorized Channel

Local government shall support maintenance dredging of all authorized navigation channels.

This strategy recognizes that there are persistent problems with buildup of sediment which interferes with navigation.

#8 Estuarine Mitigation Requirements

Local government recognizes that mitigation shall be required when estuarine dredge or fill activities are permitted in inter-tidal or tidal marsh areas. The effects shall be mitigated by creation, restoration, or enhancement of another area to ensure that the integrity of the estuarine ecosystem is maintained as required by ORS 196.830 (renumbered in 1989). However, mitigation shall not be required for projects which the ~~Division of State Lands~~Department of State Lands determined met the criteria of ORS 196.830(3).

This strategy shall be implemented through procedures established by the ~~Division of State Lands~~Department of State Lands, and as consistent with ORS 196.830 and other mitigation/restoration policies set forth in this Plan.

This strategy recognizes the authority of the Director of the ~~Division of State Lands~~Department of State Lands in administering the statutes regarding mitigation.

#9 Solutions to Erosion and Flooding Problems

Local government shall prefer nonstructural solutions to problems of erosion and flooding to structural solutions. Where shown to be necessary, water and erosion control structures such as jetties, bulkheads, seawalls and similar protective structures, and fill whether located in the waterways or on shorelands above ordinary high water mark shall be designed to minimize adverse impacts on water currents, erosion, and accretion patterns.

I. Further, where listed as an "allowable" activity within the respective management units, riprap may be allowed in Development Management Units upon findings that:

   a. Land use management practices and nonstructural solutions are inadequate; and

   b. Adverse impacts on water currents, erosion, and accretion patterns are minimized; and

   c. It is consistent with the Development management unit requirements of the Estuarine Resources Goal.

II. Further, where listed as an "allowable" activity within respective management units, riprap shall only be allowed in Conservation Aquatic (CA) units upon findings that:

   a. Land use management practices and nonstructural solutions are inadequate; and

   b. Adverse impacts on water currents, erosion and accretion patterns are minimized; and

   c. Riprap is consistent with the resource capabilities of the area and the purposes of maintaining Conservation management units.

III. Further, where listed as an "allowable" activity within respective management units, riprap shall only be allowed in Natural Aquatic (NA) units upon findings that:

   a. There is a need to protect from erosion uses existing as of October 7, 1977, unique natural resources and historic archaeological values, or public facilities;

   b. Land use management practices and nonstructural solutions are inadequate;

c. It is consistent with the natural management unit as set forth in this Plan and required by Goal #16; and

~~c.~~

~~Goal #16; and~~

d. Adverse impacts on water currents, erosion and accretion patterns and estuarine organisms and their habitat are minimized.

Implementation of this strategy shall occur through local review of and comment on state and federal permit applications for such projects.

This strategy is based on the recognition that nonstructural solutions are often more cost-effective as corrective measures, but that carefully designed structural solutions are occasionally necessary. The strategy also recognizes LCDC Goal #16 and #17 requirements and the Oregon Administrative Rule classifying Oregon estuaries (OAR 660-17-000 as amended June, 1981).

#10 Proliferation of Single-Purpose Docks and Piers

Local government shall act to restrict the proliferation of individual single-purpose docks and piers when such are allowed within respective management units.

I. This strategy shall be implemented:

a. By preparation of findings by local government in response to a "request for comment" by the ~~Division of State Lands~~Department of State Lands (which shall seek local government's determination regarding the appropriateness of a permit to allow the proposed dock or pier), which documents that:

1. The size and shape of the proposed dock or pier shall be limited to that required for the intended use; and
2. Alternatives to docks and piers (such as mooring buoys, dryland storage, and launching ramps) have been investigated and considered; and

b. By encouraging community facilities common to several uses and interests by:

1. Satisfying community needs for docks and moorage facilities in this Plan; and
2. Encouraging easements to facilitate multi-ownership.

This strategy recognizes the requirements of Goal #16 and the environmental benefits of multi-purpose and multi-ownership docks and moorage facilities.

#11 Authority of Other Agencies

Local government shall recognize the authority of the following agencies and their programs for

managing land and water resources:

~ The Oregon Forest Practices Act and Administrative Rules for forest lands as defined in ORS 527.620(1991) to 527.730 and Forest Lands Goal;

~ The non-point source discharge water quality program administered by the Department of Environmental Quality (DEQ) under Section 208 of the Federal Water Quality Act as amended in 1972 (PL 92-500);

~ The Fill and Removal Permit Program administered by the ~~Division of State Lands~~Department of State Lands (DSL) under ORS 196.800-196.880 (renumbered 1989); and

~ The programs of the State Soil and Water Conservation Commission and local districts and the Soil Conservation Service and the Agricultural Lands Goal.

This strategy recognizes there are several agencies with authority over coastal waters and that their management programs should be used rather than developing new or duplicate management techniques or controls, especially as related to existing programs functioning to maintain water quality and minimize man-induced sedimentation.

This strategy shall be implemented through the permit coordination with ODFW and the Army Corps of Engineers prior to County sign-off on permits.

#12 Removal of Old Pilings and Snags

Local governments shall support removal of pilings, sunken logs, snags and other obstructions, and accumulations of debris from the Coos Bay Estuary, where "minor navigational improvement" is listed as an allowable use or activity within all management units, except where identified as needed for habitat.

This strategy recognizes that the Coos Bay Estuary contains a number of disused pilings, snags, other obstructions and accumulations which may interfere with navigation and which can adversely affect habitat and increase erosion hazard.

This strategy shall be implemented through the permit coordination with ODFW and the Army Corps of Engineers prior to County sign-off on permits.

#13 Overall Use Priorities within Coastal Shorelands

I. Local government shall maintain the following priorities for the overall use of coastal shorelands (from highest to lowest):

a. Promote uses which maintain the integrity of estuaries and coastal waters;

b. Provide for water-dependent uses;

c. Provide for water-related uses;

d. Provide for nondependent, non-related uses which retain flexibility of future use and do not prematurely or inalterably commit shorelands to more intensive uses;

e. Provide for development, including nondependent, non-related uses, in urban areas compatible with existing or committed uses;

f. Permit nondependent, non-related uses, which cause a permanent or long-term change in the features of coastal shorelands, only upon a demonstration of public need.

In addition, priority uses for flood hazard and floodplain areas outside of incorporated cities shall include agriculture, forestry, recreation, and open space.

This strategy recognizes that the Coos Bay Estuary Management Plan's shoreland designations and permitted uses and activities are based upon and establish general priorities for the use of coastal shoreland resources.

#14 General Policy on Uses within Rural Coastal Shorelands

I. Coos County shall manage its rural areas within the "Coos Bay Coastal Shorelands Boundary" by allowing only the following uses in rural shoreland areas, as prescribed in the management units of this Plan, except for areas where mandatory protection is prescribed by LCDC Goal #17 and CBEMP Policies #17 and #18:

a. Farm uses as provided in ORS 215.203;

b. Propagation and harvesting of forest products;

c. Private and public water-dependent recreation developments;

d. Aquaculture;

e. Water-dependent commercial and industrial uses, water-related uses, and other uses only upon a finding by the Board of Commissioners or its designee that such uses satisfy a need which cannot be accommodated on uplands or shorelands in urban and urbanizable areas or in rural areas built upon or irrevocably committed to non-resource use.

f. Single-family residences on lots, parcels, or units of land existing on January 1, 1977, when it is established that:

1. ~~1.~~ The dwelling is in conjunction with a permitted farm or forest use, or

2. ~~2.~~ The dwelling is in a documented "committed" area, or

3. ~~3.~~ The dwelling has been justified through a goal exception; and

4. Such uses do not conflict with the resource preservation and protection policies established elsewhere in this Plan;

g. Any other uses, including non-farm uses and non-forest uses, provided that the Board of Commissioners or its designee determines that such uses satisfy a need which cannot be accommodated at other upland locations or in urban or urbanizable areas. In addition, the above uses shall only be permitted upon a finding that such uses do not otherwise conflict with the resource preservation and protection policies established elsewhere in this Plan.

This strategy recognizes (1) that Coos County's rural shorelands are a valuable resource and accordingly merit special consideration and (2) that LCDC Goal #17 places strict limitations on land divisions within coastal shorelands. This strategy further recognizes that rural uses "a" through "g" above, are allowed because of need and consistency findings documented in the "factual base" that supports this Plan.

#15 Land Divisions within Rural Shorelands

Coos County shall permit subdivisions and partitions within the Coos Bay Coastal Shorelands Boundary in rural areas only upon a finding by the County: (1) that the new land division has been justified through a goal exception; (2) that the new land division fulfills a need that can not otherwise be accommodated in uplands in urban and urbanizable areas or other upland locations; and (3) that such land division would not otherwise conflict with the resource preservation and protection policies established elsewhere in this Plan.

This strategy shall be implemented through provisions in ordinance measures that require the above findings to be made prior to the approval of the tentative plat of a subdivision or partition.

This strategy recognizes: (1) Coos County's rural shorelands area is a valuable resource and accordingly merits special consideration and (2) that LCDC Goal #17 places strict limitations on land divisions within coastal shorelands.

#16 Protection of Sites Suitable for Water-Dependent Uses and Special Allowance for new Non-Water-Dependent Uses in "Urban Water-Dependent (UW) Units"

Local government shall protect shorelands in the following areas that are suitable for water-dependent uses for water-dependent commercial, recreational, and industrial uses.

a. Urban or urbanizable areas;

b. Rural areas built upon or irrevocably committed to non-resource use; and

c. Any unincorporated community subject to OAR Chapter 660, Division 022 (Unincorporated Communities).

This strategy is implemented through the Estuary Plan, which provides for water-dependent uses within areas that are designated as Urban Water-Dependent (UW) management units.

I. Minimum acreage.– The minimum amount of shorelands to be protected shall be equivalent to the following combination of factors:

a. Acreage of estuarine shorelands that are currently being used for water-dependent uses; and

b. Acreage of estuarine shorelands that at any time were used for water-dependent uses and still possess structures or facilities that provide or provided water-dependent uses with access to the adjacent coastal water body.– Examples of such structures or facilities include wharves, piers, docks, mooring piling, boat ramps, water intake or discharge structures, and navigational aids.

II. Suitability.– The shoreland area within the estuary designated to provide the minimum amount of protected shorelands shall be suitable for water-dependent uses.– At a minimum, such water-dependent shoreland areas shall possess, or be capable of possessing, structures or facilities that provide water-dependent uses with physical access to the adjacent coastal water body. The designation of such areas shall comply with applicable Statewide Planning Goals.

III. Permissible Non-Water-Dependent Uses.– Unless otherwise allowed through an Exception, new non-water-dependent uses which may be permitted in "Urban Water-dependent (UW)" management units are a temporary use which involves minimal capital investment and no permanent structures or a use in conjunction with and incidental and subordinate to a water-dependent use.– Such new non-water-dependent uses may be allowed only if the following findings are made prior to permitting such uses:

1. Temporary use involving minimal capital investment and no permanent structures:

a. The proposed use or activity is temporary in nature (such as storage, etc.); and

b. The proposed use would not pre-empt the ultimate use of the property for water-dependent uses; and

c. The site is committed to long-term water-dependent use or development by the landowner.

2. Use in conjunction with and incidental and subordinate to a water-dependent use:

a. Such non-water-dependent uses shall be constructed at the same time as or after the water-dependent use of the site is established and must be carried out together with the water-dependent use.

b. The ratio of the square footage of ground-level indoor floor space plus outdoor acreage distributed between the non-water-dependent uses and the water dependent uses at the site shall not exceed one to three (non-water-dependent to water-dependent).

c. Such non-water-dependent uses shall not interfere with the conduct of the water-dependent use.

This policy shall be implemented through provisions in ordinance measures that require an administrative conditional use application be filed and approved and the above findings be made prior to the establishing of the proposed uses or activities.

#16a Minimum Protected Acreage Required for County Estuarine Shorelands

Local government shall protect the minimum for water-dependent use, at least the minimum acreage determined necessary under the standards of Statewide Planning Goal #17, for the protection of sites suitable for water-dependent uses and special allowance for new non-water-dependent uses in urban water-dependent units.

A. Coos County:

- As of August 8, 2013, there were 1,406.46 acres of Coos Bay Estuary shoreland planned and zoned for water-dependent use in the unincorporated portions of Coos County.
- 496.52 acres have been determined to be the minimum amount of acreage required to be protected for water-dependent use within the estuary shoreland units of the unincorporated portions of the Coos Bay Estuary.
- Any request to rezone shoreland designated for water-dependent use within the unincorporated portions of the Coos Bay Estuary will require a demonstration by the applicant that at least the minimum acreage amount of 496.52 acres will remain designated for water-dependent use.

B. Coos Bay:

- As of January 1, 2000, there were 106.83 acres of Coos Bay estuary shoreland planned and zoned for water-dependent use in the city of Coos Bay.
- It has been determined that 76.18 acres are the minimum amount of acreage required to be protected for water-dependent use within the estuary shoreland units lying within the city of Coos Bay.
- Any request to redesignate or rezone shoreland designated for water-dependent use within the portions of the Coos Bay estuary in the city of Coos Bay will require a demonstration by the applicant that at least the minimum acreage amount of 76.18 acres will remain designated for water dependent use.

- As of June 15, 2010, 2.04 acres of shoreland designated for water-dependent use was removed from the total 106.83 acre inventory (ZON2010-00015). As a result, there are 104.79 acres of estuarine shoreland designated for water-dependent use remaining in the city of Coos Bay. [Ord. 431 Exhibit B 6/15/2010]

- As of July 6, 2010, 2.59 acres of shoreland designated for water-dependent use was removed from the total of 104.79 acre inventory (ZON2010-00012). As a result, there are 102.20 acres of estuarine shoreland designated for water-dependent use remaining in the city of Coos Bay. [Ord. 435 Exhibit B 7/06/2010]

This policy shall be implemented through provisions in ordinance measures that require the above findings be made at the time an application for rezoning is approved.

#16b Rural, Urban, and Unincorporated Communities Use Standards

I. Commercial and Industrial uses in Unincorporated Communities and on Rural Lands shall be consistent with OAR 660-022-0030. Commercial and industrial uses shall comply with building square footage requirements set forth in OAR 660-022-0030(10) and (11). New commercial structures authorized outside of an unincorporated community boundary (UCB) or urban growth boundary (UGB) shall not exceed 3,500 square feet of floor area. New industrial structures located outside of a UCB or UGB shall not exceed 35,000 square feet of floor area, unless:

   a. The industrial use involves the primary processing of raw material(s) produced in the area or from ocean resources; or
   b. The industrial use is located on an abandoned or diminished mill site as defined by statute; or
   c. The industrial use is located in an area where an exception to Goal 14 has been taken; or
   d. As authorized by Goals 3 and/or 4.

This policy shall be implemented through ordinance measures. Implementation shall occur as identified under specific zoning district standards. (04-04-005PL 9/1/04)

II. It must be demonstrated through findings that the proposed use will not:

   a. adversely affect agricultural and forest operations and

   b. interfere with the efficient functioning of urban growth boundaries.

III. The following are development standards for proposed commercial or industrial structures to be located on parcels which are abutting exclusive farm use or forest zoned properties:

   a. All structures, except fences, shall be setback a minimum of thirty-five (35) feet from any road right-of-way centerline or five (5) feet from any right-of-way centerline, whichever is greater; and

   b. All structures being sited on parcels abutting exclusive farm use (EFU) or forest (F) zoned parcels, property owner(s)/applicant(s) shall acknowledge and file in the deed records of Coos County, a "Farm or Forest" Practices Management Covenant. The covenant shall

be recorded in the deed records of the county prior to the County issuing a zoning compliance letter.

#17 Protection of "Major Marshes" and "Significant Wildlife Habitat" in Coastal Shorelands

Local governments shall protect from development major marshes and significant wildlife habitat, coastal headlands, and exceptional aesthetic resources located within the Coos Bay Coastal Shorelands Boundary, except where exceptions allow otherwise.

I. Local government shall protect:

a. "Major marshes" to include areas identified in the Goal #17, "Linkage Matrix" (Appendix B), and the "Shoreland Values" Inventory M~~m~~ap (Map M2~~15~~); and

b. "Significant wildlife habitats" to include those areas identified on the "Shoreland Values" Inventory" ~~m~~Map (Map M2~~15~~); and

c. “Coastal headlands”; and

d. “Exceptional aesthetic resources” where the quality is primarily derived from or related to the association with coastal water areas.

II. This strategy shall be implemented through:

a. Plan designations and use and activity matrices set forth elsewhere in this Plan that limit uses in these special areas to those that are consistent with protection of natural values; and

b. Through use of the Detailed Maps ~~Special Considerations Map~~ that identify~~ied~~ such special areas and restrict~~s~~ uses and activities therein to uses that are consistent with the protection of natural values. Such uses may include propagation and selective harvesting of forest products consistent with the Oregon Forest Practices Act, grazing, harvesting wild crops, and low-intensity water-dependent recreation; and

c. Contacting Oregon Department of Fish and Wildlife for review and comment on the proposed development within the area of the 5b or 5c bird sites.

This strategy recognizes that special protective consideration must be given to key resources in coastal shorelands over and above the protection afforded such resources elsewhere in this Plan.

#18 Protection of Historical, Cultural and Archaeological Sites

Local government shall provide protection to historical, cultural and archaeological sites and shall continue to refrain from widespread dissemination of site specific information about identified archaeological sites.

I. This strategy shall be implemented by requiring review of all development proposals involving a cultural, archaeological, or historical site to determine whether the project as proposed would protect the cultural, archaeological, and historical values of the site.

II. The development proposal, when submitted, shall include a Site Plan Application, showing, at a minimum, all areas proposed for excavation, clearing, and construction. Within three (3) working days of receipt of the development proposal, the local government shall notify the Coquille Indian Tribe and the Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians ~~, Lower Umpqua Tribe(s)~~ in writing, together with a copy of the Site Plan Application. The Tribe(s) shall have the right to submit a written statement to the local government within thirty (30) days of receipt of such notification, stating whether the project as proposed would protect the cultural, historical, and archaeological values of the site or, if not, whether the project could be modified by appropriate measures to protect those values.

"Appropriate measures" may include, but shall not be limited to the following:

a. Retaining the prehistoric and/or historic structure in situ or moving it intact to another site; or

b. Paving over the site without disturbance of any human remains or cultural objects upon the written consent of the Tribe(s); or

c. Clustering development so as to avoid disturbing the site; or

d. Setting the site aside for non-impacting activities, such as storage; or

e. If permitted pursuant to the substantive and procedural requirements of ORS 97.750, contracting with a qualified archaeologist to excavate the site and remove any cultural objects and human remains, reinterring the human remains at the developer's expense; or

f. Using civil means to ensure adequate protection of the resources, such as acquisition of easements, public dedications, or transfer of title.

If a previously unknown or unrecorded archaeological site is encountered in the development process, the above measures shall still apply. Land development activities which violate the intent of this strategy shall be subject to penalties prescribed in ORS 97.990.

III. Upon receipt of the statement by the Tribe(s), or upon expiration of the Tribe(s) thirty day response period, the local government shall conduct an administrative review of the Site Plan Application and shall:

a. Approve the development proposal if no adverse impacts have been identified, as long as consistent with other portions of this plan, or

b. Approve the development proposal subject to appropriate measures agreed upon by the landowner and the Tribe(s), as well as any additional measures deemed necessary by the local government to protect the cultural, historical, and archaeological values of the site. If the property owner and the Tribe(s) cannot agree on the appropriate measures, then the governing body shall hold a quasi-judicial hearing to resolve the dispute. The hearing shall be a public hearing at which the governing body shall

determine by preponderance of evidence whether the development project may be allowed to proceed, subject to any modifications deemed necessary by the governing body to protect the cultural, historical, and archaeological values of the site.

IV. Through the "overlay concept" of this policy and the Coastal Historical and Archeaological Sites ~~Special Considerations~~ Map (available at Coos County), unless an exception has been taken, no uses other than propagation and selective harvesting of forest products consistent with the Oregon Forest Practices Act, grazing, harvesting wild crops, and low intensity water-dependent recreation shall be allowed unless such uses are consistent with the protection of the cultural, historical and archaeological values or unless appropriate measures have been taken to protect the historic and archaeological values of the site.

This strategy recognizes that protection of cultural, historical, and archaeological sites is not only a community's social responsibility; it is also legally required by ORS 97.745. It also recognizes that cultural, historical, and archaeological sites are non-renewable cultural resources.

#19 Management of "Wet-Meadow" Wetlands within Coastal Shorelands

I. Coos County shall protect for agricultural purposes those rural areas defined as "wet-meadow" wetlands by the U.S. Fish and Wildlife Service but currently in agricultural use or with agricultural soils and not otherwise designated as “significant wildlife habitats” or “major marshes”, unless an Exception allows otherwise. Permitted uses and activities in these areas shall include farm use and any drainage activities which are necessary to improve agricultural production. Filling of these areas, however, shall not be permitted so as to retain these areas as wildlife habitats during periods of seasonal flooding and high water tables with the following exceptions:

a. For transportation corridors where an exception has been taken to Goal #3 (Agricultural Lands); or

b. For agricultural buildings, where no alternative sites exist on the applicant's property; or

c. Minor improvements for which there is no practical alternative; or

~~d.~~ d. Where no fill permit is required under Section 404 of the Water Pollution Control Act; or

~~e.~~ e. For priority dredged material disposal sites designated by this Plan for protection from pre-emptory uses.

Any activity or use requires notification of ~~Division of State Lands~~Department of State Lands with their comments received prior to the issuance of any permits.

II. This policy shall be implemented by designating these lands as "Agricultural Lands" on the "~~Special Considerations~~Generalized Zoning" Inventory Map (Map 3.1) and by making findings in response to a request for comment by the ~~Division of State Lands~~Department of State Lands (DSL), which show whether the proposed action is consistent with the Comprehensive Plan:

a. That protection of these areas for agricultural use is necessary to ensure the continuation of the local agricultural economy;

b. That improved drainage is necessary to maintain or enhance productivity by establishing preferred forage types;

c. That the present system of agricultural use in the Coos Bay area is compatible with wildlife habitat values because the land is used for agriculture during the season when the land is dry and therefore not suitable as wetland habitat and provides habitat areas for wildfowl during the flooding season when the land is unsuitable for most agricultural uses; and

d. That these habitat values will be maintained provided filling is not permitted.

#20 Dredged Material Disposal Sites

Local government shall support the stockpiling and disposal of dredged materials on sites specifically designated in Plan Provisions, Volume II, Part 1, Section 6, Table 6.1, and also shown on the "Selected Dredged Material Disposal Sites" Inventory Map (Map M4)~~Special Considerations Map"~~. ~~–~~ Ocean disposal is currently the primary disposal method chosen by those who need disposal sites. ~~–~~ The dredge material disposal designated sites on the list provided on Table 6.1 has decreased because the ocean has become the primary disposal method, the in-land DMD sites have diminished, and those which have remained on the DMD list are sites which may be utilized in the future and not be cost-prohibitive. ~~–~~ Consistent with the "Use/Activity" matrices, designated disposal sites shall be managed so as to prevent new uses and activities which could prevent the sites' ultimate use for dredge material disposal. ~~–~~ A designated site may otherwise only be released for some other use upon a finding that a suitable substitute upland site or ocean dumping is available to provide for that need. ~~–~~ Sites may only be released through a Plan Amendment. Upland dredged material disposal shall be permitted elsewhere (consistent with the "Use/Activity" matrices) as needed for new dredging (when permitted), maintenance dredging of existing functional facilities, minor navigational improvements, or drainage improvements provided riparian vegetation and fresh-water wetlands are not affected. For any in-water (including intertidal or subtidal estuarine areas) disposal permit requests, this strategy shall be implemented by the preparation of findings by local government consistent with Policy #5 (Estuarine Fill and Removal) and Policy #20c (Intertidal Dredged Material Disposal). Where a site is not designated for dredged material disposal, but is used for the disposal of dredged material, the amount of material disposed shall be considered as a capacity credit toward the total identified dredged material disposal capacity requirement.

I. This policy shall be implemented by:

a. Designating "Selected Dredge Material Disposal Sites" (Map M4)~~on the "Special Considerations Map"~~; and

b. Implementing an administrative review process (to preclude pre-emptory uses) that allows uses otherwise permitted by this Plan but proposed within an area designated as a "Selected DMD" site only upon satisfying all of the following criteria:

1. The proposed use will not entail substantial structural or capital improvements (such as roads, permanent buildings, and non-temporary water and sewer connections); and

2. The proposed use must not require any major alteration of the site that would affect drainage or reduce the usable volume of the site (such as extensive site grading/excavation or elevation from fill); and

3. The proposed use must not require site changes that would prevent the expeditious conversion of the site to estuarine habitat.

c. Local government's review of and comment on applicable state and federal waterway permit applications for dike/tidegate and drainage ditch actions.

II. This strategy recognizes that sites designated in the Comprehensive Plan reflect the following key environmental considerations required by LCDC Goal #16:

a. Disposal of dredged material in upland or ocean waters was given general preference in the overall site selection process;

b. Disposal of dredged material in estuary waters is permitted in this Plan only when such disposal is consistent with state and federal law;

c. Selected DMD sites must be protected from pre-emptory uses.

#20a Dredged Material Disposal Guidelines

Future dredged material disposal should be carried out in accordance with the guidelines outlined in Volume II, Part I, Section 6.2 of the Plan, which relate to drainage diversion, sediment quality and turbidity, timing of disposal, land surface use, revegetation, toxic materials, land use outfalls and influent discharge points, water quality, and removal of material from approved upland sites. Future land use shall be governed by the uses/activities permitted and the Management Objective in that management unit. Additional guidelines contained in the "Selected Dredge Material Disposal Sites" ~~Special Considerations"~~ section of the individual site fieldsheets (see Inventory and Factual Base, Volume II, Part 2, Section 6, Appendix 'A') provide site-specific information on the procedures that should be followed.

These guidelines are intended to indicate the type of conditions that federal and state agencies are likely to impose on dredged material disposal permits, which shall be the primary means of implementation. Local government shall implement this policy by review and comment on permit applications. This policy recognizes that disposal permit conditions are imposed at the discretion of the permitting agency and should not be set down as mandatory requirements in the Plan, but simply as guidelines.

#20b Priority for In-Bay Subtidal Disposal Sites

I. In-bay disposal site "G" (Coos Head), also known as Aquatic Unit 67A-DA, is the first priority in-bay subtidal disposal site, but shall be used only:

   a. During rough bar conditions when ocean disposal is not feasible; or

   b. In conjunction with maintenance dredging of the Charleston marina complex.

II. In-bay site D ("8.4") shall be used only when in-bay site "G~~F~~" is inaccessible because of severe weather conditions and/or dredging above R.M. 6.

This policy shall be implemented by state and federal issuance of dredged material disposal permits.

This policy recognizes that there are limitations on the acceptable use of in-bay placement of dredged materials.

#20c Intertidal Dredged Material Disposal

Local government shall prohibit dredged material disposal in intertidal or tidal marsh areas except where such disposal is part of an approved fill project.

This strategy shall be implemented through operation of the waterway permit process as a response to a "request for comment" from the ~~Division of State Lands~~Department of State Lands and U. S. Army Corps of Engineers.

This strategy recognizes that upland disposal and ocean disposal are alternatives to intertidal disposal.

#20d DMD Planning Period

Local government recognizes that the Comprehensive Plan does not provide adequate information of dredged material disposal (DMD) sites.~~–~~ Updating information and strategies will occur during the County's periodic review.

This strategy shall be implemented through review of DMD needs during periodic review and through statistical monitoring of DMD fills by the Army Corps of Engineers and Oregon International Port of Coos Bay.

#21 Mitigation and Restoration Sites

Local government shall support mitigation and restoration actions on the sites specifically designated in this Plan (See Plan Inventory, Section 7, Special Mitigation/Restoration Element).~~–~~ However, mitigation and restoration actions shall not necessarily be limited to the identified sites, but may occur in other areas with suitable potential as permitted in the "Uses/Activities" matrices and subject to Policy #8, Mitigation Requirements.~~–~~ Local government shall also cooperate with the Oregon Department of Fish and Wildlife (ODFW) and the ~~Division of State Lands~~Department of State Lands (DSL) to form a "mitigation bank" pursuant to ORS 196.600-655 and 196.830 (renumbered 1989).

This strategy is based upon the recognition of the need for identification of areas to be used to fulfill the mitigation requirements of Goal #17~~#17~~ and this Plan.

#22 Mitigation Sites: Protection Against Pre-emptory Uses

Consistent with permitted uses and activities:

~ "High Priority" designated mitigation sites shall be protected from any new uses or activities which could pre-empt their ultimate use for this purpose.

~ "Medium Priority" designated mitigation sites shall also be protected from uses which would pre-empt their ultimate use for this purpose.

However, repair of existing dikes or tidegates and improvement of existing drainage ditches is permitted, with the understanding that the permitting authority (~~Division of State Lands~~Department of State Lands) overrides the provisions of Policy #38. Wetland restoration actions, designed to answer specific research questions about wetland mitigation and/or restoration processes and techniques, may be permitted upon approval by Division of States Lands and as prescribed by the uses and activities table in this Plan.

~ "Low Priority" designated mitigation sites are not permanently protected by the Plan. They are intended to be a supplementary inventory of potential sites that could be used at the initiative of the landowner. Pre-emptory uses shall be allowed on these sites, otherwise consistent with uses and activities permitted by the Plan. Any change in priority rating shall require a Plan Amendment.

Except as provided above for research of wetland restoration and mitigation processes and techniques,

repair of existing dikes, tidegates and improvement of existing drainage ditches, "high" and "medium" priority mitigation sites shall be protected from uses and activities which would pre-empt their ultimate use for mitigation.

I. This policy shall be implemented by:

a. Designating "high" and "medium" priority mitigation sites on the "Selected Mitigation and Restoration Sites" ~~pecial Considerations~~Inventory~~.~~ Map (Map M5); and

b. Implementing an administrative review process that allows uses otherwise permitted by this Plan but proposed within an area designated as a "high" or "medium" priority mitigation site only upon satisfying the following criteria:

1. The proposed use must not entail substantial structural or capital improvements (such as roads, permanent buildings or non-temporary water and sewer connections); and

2. The proposed use must not require any major alteration of the site that would affect drainage or reduce the usable volume of the site (such as extensive site grading/excavation or elevation from fill); and

3. The proposed use must not require site changes that would prevent the expeditious conversion of the site to estuarine habitat; or

4. For proposed wetland restoration research projects in "medium" priority mitigation sites the following must be submitted:

i. A written approval of the project, from Division of States Lands, and

ii. A description of the proposed research, resource enhancement, and benefits expected to result from the restoration research project.

c. Local government's review and comment on state and federal waterway permit applications for dike/tidegate and drainage ditch actions.

This policy recognizes that potential mitigation sites must be protected from pre-emptory uses. However, "low priority" sites are not necessarily appropriate for mitigation use and are furthermore in plentiful supply.~~.~~ It further recognizes that future availability of "medium priority" sites will not be pre-empted by repair of existing dikes, tidegates and drainage ditches, or otherwise allowed by this policy. This insures the continuation of agricultural production until such time as sites may be required for mitigation.~~.~~ This policy also recognizes that research activities designed to gain further understanding of wetland restoration and mitigation processes and techniques are needed.~~.~~ The consideration of "medium priority" mitigation sites for this purpose will facilitate future identification and successful use of mitigation sites (OR 95-11-010PL 1/24/96).

#22a Acquisition or Protection of Mitigation/Restoration and Dredged Material Disposal Sites

Local government shall actively promote the acquisition or protection of mitigation/restoration or dredged material disposal sites through purchase of fee title easements or development rights, property exchange, or other similar methods, in addition to mitigation banking, as necessary to meet development needs on the estuary. They shall also investigate such methods of site protection as "limited term freeze" and "open space taxation" or other means of tax reduction.

This policy recognizes that purchase of an interest in a site is often necessary to afford a higher degree of protection than zoning can provide.

#22b Limiting Dredge and Fill as Estuarine Restoration

I. Local government shall support estuarine dredge or fill actions as estuarine restoration (pursuant to LCDC Goal #16) only when such restoration will meet the requirements of administrative rules adopted by the ~~Division of State Lands~~Department of State Lands and local flood damage prevention ordinances, and only upon findings which demonstrate the following:

   a. Factual assessment of the nature and extent of the estuarine resource believed to have existed at the proposed restoration site at some time in the past; and

   b. Factual assessment of how the estuarine resource at the site was lost; and

   c. Comparison of the resource enhancement expected to result from the proposed restoration project, together with a determination that the proposed project will, in fact, probably restore all or some of the resource values lost at the site; and

   d. The fill/removal findings at ORS 196.

This policy shall be implemented by an administrative conditional use review process and response to requests for comments by the ~~Division of State Lands~~Department of State Lands and Corps of Engineers regarding state or federal waterway permits.

This policy recognizes that not all estuarine dredge or fill actions may be considered estuarine restoration pursuant to LCDC Goal #16.

#23 Riparian Vegetation and Streambank Protection

I. Local government shall strive to maintain riparian vegetation within the shorelands of the estuary and, when appropriate, restore or enhance it, as consistent with water-dependent uses. Local government shall also encourage use of tax incentives to encourage maintenance of riparian vegetation, pursuant to ORS 308.792 - 308.803.

Appropriate provisions for riparian vegetation are set forth in the CCZLDO Section 4.5.180 (OR 92-05-009PL).

II. Local government shall encourage streambank stabilization for the purpose of controlling streambank erosion along the estuary, subject to other policies concerning structural and non-structural stabilization measures.

This strategy shall be implemented by Oregon Department of Transportation (ODOT) and local government where erosion threatens roads. Otherwise, individual landowners in cooperation with the Oregon International Port of Coos Bay and Coos Soil and Water Conservation District, Watershed Councils, ~~Division of State Lands~~Department of State Lands and Oregon Department of Fish ~~&~~and Wildlife shall be responsible for bank protection.

This strategy recognizes that the banks of the estuary, particularly the Coos and Millicoma Rivers are susceptible to erosion and has threatened valuable farmland, roads, and other structures.

#24 Special Forest Protective Regulations in Coastal Shorelands

Local government shall urge the Oregon Department of Forestry to recognize the unique and special values provided by coastal shorelands when developing standards and policies to regulate uses of forestlands within coastal shorelands.

This strategy recognizes LCDC Goal #17 "Implementation Requirement #1" and the need for protection and maintenance of special shoreland values and forest uses especially for natural shorelands and riparian vegetation.

#25 Waste/Storm Water Discharge

Local government recognizes that waste/storm water discharge must meet state and federal water quality standards prior to issuance of any permits by the county.

Local government shall support waste/storm water discharge, if such activity is allowed in the respective management unit and:

a. The activity is required for waste/storm water discharge; and,

b. The activity is consistent with the resource capabilities of the area (see Policy 4); and,

c. Findings must be made satisfying the impact minimization criterion of Policy #~~5~~ 4 are made.

This policy shall be implemented through the conditional use process and through local review and comment on state and federal permit applications.

This strategy recognizes that Goal #16 provides for waste/storm water discharge and recognizes the technical expertise of Department of Environmental Quality regarding resource capabilities.

#26 Agricultural Drainage Facilities

Local government shall cooperate with Coos Soil and Water Conservation District, local drainage districts, and individual landowners in their efforts to obtain permits and funding for drainage projects. These projects shall include both improvement and maintenance of existing functional dikes, tidegates and drainage ditches, and construction of new drainage facilities. Areas to be drained may include "wet meadow" areas (see Policy #19) currently in agricultural use or with agricultural soils not otherwise designated as "significant wildlife habitat" or "major marshes", subject to Policy #17. Local government shall also encourage the formation and expansion of local drainage districts.

The purpose of this strategy is to reduce damage to economically valuable forage crops by controlling flooding of saltwater and by alleviating ponding of floodwater and high water tables that cause serious drainage problems for farmers.

This strategy recognizes that flooding is a particular problem of the Coos Bay area lowlands and that forage crop quality can be improved and grazing seasons lengthened by effective drainage facilities. It further recognizes that drainage districts are effective for local control and financing of agricultural drainage.

#27a Floodplain Protection within Coastal Shorelands

The respective flood regulations of local government set forth requirements for uses and activities in identified flood areas; these shall be recognized as implementing ordinances of this Plan.

This strategy recognizes the potential for property damage that could result from flooding of the estuary.

#27b Natural Hazard Protection within Coastal Shorelands

The respective natural hazard regulations of local government set forth requirements for uses and activities in identified areas impacted by natural hazards; these shall be recognized as implementing ordinances of this Plan.

This strategy recognizes the potential for property damage that could result from natural hazard impacts within the estuary and adjacent shoreland.

#28 Recognition of LCDC Goal #3 (Agricultural Lands) Requirements for Rural Lands within the Coastal Shorelands Boundary

Unless otherwise allowed through an Exception, Coos County shall manage all rural lands designated within the Coastal Shorelands Boundary as being suitable for "Exclusive Farm Use" (EFU) of ORS 215. Allowed uses are listed in Appendix 1, of the Zoning and Land Development Ordinance.

This policy shall be implemented by using the "Generalized Zoning" Inventory ~~Special Considerations~~ Map (Map 3.1~~Policy #3~~) to identify EFU-suitable areas and to abide by the prescriptive use and activity requirements of ORS 215 in lieu of other management alternatives otherwise allowed for properties

within the "EFU-overlay" set forth on the "~~Special Considerations~~ Generalized Zoning" Inventory Map (Map 3.1) and, except where otherwise allowed by exceptions, for needed housing and industrial sites.

The "EFU" zoned land within the Coastal Shorelands Boundary shall be designated as "Other Aggregate Sites" inventories by this Plan pursuant to ORS 215.298(2). These sites shall be inventoried as "1B" resources in accordance with OAR 660-16-000(5)(b). Coos County will re-evaluate these inventoried sites pursuant to the requirements of said rule at, or before, County's periodic review of the Comprehensive Plan. (OR 92-08-013PL 10/28/92).

#28a RESERVED

#29 Restricting Actions in Beach and Dune Areas that are "Unsuitable for Development"

Unless otherwise allowed through an exception, Coos County shall prohibit residential development and commercial and industrial buildings within areas designated as "Beach and Dune Areas Unsuitable for Development" on the "Beaches and Dunes: Development Potential" Inventory Map (Map M3b) ~~Coos Bay Estuary Special Considerations Map~~.

I. Further, Coos County shall permit other developments in these areas only:

a. When specific findings have been made which consider:

1. Type of use proposed and the adverse effects it might have on the site and adjacent areas; ~~and~~

2. Temporary and permanent stabilization programs and planned maintenance of new and existing vegetation; ~~and~~

3. Methods for protecting the surrounding area from any adverse effects of the development; ~~and~~

4. Hazards to life, public and private property, and the natural environment which may be caused by the proposed use; ~~and~~

5. Whether drawdown of groundwater would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of saltwater into water supplies; and

b. When it is demonstrated that the proposed development:

1. Is adequately protected from any geologic hazards, wind erosion, undercutting, ocean flooding and storm waves, or is of minimal value; and

2. Is designed to minimize adverse environmental effects; and

3. Is designed to comply with specific standards for Coastal High Hazard Flood Zones, if applicable; and

c. When specific findings have been made where breaching of foredunes is contemplated, that:

1. The breaching and restoration after breaching is consistent with sound principles of conservation, and either;

2. The breaching is necessary to replenish sand supply in interdune areas~~,~~ or~~;~~

3. The breaching is done on a temporary basis in an emergency (e.g., fire control, cleaning up oil spills, draining farm lands, and alleviating flood hazards).

II. This policy shall be implemented through:

a. Review of the "Beaches and Dunes: Development Potential" Inventory Map (Map M3)~~Coos Bay Estuary Special Considerations Map~~ when development is proposed in these areas; and

b. An administrative conditional use process where findings are developed based upon a site investigation report submitted by the developer which addresses the considerations set forth above.

III. This policy recognizes that:

a. The "Beaches and Dunes: Development Potential" Inventory Map (Map M3b) ~~Special Considerations Map"~~ category of "Beach and Dune Areas Unsuitable for Development" includes the following dune forms:

1. ~~beaches~~Beaches~~;~~

2. ~~active~~ Active foredunes~~;~~

3. ~~other~~ Other foredunes which are conditionally stable and that are subject to ocean undercutting or wave overtopping~~;~~ and

4. ~~interdune~~ Interdune areas (deflation plains) that are subject to ocean flooding;

b. The measures prescribed in this policy are specifically required by LCDC Goal #18 for the above-referenced dune forms; and that

c. It is important to ensure that development in sensitive beach and dune areas is compatible with, or can be made compatible with, the fragile and hazardous conditions common to such areas.

#30 Restricting Actions in Beach and Dune Areas with "Limited Development Suitability" and Special Consideration for Sensitive Beach and Dune Resources (moved from Policy #31)

I. Coos County shall permit development within areas designated as "Beach and Dune Areas with Limited Development Suitability" on the "Beaches and Dunes: Development Potential" Inventory Map (Map M3b) ~~Coos Bay Estuary Special Considerations Map~~ only upon the establishment of findings that shall include at least:

a. The type of use proposed and the adverse effects it might have on the site and adjacent areas;

b. Temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;

c. Methods for protecting the surrounding area from any adverse effects of the development; ~~and~~

d. Hazards to life, public and private property, and the natural environment which may be caused by the proposed use; and

e. Whether drawdown of groundwater would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of saltwater into water supplies.

Implementation shall occur through an administrative conditional use process which shall include submission of a site investigation report by the developer that addresses the five considerations above.

II. This policy recognizes that:

a. The "Beaches and Dunes: Development Potential" Inventory Map (Map M3b) ~~Special Considerations Map~~ category of "Beach and Dune Areas with Limited Development Suitability" includes all dune forms except older stabilized dunes, active foredunes, conditionally stabilized foredunes that are subject to ocean undercutting or wave overtopping, and interdune areas (deflation plains) subject to ocean flooding;

b. The measures prescribed in this policy are specifically required by LCDC Goal #18 for the above-referenced dune forms~~;~~ and that

c. It is important to ensure that development in sensitive beach and dune areas is compatible with, or can be made compatible with, the fragile and hazardous conditions common to beach and dune areas.

III. Permits for beachfront protective structures shall be issued only where development existed on January 1,1977 (see Section 3.~~–~~ Definitions for "development"). Criteria for review of all shore and beachfront protective structures shall provide that:

a. Visual impacts are minimized;

b. Necessary access to the beach is maintained;

c. Negative impacts on adjacent property are minimized; and

d. Long-term or recurring costs to the public are avoided.

IV. Local government shall cooperate with state and federal agencies in regulating the following actions in beach and dune areas by sending notification of Administrative Conditional Use decision:

a. Destruction of desirable vegetation (including inadvertent destruction by moisture loss or root damage);

b. The exposure of stable and conditionally stable areas to erosion;

c. Construction of shore structures which modify current or wave patterns leading to beach erosion; and

d. Any other development actions with potential adverse impacts.

#30a Future Update of Site Plan Review Procedure

During the first plan review and update, ~~T~~the County shall amend the Coos Bay Estuary Ordinance to include more detailed procedures for site investigations and standards for development in limited suitability areas, consistent with those provisions adopted for the balance of the County (Volume I).

#31 RESERVED

#32 Boat Ramps

Local government shall encourage the provision of new boat ramps and the repair and improvement of existing boat ramps and facilities in areas designated to allow that use.

This strategy recognizes the need for facilities to accommodate recreational boating access.

#33 Water-Based Recreation

Local governments support increased use of the Coos Bay estuary for water-based recreation.

#34 Recognition of LCDC Goal #4 (Forest Lands) Requirements for Forest Lands within the Coastal Shorelands Boundary

Unless otherwise allowed through an Exception, Coos County shall manage all rural lands designated on the "Generalized Zoning" Inventory Map (Map 3.1) ~~Special Considerations Map~~ as "Forest Lands" within the Coastal Shorelands Boundary consistent with the "Forest Uses" requirements of LCDC Goal #4.

Allowed uses are listed in Appendix 3 of the Zoning and Land Development Ordinance.

Where the County's Comprehensive Plan identified major marshes; significant wildlife habitat; and riparian vegetation on coastal shorelands subject to forest operations governed by the Forest Practices Act, the Forest Practice program and rules of the Department of Forestry shall be carried out in such a manner as to protect and maintain the special shoreland values of the major marshes, significant wildlife habitat areas, and forest uses especially for natural shorelands and riparian vegetation.

This policy shall be implemented by using the "Generalized Zoning" Inventory Map (Map 3.1) ~~Special Considerations Map (Policy #3)~~ to identify "Forest Lands", and to abide by the prescriptive use and activity requirements of LCDC Goal #4 in lieu of other management alternatives otherwise allowed for properties within the "Forest Lands-Overlay" set forth on the "Generalized Zoning" Inventory Map (Map 3.1) ~~Special Considerations Map~~ and except where otherwise allowed by Exception for needed housing and industrial sites.

This policy recognizes that the requirements of LCDC Goal #4 are equal and not subordinate to other management requirements of this Plan for "Forest Lands" located within the Coastal Shorelands Boundary.

#34a Forest Practices Act

Where the County's Comprehensive Plan identified major marshes; significant wildlife habitat; and riparian vegetation on coastal shorelands subject to forest operations governed by the Forest Practices Act, the Forest Practice program and rules of the Department of Forestry shall be carried out in such a manner as to protect the natural values of the major marshes and significant wildlife habitat areas and to maintain riparian vegetation.

This policy recognizes the special requirements of Goal #17 that must be implemented through the Oregon Department of Forestry and the Forest Practices Act.

#34b Future Update of Policy #34

During the plan review and update, Policy #34 and its implementing provisions shall be reviewed and amended, if necessary, to insure consistency with Volume I, Part 1 of the Coos County Comprehensive Plan, and its implementing ordinance

#35 Plan Implementation

~~I.~~ Coos County's, the City of Coos Bay's, and the City of North Bend's on-going land use and community development planning process shall utilize ~~the Planning~~
I. ~~Commission as its~~broad-based citizen involvement for public consideration of the following:

a. Identification of new planning problems and issues;

b. Collection and analysis of inventories and other pertinent factual information;

c. Evaluation of alternative courses of action and ultimate policy choices; and

d. Recommendation of policy directives, based upon consideration of the County's social, economic, energy and environmental needs.

This strategy is based upon the recognition that ~~Coos County's~~the public planning process is essential to producing rational land use and community development policies which are the basis of this ~~Comprehensive~~ Plan and which must be the basis for future Plan revisions and modifications.

This Plan includes coordination between the cities of Coos Bay and North Bend through a cooperative agreement which ensures the exchange of information and the maintenance of an adequate supply of specifically zoned and developable lands in the Bay Area.

This strategy is based on the recognition that the zoning map, zoning, and land development ordinances are simply implementation tools which carry out the expressed policies and intent of the Plan.

#36 Plan Update

As necessary, or at minimum every ten years, Coos County, City of Coos Bay, and City of North Bend shall: a) conduct a ~~formal~~ comprehensive review of this ~~the~~ Plan, including inventory and factual base and implementing measures to determine if any revision is needed; b) shall base its review upon re-examination of data, problems, and issues; c) shall issue a public statement as to whether any revision is needed; d) shall coordinate with other jurisdictions which are included within the Coos Bay Estuary and its shorelands; and e) shall incorporate public input into its decision.

~~Coos County, City of Coos Bay, and City of North Bend may rely on the formal "Periodic Review" process of this Plan to satisfy the requirements of this policy.~~

This strategy is based on the recognition that a formal ~~periodic~~ review is necessary to keep this Plan current with local situations and events which may change from time-to-time and reduce the Plan's ability to effectively and appropriately guide growth of the Coos Bay Estuary and its shorelands.

A comprehensive review and update of this Plan shall include review and amendment, as necessary, of policies and management unit implementing measures contained in this plan to reflect changing environmental, social, cultural, and economic circumstances within the estuary. As part of this update, maps used for regulatory plan review shall be reviewed and updated with best available scientific data to the greatest extent possible.

This review shall include extensive engagement with stakeholders and the community. This shall include but not be limited to the development of a citizen advisory committee made up of representatives from key interest groups and the public at large whose aim is to represent the interests of the community, and a technical advisory committee made up of related subject matter experts to review scientific data.

Coos County, City of Coos Bay, and City of North Bend shall coordinate to approve minor revisions/amendments to this ~~its Comprehensive~~ Plan when justified. Minor revisions/amendments are smaller in scope than major revisions/amendments and generally include, but are not limited to, changes in uses and activities allowed and changes in standards and conditions.

The County, and City of Coos Bay, and City of North Bend shall undertake special studies and projects deemed beneficial and/or necessary to the community, to keep key inventories current which are the factual basis of this Plan.

This policy shall be implemented through Planning efforts to keep a statistical database on Coos County's changing socio-economic characteristics (including, but not limited to, population and housing data, employment statistics, traffic counts, agricultural production, etc.). The County, City of Coos Bay, and City of North Bend encourage~~s~~ agency cooperation in providing relevant new data as it is published.

This policy recognizes the necessity of keeping key planning information current and, further, that County and City efforts to do so would be largely limited to collecting and analyzing data compiled initially by other agencies. Further, the policy recognizes that special projects (i.e., neighborhood traffic studies) may be necessary to help resolve unanticipated small-scale community problems.

The policy recognizes: a) the Planning Department~~'~~s of each jurisdiction may conduct ~~the~~ necessary research or contract with a consultant (if dollars are available); b) the County may continue with a skeletal long-range planning staff necessary to provide technical support in efforts to maintain and update the Plan; and c) state funds might be available to help defray the local costs of such activities.

#37a County Plan Revisions and Amendments do~~es~~ not apply to provisions affecting City Management Units:~~–~~ Public Hearing Procedure

Coos County shall exercise due process in considering amendments to this Plan. Public hearing procedures are set forth in the Coos County Zoning and Land Development Ordinance (CCZLDO) Section 5.7 (OR 92-05-009PL).

#37b City Plan Revisions and Amendments

The City of Coos Bay and City of North Bend shall create ~~a~~ procedures for public hearings, which will be contained in their Land Development Ordinances and which shall comply with the requirements of Statewide Planning Goal #1, Citizen Participation, to provide the opportunities and procedures whereby the general public may be involved in ~~the~~each City's on-going land-use planning process.

#38 Grandfathering of Existing Nonconforming Uses and Structures

Coos County shall permit the continuation of legally established existing uses and structures (located outside incorporated city limits) that do not conform to the provisions of this Plan and its implementing ordinances.

I. This policy shall be implemented by:

a. Following the provision about non-conforming uses legally required by ORS 215.130 and ORS 215.215, which regulate and allow the continued existence of nonconforming uses and the alteration and expansion of such uses; and

b. More specific implementing ordinance measures.

#39 Citizen Involvement ~~(Amended February 25, 1987)~~

~~The Citizen Involvement Program presented in Volume I, Part 1, Section 5.1 of the Coos County Comprehensive Plan shall be regarded as the Citizen Involvement Program for the Coos Bay Estuary Management Plan.~~

~~The City of Coos Bay and the City of North Bend shall continue to utilize their Citizen Involvement Plans in order to implement, maintain, and update this plan.~~

The County, City of Coos Bay, and City of North Bend recognize the advantages of broad-based community input to the quality and public acceptability of its planning and community development decisions. For comprehensive plan updates, a Citizens Advisory Committee will be formed per Policy #36.

A joint CBEMP Steering Committee shall be appointed to facilitate coordination of ongoing maintenance to the multi-jurisdictional Coos Bay Estuary Management Plan. This steering committee may consist of nine (9) or more members. Membership shall be as follows: one (1) member from the city of Coos Bay Planning Commission (appointed by Coos Bay City Council); one (1) member from the city of North Bend Planning Commission (appointed by North Bend City Council); one (1) member from the Coos County

Planning Commission (appointed by the Coos County Board of Commissioners); one (1) member from the Port Authority (appointed by the Port Commission); two (2) members from the local Tribes (one (1) appointed by the Coquille Indian Tribal Council and one (1) appointed by the Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians Tribal Council); and at least three (3) interested citizens (one (1) each appointed by the Coos County Board of Commissioners, Coos Bay City Council, and North Bend City Council).

#40 RESERVED

#41 Maintenance of Inventories and Factual Base

The Board of Commissioners shall instruct the County Planning Commission to undertake special studies and projects deemed beneficial to the community and/or necessary to keep current certain key inventories that are the factual basis of this Plan as funding is provided for such purposes by the Board of Commissioners.

This policy shall be implemented through on-going Planning Commission efforts to keep a statistical data base on Coos County's changing socio-economic characteristics including, but not limited to, population and housing data, employment statistics, traffic counts, agricultural production, etc. The County shall welcome agency cooperation in providing relevant new data as it is published.

This policy recognizes the necessity of keeping key planning information current and, further, that County efforts to do so would be largely limited to collecting and analyzing data compiled initially by other agencies. Further, the policy recognizes that special projects like neighborhood traffic studies may be necessary to help resolve unanticipated small-scale community problems.

Further, The policy recognizes: (1) that the Planning Director may assist the Planning Commission in conducting necessary research as ordered; (2) that the County may wish to continue a skeletal long-range planning staff as necessary to provide technical support in efforts to maintain and update the Plan; and (3) that state funds will likely be available to help defray the local costs of such activities.

#42 Special Allowance for Accessory Housing

I. Local government may allow dwellings as an "Accessory Use" to any of the following legally established uses:

a. Agriculture, as otherwise consistent with Policy #28

b. Airports

c. Aquaculture

d. Commercial

.

e. Dryland moorage/Marinas

f. Industrial and Port Facilities

g. Log Storage and Sorting yard

h. Mining and Mineral Extraction

i. High-Intensity Recreation

j. Solid Waste Disposal

k. Timber Farming/Harvesting, as otherwise consistent with Policy #34

l. High-Intensity Utilities

II. Accessory dwellings shall only be allowed when findings document that:

a. The dwelling is for a watchman or caretaker that needs to reside on-premise; and

b. ~~That~~ T~~t~~he primary purpose of the dwelling is not to provide rental housing.

This policy shall be implemented through ordinance measures.

This policy recognizes the need for flexibility in allowing watchman and caretaker dwellings in conjunction with certain commercial, industrial, and other uses.

#43 Interpretation of Coastal Shorelands Boundary

When a proposed development is in the immediate vicinity of the Coastal Shorelands Boundary (CSB) and when such proposed development relies on a precise interpretation of the CSB, local government shall establish the precise location of the CSB using the seven criteria specified in Goal #17 (Coastal Shorelands). ~~–~~ Establishment of the exact location may require an on-site inspection. If the location of the CSB, as shown on the "Plan M~~m~~ap"~~s~~ (Map M1) or "~~Coastal~~ Shoreland Values" Inventory map (Map M2), is subsequently found to be inaccurate or misleading, the Planning Director shall make the appropriate determination and minor adjustments to the maps.

I. This policy recognizes:

a. The precise location of the Coastal Shorelands Boundary may be critical for certain types of actions (e.g., land divisions)~~,~~; and

b. Certain features such as riparian vegetation cannot be mapped with complete accuracy at the scale of 1"=800'.

#44 Planned Unit Development or Density Transfer Development on Parcels which are partially within the Coastal Shorelands Boundary

This policy shall apply only to Coastal Shorelands within the unincorporated areas. ~~–~~ Where a parcel lies partially within the Coastal Shorelands Boundary (CSB), Coos County shall consider the portion within the CSB to be part of the total acreage for the purposes of Planned Unit Developments, Recreational Planned Unit Developments, and Density Transfer Developments provided that no new parcels are thereby created within the CSB in rural areas.

This policy recognizes that while land divisions are restricted within rural shorelands, this does not preclude the transfer of certain development rights to the portions of a parcel upland from the CSB.

#45 ~~RESERVED~~Commercial Clam Harvest

Local government shall permit outright the commercial harvest of naturally occurring clam beds within all areas of the estuary where such harvest is permitted by the Oregon Department of Fish and Wildlife (ODFW).

This policy recognizes the authority and expertise of ODFW to regulate commercial clamming.

#46 _Exemption for Subtidal Disposal of Dredged Materials In Conjunction with Deep-Draft Channel Maintenance Dredging

Local government shall exempt certain deep-draft channel maintenance dredging actions of the U.S. Army Corps of Engineers from the requirements of dredge/fill policies and use/activity matrices of this Plan to the effect that the Corps shall be allowed, subject to a finding that adverse impacts have been minimized as much as feasible, to dispose of dredged materials resulting from main channel maintenance dredging by placing the material within subtidal areas adjacent to the main channel which have historically been used for this purpose (see Deep-Draft Navigational Unit).

This policy shall be implemented through review and comment on state waterway project permit reviews and federal public notices of application for permit and through ordinance provisions implementing this Plan.

I. This strategy recognizes that:

a. Placement of dredged materials at selected locations alongside the main channel of Coos Bay increases the velocity and enhances the natural scouring effect of the flow and, thus, reduces future maintenance dredging costs;

b. Goal #16 requires identified Development management units to include subtidal areas for in-water disposal of dredged material;

c. Areas historically used for this purpose do not qualify as a "Natural or Conservation" management unit because they have been "partially altered" and are needed for development purposes;

d. The purpose and thrust of this policy shall be reviewed at the next Plan update, since the policy is an expedient suggested by resource agency representatives at a 1/25/84 agency coordination meeting sponsored by the Department of Land Conservation and Development. Further review is expected to suggest lateral expansion of the boundaries of management ~~segment~~unit "DDNC-DA" into adjacent subtidal areas.

#46a Flow-Lane Disposal of Dredged Material Allowed in Development Aquatic Management Units

Flow-lane disposal of dredged materials shall be permitted in the deep-draft navigation channel adjacent to in-bay Site "G" provided that administrative conditional use findings establish that:

a. Such disposal is consistent with the purposes of the affected development aquatic management unit; and

b. Any approval shall be conditioned upon the requirement that the flow-lane "project applicant", shall monitor the flow-lane project to assure that estuarine sedimentation resulting from the project is consistent with the resource capabilities and purposes of any natural or conservation management units affected by the flow-lane disposal.

A report regarding (b) above shall be provided to the Coos County Planning Department upon completion of the project or during the project if the project applicant or County have reason to believe unacceptable impacts may be occurring as a result of the project. The Planning Department shall review the report to assure compliance with this policy. If impacts are deemed unacceptable, the project may be ordered ceased or redesigned or a decision made to not reauthorize the project at future dredging cycles.

This policy is based on provisions for uses in Development Management Units pursuant to LCDC Goal #16.

#47 Environmental Quality

The Coos Bay Estuary Management Plan and Implementing Ordinance shall comply with the Department of Environmental Quality (DEQ) regulations regarding air, water quality, and noise source standards that are established as law.

#48 Weak Foundation Soils

The State Department of ~~Commerce~~Consumer and Business Services, Building Codes Division (pursuant to the authority vested in it by Section 2905 of the State Structural Specialty Code) shall require an engineered foundation or other appropriate safeguard deemed necessary to protect life and property in areas of weak foundation soils.

This strategy recognizes it is the responsibility of the State of Oregon Department of ~~Commerce~~Consumer and Business Services, Building Codes Division to determine, based on field investigations, whether safeguards are necessary to minimize potential risks. The general level of detail used in mapping areas known as weak foundation soils is not of sufficient scale to mandate specific safeguards prior to a field investigation by the Building Codes Division.

#49 Rural Residential Public Services

Coos County shall provide opportunities to its citizens for a rural residential living experience where the minimum rural public services necessary to support such development are defined as police (sheriff) protection, public education (but not necessarily a rural facility), and fire protection (either through membership in a rural fire protection district or through appropriate on-site fire precaution measures for each dwelling).

Implementation shall be based on the procedures outlined in the County's Rural Housing State Goal Exception.

I. This strategy is based on the recognition that:

a. ~~a.~~ P~~That p~~hysical and financial problems associated with public services in Coos Bay and North Bend present severe constraints to the systems' ability to provide urban level services;~~,~~ and

b. R~~That r~~ural housing is an appropriate and needed means for meeting housing needs of Coos County's citizens.

#50 Rural Public Services

Coos County shall consider on-site wells and springs as the appropriate level of water service for farm and forest parcels in unincorporated areas and on-site DEQ-approved sewage disposal facilities as the appropriate sanitation method for such parcels, except as specifically provided otherwise by Public Facilities and Services Plan Policies #49 and #51. Further, Coos County shall consider the following facilities and services appropriate for all rural parcels: fire districts, school districts, road districts, telephone lines, electrical and gas lines, and similar, low-intensity facilities and services traditionally enjoyed by rural property owners.

This strategy recognizes that LCDC Goal #11 requires the County to limit rural facilities and services.

#51 Public Services Extension

I. Coos County shall permit the extension of existing public sewer and water systems to areas outside urban growth boundaries (UGB's) and unincorporated community boundaries (UCB's) or the establishment of new water systems outside UGB's or UCB's where such service is solely for:

a. ~~d~~Development of designated industrial sites;

b. D~~d~~evelopment of "recreational" planned unit developments (PUD's);

c. C~~e~~uring documented health hazards;

d. ~~providing~~ Providing domestic water to an approved exception for a rural residential area;~~.~~

e. ~~development~~ Development of "abandoned or diminished mill sites" as defined in ORS 197.719(1) and designated industrial land that is contiguous to the mill site.

II. This strategy shall be implemented by requiring:

a. ~~that~~ That those requesting service extensions pay for the costs of such extension; ~~and~~

b. ~~that~~ That the services and facilities be extended solely for the purposes expressed above, and not for the purpose (expressed or implied) of justifying further expansion into other rural areas; ~~and~~

c. ~~that~~ That the service provider is capable of extending services; ~~and~~

d. ~~prohibiting~~ Prohibiting hook-ups to sewer and water lines that pass through resource lands as allowed by "I, a through d" above; except, that hook-ups shall be allowed for uses covered under "II, a through d" above; and~~.~~

e. ~~that~~ That the service allowed by "e" above is authorized in accordance with ORS 197.719.
(04-04-005PL~~.~~ 9/1/04)

#52 RESERVED

#53 Shoreland Dwellings on Forest Lands

Coos County may conditionally permit, within forestlands inside the Coos Bay Shorelands Boundary, a single family dwelling, provided the proposed dwelling meets one of the requirements found in the Zoning and Land Development Ordinance Section 4.8.500.

This policy shall be implemented through the administrative conditional use process and Appendix 3 of the Zoning and Land Development Ordinance.

#54 Forest Dwelling Conflict Minimization

Coos County shall require all owners of forest land within the shorelands boundary requesting a single family dwelling to site the dwelling so as to minimize the conflicts with forest practices on adjacent and nearby lands.

This policy shall be implemented by the imposition, as necessary, of conditions through the administrative conditional use process to achieve this requirement.~~.~~ See the Review Standards and Special Development Conditions in Appendix 3 of the Zoning and Land Development Ordinance.

#55 Recreation Planning

Coos County shall strive to increase recreational opportunities and facilities in proportion to population growth consistent with the guidelines established by the Statewide Comprehensive Outdoor Recreation Plan (see the Recreation Inventory and Assessment).

I. This strategy shall be implemented by:

a. ~~striving~~ Striving to implement where economically feasible the capital priorities established by the County Parks Advisory Board, as approved by the Board of Commissioners; and

b. ~~encouraging~~ Encouraging applications for "recreational" PUD~~'~~s;

c. R~~r~~equiring open space standards in new PUD's/subdivisions;

d. ~~cooperating~~ Cooperating with state/federal agencies involved in developing recreation facilities; and

e. ~~structuring~~ Structuring implementing ordinance measures to permit a variety of small-scale recreational developments.

II. This strategy is based on the recognition that:

a. ~~that~~ F~~f~~uture generations have the right to at least an equal level of the recreational opportunities currently available to County residents, but also, that financial constraints limit opportunities~~;~~, and

b. C~~that c~~ompliance with the Statewide Comprehensive Outdoor Recreation Plan Action Program will become one of the primary requirements for project eligibility under the new open project selection system for the distribution of land and water conservation fund grants.

#56 Recreational Boating Facility Planning

Coos County shall actively cooperate with state and federal agencies in identifying and establishing recreational boating facilities, including boat ramps.

Implementation shall occur by cooperating with such agencies as the State Marine Board; the State Department of Fish and Wildlife; the U.S. ~~Heritage, Conservation, and Recreation Service~~Department of Interior, etc.

This strategy is based on the recognition that fulfillment of the need for public boating facilities requires sharing and coordinating of responsibility between state and local agencies.

#57 Recreational Planned Unit Developments

Coos County shall conditionally permit the establishment of "Recreational Planned Unit Development" (Recreational PUD) within specific land areas of the County.

I. Implementing ordinance measures shall prescribe at a minimum, the following criteria to identify qualifying sites:

a. ~~the~~ The area proposed as a Recreational PUD shall contain a minimum of 80 contiguous

acres in private ownership; and

b. ~~the~~ The area proposed as a Recreational PUD contains or is adjacent to a significant natural resource that has value for recreational purposes (such as an estuary, waterfall, lake, or dune formation).

I. Implementing ordinance measures shall also prescribe at a minimum, the following criteria to review qualifying sites:

a. ~~a~~ A portion of the total land area within the Recreational PUD shall be conserved as open space to provide sufficient area for active and passive outdoor recreational activities. Such open space shall not be developed except for active and passive recreational activities, non-motorized vehicle or pedestrian trails, hazard control structures, and vegetative alteration such as golf courses and landscaped grounds; ~~and~~

b. C~~c~~lustering of intensive or built-up uses shall be encouraged to provide maximum retention of open space and to provide sufficient access to the recreational resource; ~~and~~

c. R~~r~~esidential densities for "owner's-primary-dwelling-unit" housing shall not exceed the densities prescribed by the underlying zone(s); ~~and~~

d. "Recreational" dwelling units within a Recreational PUD may be individually owned and occupied year-round, such as, through time-sharing or other concepts; but shall be designed and generally used as "vacation homes" and "second homes" rather than as the owner's primary dwelling; and

e. I~~i~~mplementing ordinance measures shall be designed to create flexibility in approving residential density for recreational dwellings. The following general standards shall be employed as the basis for decisions on the residential density of recreational dwellings, that is appropriate for each specific Recreational PUD:

i. T~~t~~he minimum number of recreational dwelling units proposed shall not be less than the number of owner-occupied dwelling units permitted within the area of the Recreational PUD; to ensure that the development is designed to encourage tourist visitation; and

ii. ~~substantial~~ Substantial increases in the ratio of recreational dwelling units to owner-occupied dwelling units shall be strongly encouraged and are to be used as an incentive for the developer:

1. T~~t~~o conserve additional open space above the minimum required by the implementing ordinance; ~~and~~

2. T~~t~~o provide recreational amenities of significant public beach access; and

3. T~~t~~o provide cultural amenities, a value to the local economy that

promote the concept of a "destination-resort" such as a convention center and commercial uses.

III This strategy is based on the recognition that:~~:~~

a. ~~that~~ Recreational Planned Unit Developments will help meet an identified need for local recreational opportunities; ~~and~~

b. ~~that~~ Recreational PUDs can provide significant diversification of the local economy by increasing the attraction of tourists to the County; ~~and~~

c. T~~that t~~he flexible density provision for recreational dwellings, offers necessary incentives to stimulate the development of destination resort complexes; and

d. T~~that t~~his strategy and the applicable "Shorelands and Dunes" strategies provide complementary protection of significant open space and natural resource areas.

#58 Goal #5 Coordination for Coastal Recreation Trails

Coos County shall continue to cooperate with the Parks and Recreation Division of the Oregon Department of Transportation (ODOT) to assure coordination in addressing Goal #5 requirements of OAR 660-16-000 should site-specific routes for coastal recreation trails be proposed in the County.

#59 Commercial and Industrial Land Supply

Coos County shall continuously plan for and maintain an adequate supply of commercial and industrial land, recognizing that a readily available supply of such land is the basis for a sound economic development program.

#60 Coos, Curry, Douglas Business Development Corporation (CCD-BDC)

Coos County as an active participating member of the CCD-Business Development Corporation (CCD-BDC) shall sanction and support the economic development efforts of that regional organization, recognizing that regional problems are best resolved by a cooperative regional economic development program.

#61 Economic Program Development Committee

Coos County shall support the regional economic goals and objectives periodically adopted by the Coos County Overall Economic Development Program Committee, recognizing that these regional strategies constitute a coordinated program targeted at resolving impediments to the area's economic development potential as identified by the CCD-BDC.

#62 Adequacy of Urban Commercial Land Supply

Coos County shall ensure that adequate urban commercial land is designated within cities and urban growth areas as necessary to meet future needs for urban commercial uses.

I. This strategy shall be implemented in two ways:

a. ~~a.~~ Through coordinated urban growth boundary negotiations with cities; and

b. ~~b.~~ Through use of the "Controlled Development" designation as a complementary device to the "Commercial" designation.

II. ~~II.~~ This strategy is based on the recognition that:

a. ~~a.~~ ~~That~~ Coos County has coordination responsibilities; and

b. T~~hat t~~he Controlled Development designation is necessary and appropriate to guide land use decisions in certain urban growth areas that are experiencing a conversion of land in residential areas to commercial use.

#63 Adequate and Available Housing

Coos County shall provide zoning for adequate buildable lands and shall encourage the availability of adequate numbers of housing units for future housing needs at price ranges and rent levels which are commensurate with the financial capabilities of Coos County households.

I. This strategy shall be implemented through:

a. A~~Through a~~ppropriate Comprehensive Plan map and zoning designations, as appropriately determined to meet housing and estimates established in this Plan's inventory and assessment; and

b. C~~Through c~~ooperation by Coos County, Coos-Curry Housing Authority (CCHA) and Southwestern Oregon Community Action in their efforts to develop housing assistance programs for people with low and moderate incomes.

II. This strategy recognizes that:~~:~~

a. The lead role of CCHA in housing assistance planning; ~~and~~

b. Each city's responsibility for assessing housing needs within its urban growth boundary (UGB); and

c. The county's responsibility for assessing housing needs within all other unincorporated areas and for coordinating the UGB housing assessments of each city.

#64 Variety in Housing Locations

Coos County shall encourage the availability of a wide variety of housing locations in urban and rural areas.

For urban and urbanizable areas, this strategy shall be implemented through urban growth management agreements and appropriate coordinated land use designations.~~–~~ For rural areas, this strategy shall be implemented through appropriate land use designations for acreage home sites as selected and justified in the County's rural housing exception.

This strategy recognizes that the selected urban and rural locations are necessary to provide flexibility in housing location.

#65 Manufactured Dwelling/Mobile Homes

I. Coos County shall structure its implementing zoning ordinance such that it:

a. Permits mobile homes;~~,~~

b. Permits mobile homes and clustering of dwellings under a Planned Unit Development concept in most residential zones;

c. Permits multiple family dwellings in selected locations within urban growth boundaries (UGB's); and

d. Permits multiple family dwellings outside UGB's when part of a Recreational Planned Unit Development.

This strategy recognizes that such flexibility of housing type provides greater choice and enhanced ability to meet the housing needs of the citizens of Coos County.

#66 Housing Density

Coos County shall structure its implementing ordinance so that it allows increasing density for (from lowest to highest) acreage home sites, rural centers, and ~~UGA's~~UGBs.

#67 Rights Leasing for Energy Exploration

Coos County shall encourage coal, oil, and gas exploration and recovery by entertaining proposals for leasing the oil, coal, and gas mineral rights held by Coos County.

This strategy recognizes that Coos County is in a position to promote development of its energy resources by encouraging exploration and recovery operations on lands believed to have non-renewable energy resources and on which Coos County maintains an ownership interest.

#68 Small-Scale Hydroelectric Power Generation

I. Coos County shall ensure that its implementing ordinances promote the conservation of energy, based upon sound economic principles, by considering utilization of the following techniques as incentives:

a. Lot size, dimension, and siting controls;

b. Building height, bulk and surface area;

c. Density of uses, particularly housing;

d. Availability of light, wind, water, and air.

In addition, alternate energy devices (such as wind energy towers) shall be conditionally permitted to exceed the maximum height limitation of its particular zone if found to be visually compatible with the immediate neighborhood.

This strategy recognizes that implementing ordinances can provide incentives in development to promote energy conservation.

#69 RESERVED

#70 Miscellaneous Provisions of Goals #8, #9, #10 and #13

Coos County hereby adopts by reference all language in Coos County Comprehensive Plan, Volume I, Part 1 (Plan Provisions) and Part 2 (Inventories ~~&~~and Factual Base) pertaining to LCDC Goals #8, #9, #10 and #13.

This policy recognizes that certain provisions and inventory information prepared for the "Balance of County" Comprehensive Plan is applicable to the Coos Bay Estuary and Shorelands and that the information and provisions are necessary and sufficient to comply with the requirements of LCDC Goals #8, #9, #10 and #13.

#71 ~~RESERVED~~East Catching Slough Road Widening Project

Notwithstanding any other provision of this plan or its implementing ordinance, nothing in this plan or its implementing ordinance shall preclude the minimum fills that are deemed necessary to accomplish the widening of East Catching Slough County Road from Milepost 0.00 to Milepost 2.50. This includes minor fills deemed necessary in the “wet meadows” adjacent to the road widening project and a minor fill in “low priority” mitigation site #U21(b). No administrative reviews or conditional use permits are deemed necessary for the project to be found consistent with this plan and ordinance.

This policy is based on the recognition that an emergency exists to widen East Catching Slough County Road in order to protect lives and the safety and welfare of the public. It is also justified based on the findings set forth in the post-acknowledgement plan amendment package and process that led to the adoption of this policy. This policy does not, in and of itself, authorize fills in the Catching Slough estuary. (Note: This policy was not adopted by the City of Coos Bay.)

#72 RESERVED

~~#73~~ **RESERVED**

~~3.4 Coos Bay Estuary Special Consideration Map~~

~~Site specific areas (delineates general boundaries) covered in the Plan, are set forth (see Policy #3 in Volume II, Part 1, Section 3.3) on a map entitled: "Coos Bay Estuary Special Considerations Map".~~

~~The "Special Considerations Map" is a tool to implement policies which are listed in Policy #3 (see Volume II, Part 1, Section 3.3).~~

3.~~4~~5 Management Unit Classification System

"Management units" are discrete geographic areas within which particular uses and activities are promoted, encouraged, protected, or enhanced, and where others are discouraged, restricted, or prohibited. Management units are assigned "management classifications" based upon statewide planning requirements and the varied geographical characteristics of the estuary and adjacent lands. Management unit classifications distinguish between aquatic and shoreland areas.

The following describes management unit classifications with a general statement of purpose.

Management Units:

1. **Aquatic**: extend waterward from the "line of non-aquatic vegetation":

    a. **Natural Aquatic (NA)**: areas managed for resource protection, preservation and restoration. Severe restrictions are placed on the intensity and types of uses and activities allowed. Natural Aquatic areas include all major tracts of salt marshes, mud-sand flats, seagrass and algae beds that, because of a combination of factors such as size; biological productivity; and habitat value, play a major role in the functioning of the estuarine ecosystem. Natural Aquatic areas also include ecologically important subtidal areas.

    b. **Conservation Aquatic (CA)**: areas managed for low to moderate intensities of uses and activities. Emphasize maintaining the integrity and continuity of aquatic resources and recreational benefits. Minor alterations may be allowed in conjunction with approved uses as specified in each unit. Conservation aquatic areas include open water portions of the estuary and valuable salt marshes and mud-sand flats of lesser biological significance than those in the Natural Aquatic category.

    c. **Development Aquatic (DA)**: areas managed for navigation and other water-dependent uses, consistent with the need to minimize damage to the estuarine system. Some water-related and other uses may be allowed as specified in each respective unit. Development Aquatic areas include areas suitable for deep or shallow-draft navigation (including shipping and access channels or turning basins), in-water dredged material

disposal sites, mining or mineral extraction areas, and areas adjacent to developed or developable shorelines which may need to be altered to provide navigational access or create new land areas for water-dependent uses.

2. **Shoreland**: extend inland from the "line of non-aquatic vegetation (Section 404 Line)" to the Coastal Shoreland Boundary.

   a. **Natural Shorelands (NS)**: areas managed for the protection of natural resources, including the restoration of natural resources to their natural condition. Direct human influence in these areas will be minimal and primarily oriented toward passive undeveloped forms of recreation, educational, and research needs. Natural shoreland areas include major fresh-water marshes, significant wildlife habitat, and other special areas where a lesser management category would not afford adequate protection.

   b. **Conservation Shorelands (CS)**: areas managed for uses and activities that directly depend on natural resources (such as farm and forest lands). While it is not intended that these areas remain in their natural condition, uses and activities occurring in these areas should be compatible with the natural resources of the areas. Conservation Shorelands include commercial forestlands, areas subject to severe flooding or other hazards, scenic recreation areas, specified public shorelines, and important habitat areas.

   c. **Rural Shorelands (RS)**: areas managed to maintain a rural character and mix of uses and activities. Management in these areas restricts the intensification of uses to maintain a rural environment and to protect the integrity of existing uses. Compatible rural uses and activities may be expanded in Rural Shorelands. Rural Shorelands include Exclusive Farm Use areas (including the farm and non-farm uses set forth in ORS 215), forestlands, rural centers, and low-intensity rural-residential development.

   d. **Development Shorelands (D)**: areas managed to maintain a mix of compatible uses, including non-dependent and non-related uses. Development areas include areas presently suitable for commercial, industrial, or recreational development. Development Shoreland areas are always located outside of urban growth boundaries and satisfy needs that cannot be met within urban growth boundaries.

   e. **Water-Dependent Development Shorelands (WD)**: areas managed for water-dependent uses and some of these areas are suited for water-dependent development. Water-related and other uses are restricted to specific instances prescribed in unit management objectives. Water-Dependent Development Shoreland areas are always located outside of urban growth boundaries, and satisfy needs that cannot be met within urban growth boundaries.

   f. **Urban Development (UD)**: areas managed to maintain a mix of compatible urban uses, including non-dependent and non-related uses. Urban Development areas include areas presently suitable for residential, commercial, industrial, or recreational development generally at intensities greater than would be found in rural areas. Urban Development areas are primarily within the urban growth boundaries of existing communities but may include other development areas.

g. **Urban Water-Dependent (UW)**:– areas managed for water-dependent uses, since these areas are suited for water-dependent development.– Water-related and other uses are restricted to specific instances prescribed in unit management objectives.

3.56 The Plan Map

Site-specific aquatic and shoreland management units are geographically delineated on the official "Plan Map" (Map M1) that is a functional part of the policies of this Estuary Management Plan.

3.67 Management Units Objectives

"Management Objectives" for each specific aquatic and shoreland unit are set forth at the beginning of the management narrative for each unit (Volume II, Part 1, Section 5 of this Plan).

Management Objectives are general statements which provide specific policy guidance about the way each management unit must be managed.– These statements refine the classifications (i.e., UD, CS, etc.) and prescribe the mandatory intent which is based on the development potentials and constraints of each unit.

Management Objectives are mandatory policy.– All uses and activities allowed within each management unit must be consistent with the direction set forth in the units "Management Objective" statements.

As policy, management objectives are "subordinate" to the policies and development standards (set forth in Volume II, Part 1, Section~~s~~ 3.3 ~~and 3.4~~), where the policies and standards are more specific or restrictive than the policy embodied in the management objectives.

3.78 Uses and Activities Matrix

A detailed "Uses and Activities Matrix" follows the "Management Objective" statement presented for each aquatic and shoreland unit in (Volume II, Part 1, Section 5).– The matrix describes specific uses and activities deemed appropriate and inappropriate for each unit.– The matrix further refines the "Management Objective" and "Management Classification for each unit by stipulating exactly what will and will not be allowed.

As policy, use, and activity matrix requirements for each unit are subordinate to the "Management Objectives" for the units in that allowed uses and activities must be consistent with the units' "Management Objective" statements (which must in turn, be consistent with the policies set forth in Volume II, Part 1, Section 3.3).

Interim use and activities are set forth for a few aquatic and shoreland units.– These allow temporary actions that do not preclude the ultimate use of the unit for a higher priority action -- such as, use as a dredged material disposal site or fulfilling mitigation/restoration projects.

The following symbols denote whether or not the specific use or activity listed in the matrix is allowed, may be allowed subject to standards or special conditions, or prohibited in the specific unit:

1. "A" means the use or activity is allowed outright, subject only to Policies and Management Objectives.

2. "*" indicates the use or activity may be allowed by submittal of a conditional use application and subject to "Special Conditions.– A few of the special conditions are non-discretionary, but most require local judgment and discretion and the development of findings to support any final decision about whether or not to allow the use or activity.

3. "N" means the use or activity is prohibited.

4. "N/A" means Not Applicable; the use or activity is not realistic considering the physical character of the unit and therefore does not apply.

5. If a use or activity is not listed, it is not allowed.

In addition, "General Conditions" provide a convenient cross-reference to applicable Policies which may further limit or condition uses and activities in shoreland areas.

Implementing measures are expected to further refine the general uses and activities presented in the matrices.– These refinements are encouraged but must be consistent with the general matrix categories presented in the Plan.

3.89 Special Dredged Material Disposal (DMD) Plan

Section 6 (Volume II, Part 1) of this Plan sets forth conclusions regarding needs related to the disposal of dredged material.– These conclusions are a matter of policy.

DMD background information is contained in Volume II, Part 2 (Inventory Document, Section 67) supporting the conclusions presented in Section 6 of this document.

3.910 Special Mitigation/Restoration (M/R) Plan

Section 7 (Volume II, Part 1) of this Plan sets forth conclusions regarding mitigation and restoration considerations. These conclusions are a matter of policy.

M/R background information is contained in Volume II, Part 2 (Inventory Document, Section 78) supporting the conclusions presented in Section 7 of this document.

SECTION 4: DESIGNATION OF COASTAL SHORELANDS BOUNDARY

Purpose: This section presents the "Coastal Shorelands Boundary" required by LCDC Goal #17.

4. DESIGNATION OF COASTAL SHORELANDS BOUNDARY

Section 3 of Part 2 (Inventory and Factual Base) presents findings related to the delineation and justification of the Coos Bay Estuary Coastal Shorelands, as required by LCDC Goal #17.

The Coastal Shorelands Boundary is also delineated on the official "Plan Map" (Map M1) and is a matter of policy.

SECTION 5.– DESIGNATION OF SITE-SPECIFIC MANAGEMENT UNITS, USES AND ACTIVITIES

PURPOSE: This section sets forth the 16444 aquatic and shoreland management units (including navigation channels) for the estuary and adjacent lands.– Each management unit details uses and activities that are allowed, or may be allowed subject to special conditions, within each respective unit.

5.0 Authorized Navigation Channels

Navigation Unit	Coos County	Coos Bay	North Bend
DDNC-DA	X	X	
CSDNC-DA	X		
ISSDNC-DA	X	X	
CMRSDNC-DA	X	X	

LOWER BAY/UPPER BAY
DDNC-DA

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: Deep-Draft Navigation Channel (37' authorized draft)
MANAGEMENT CLASSIFICATION: DA

Project Description: The entrance and lower bay section includes a federally authorized project extending from the Entrance Bar at the outer (western) extremity of the jetties to the railroad bridge at Bay Mile 9.0 north of Pony Slough. The project specifies a 47-foot deep channel with "suitable" width across the Entrance Bar, a 37-foot deep by 300-foot wide channel to the railroad bridge, a Buoy Storage area between Sitka Dock and Pigeon Point (not part of federal project), and north of Empire at Bay Mile 6.0, and at Anchorage Basin southwest of Roseburg Lumber Company at Bay Mile 7.5. In-bay disposal sites are located off of Coos Head ("G") and North Bend Airport ("D"). Two other in-bay disposal sites at Bay Miles 4 and 5 are included in this unit.

The upper bay section includes a federally authorized project from the railroad bridge (Mile 9.0) to Isthmus Slough at Bunker Hill (Mile 15.0). The federal project involves a navigation channel 37-feet deep by 300 to 400-feet wide, and Turning Basins at North Bend (Mile 12.0) and Coalbank Slough (Mile 14.5).

Management Objective: This unit shall be regularly maintained to authorized depths as the deep-draft navigation channel. Conflicting uses and activities are not permitted.

A. Uses

1.	Aquaculture	N
2.	Commercial	N
3.	Docks	N
4.	Industrial ~~&~~and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9~~10~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	N
	b. High-intensity	N
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	*~~A~~
12~~1~~.	Bridge crossings	*~~A~~
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
a.	New construction	N/A
b.	Repair/Maintenance	N/A
c.	Installation of tidegates in existing functional dikes	N/A
2.	Dredging	
a.	New	*
b.	Maintenance dredging of existing facilities	*
c.	To repair dikes and tidegates	N/A
3.	Flow-lane disposal of dredged material ~~Disposal~~ *	
4.	Fill	N
5.	Navigational	
a.	Aid~~s~~ (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvement	A
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~*~~6.
Piling/dolphin installation		A
7.	Shoreline stabilization	
a.	Vegetative	N/A
b.	Riprap	N/A
c.	Bulkheads	N/A
8.	Mitigation	N
9.	Restoration	
a.	Active	N
b.	Passive	N
~~10.~~	~~Research and educational observations~~	~~A10~~1~~.~~
Protection of habitat, nutrient, fish, wildlife, and aesthetic		A
11~~2~~.	Temporary alterations	A
12~~3~~.	Wastewater/storm water discharge	*
13~~4~~.	Research and educational observation structures	*

GENERAL CONDITIONS (the following condition applies to **ALL** uses and activities):

1. Inventoried resources requiring mandatory protection in this unit shall be protected, and is subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

13. This use is ~~ese activities are~~ allowed subject to findings that adverse impacts have been minimized (see Policy #5~~)~~ and Policy #8); requiring mitigation.

Activities:

2a, 2b. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5).

3. Flow-lane disposal may be permitted, pursuant to Policies #46 and #46a.

5c. This activity is subject to Policy #12.

~~5d. These activities are allowed subject to findings that adverse impacts have been minimized (see Policy #5) and Policy #8); requiring mitigation.~~

123. Wastewater and storm water discharge, see Policy #25 and definition of "facility".

134. This activity is allowed subject to Policy #5d.

SOUTH SLOUGH
CSDNC-DA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: Charleston Shallow-Draft Navigation Channel (17-feet authorized draft)
MANAGEMENT CLASSIFICATION: DA

Project Description:– This unit consists of a federally authorized channel from the deep-draft navigation channel at Mile 2.0 south through Charleston to the Charleston Highway Bridge. This channel is designed at 17-feet deep by 150-feet wide.

Management Objective:– This unit shall be regularly maintained as a shallow-draft navigation channel serving the Charleston Small Boat Basin and associated moorage. Conflicting uses and activities are not permitted.

A. Uses

1.	Aquaculture	N
2.	Commercial	N
3.	Docks	N
4.	Industrial ~~&~~and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9~~10~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	*
	b. High-intensity	N
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	*~~N~~
12~~1~~.	Bridge crossings	*~~N~~
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
	a. New construction	N/A
	b. Repair/maintenance	N/A
	c. Installation of tidegates in existing functional dikes	N/A
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N/A
3.	Flow-lane disposal of dredged material ~~Disposal~~	N

4.	Fill	N
5.	Navigational	
a.	Aids (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvement	A
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~*~~6.
Piling/dolphin installation		A
7.	Shoreline stabilization	
a.	Vegetative	N/A
b.	Riprap	N/A
c.	Bulkheads	N/A
8.	Mitigation	N
9.	Restoration	
a.	Active	N
b.	Passive	N
~~10.~~	~~Research and educational observations~~	~~A~~
10~~1~~.	Protection of habitat, nutrient, fish, wildlife, and aesthetic	A
11~~2~~.	Temporary alterations	A
12~~3~~.	Wastewater/storm water discharge	*
13~~4~~.	Research and educational observation structures	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

10~~9~~a. Low-intensity utilities only permitted if designed so as not to interfere with navigation.

13. This use is allowed subject to findings that adverse impacts have been minimized (see Policy #5 and Policy #8); requiring mitigation.

Activities:

2a, 2b.~~–~~ These activities are only allowed subject to findings that adverse impacts have been minimized (see Policy #5).

5c. This activity is subject to Policy #12.

~~5d. These activities are allowed subject to findings that adverse impacts have been minimized (see Policy #5 and Policy #8); requiring mitigation.~~

12~~3~~. Wastewater and storm water discharge, see Policy #25~~–~~ and definition of "facility".

ISTHMUS SLOUGH

ISSDNC-DA

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: Isthmus Slough Shallow-Draft Navigation Channel – (22-foot authorized draft)
MANAGEMENT CLASSIFICATION: DA

Project Description:– This unit consists of an authorized channel 22-feet deep by 150-feet wide from Mile 15.0 Bunker Hill to Mile 17.0 at Millington.

Management Objective:– This channel may be dredged to the authorized depth (22-feet).– Private dredging shall continue as in the past.

A. Uses

1.	Aquaculture	N
2.	Commercial	N
3.	Docks	N
4.	Industrial ~~&~~and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9~~10~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	*
	b. High-intensity	N
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	*
12~~1~~.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
	a. New construction	N/A
	b. Repair/maintenance	N/A
	c. Installation of tidegates in existing functional dikes	N/A
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N/A
3.	Flow-lane disposal of dredged material ~~Disposal~~ *	
4.	Fill	N

5.	Navigational	
a.	Aides (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvement	A
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~*~~6.
Piling/dolphin installation		A
7.	Shoreline stabilization	
a.	Vegetative	N/A
b.	Riprap	N/A
c.	Bulkheads	N/A
8.	Mitigation	N
9.	Restoration	
a.	Active	N
b.	Passive	N
~~10.~~	~~Research and educational observations~~	~~A~~
10~~1~~.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11~~2~~.	Temporary alterations	A
12~~3~~.	Wastewater/storm water discharge	*
13~~4~~.	Research and educational observation structures	N

GENERAL CONDITIONS: (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

10~~9~~a. Low-intensity utilities are only permitted if designed so as not to interfere with navigation.

13. This use is allowed subject to findings that adverse impacts have been minimized (see Policy #5~~)~~ and Policy #8); requiring mitigation.

Activities:

2a, 2b.~~–~~ These activities are allowed subject to findings that adverse impacts have been minimized (see Policy #5).

5c. This activity is subject to Policy #12.

~~5d. These activities are allowed subject to findings that adverse impacts have been minimized (see Policy #5) and Policy #8); requiring mitigation.~~

12~~3~~. Wastewater and storm water discharge, see Policy #25~~–~~ and definition of "facility".

COOS RIVER/MILLICOMA RIVER
CMRSDNC-DA

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: Coos-Millicoma Rivers Shallow-Draft Navigation Channel
(authorized depth 5-feet; 3-feet above Dellwood)
MANAGEMENT CLASSIFICATION: DA

Project Description:– This unit includes a federally authorized channel project. A 5-foot deep by 50-foot wide channel is authorized for the Coos River, the Millicoma River to Allegany (River Mile 8.3), and the South Fork Coos River to Dellwood (River Mile 8.75). Channel depth is reduced to 3-feet from River Mile 8.75 to River Mile 9.25 on the South Fork Coos River above Dellwood.

Management Objective:– This channel shall be maintained to permit continued use for log transport and other shallow-draft navigation within the current authorization.– Disposal of dredged materials on the adjacent banks for dike maintenance purposes shall be encouraged.

A. Uses

1.	Aquaculture	N
2.	Commercial	N
3.	Docks	N
4.	Industrial ~~&~~and port facilities	N
5.	Log Dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
~~1~~91.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	*
	b. High-intensity	N
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	*~~N~~
12~~1~~.	Bridge crossings	*~~N~~
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
	a. New construction	N/A
	b. Repair/maintenance	N/A
	c. Installation of tidegates in existing functional dikes	N/A
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N/A

3	Flow-lane disposal of dredged material ~~Disposal~~	
*		
4	Fill	N
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvement	A
~~d.~~	~~Water-dependent commercial enterprises and activities~~	*6.
Piling/dolphin installation		A
7.	Shoreline stabilization	
	a. Vegetative	N/A
	b. Riprap	N/A
	c. Bulkheads	N/A
9.	Mitigation	N
10.	Restoration	
	a. Active	N
	b. Passive	N
~~11.~~	~~Research and educational observations~~	~~A~~
112.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
123.	Temporary alterations	A
134.	Wastewater/storm water discharge	*
145.	Research &and educational observation structures	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

109a. Low-intensity utilities are only permitted if designed so as not to interfere with navigation.

13. This use is allowed subject to findings that adverse impacts have been minimized (see Policy #5 and Policy #8); requiring mitigation.

Activities:

2a, 2b. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5). First consideration for obtaining material shall be given to dredged material disposal on the adjacent banks for dike maintenance purposes.

3. Dredge material disposal shall be allowed when consistent with Policy #20. See Management Objective of this Unit for DMD purpose.

5c. This activity is subject to Policy #12.

~~5d. These activities are allowed subject to findings that adverse impacts have been minimized (see Policy #5 and Policy #8); requiring mitigation.~~

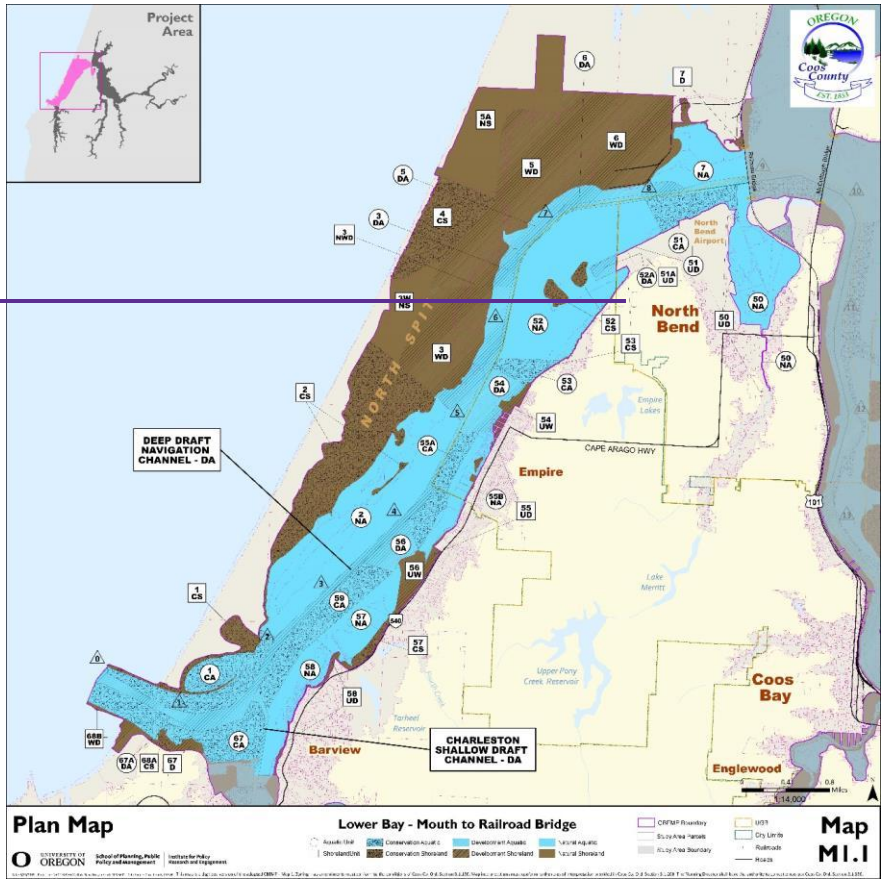
134. Wastewater and storm water discharge, see Policy #25 and definition of "facility".

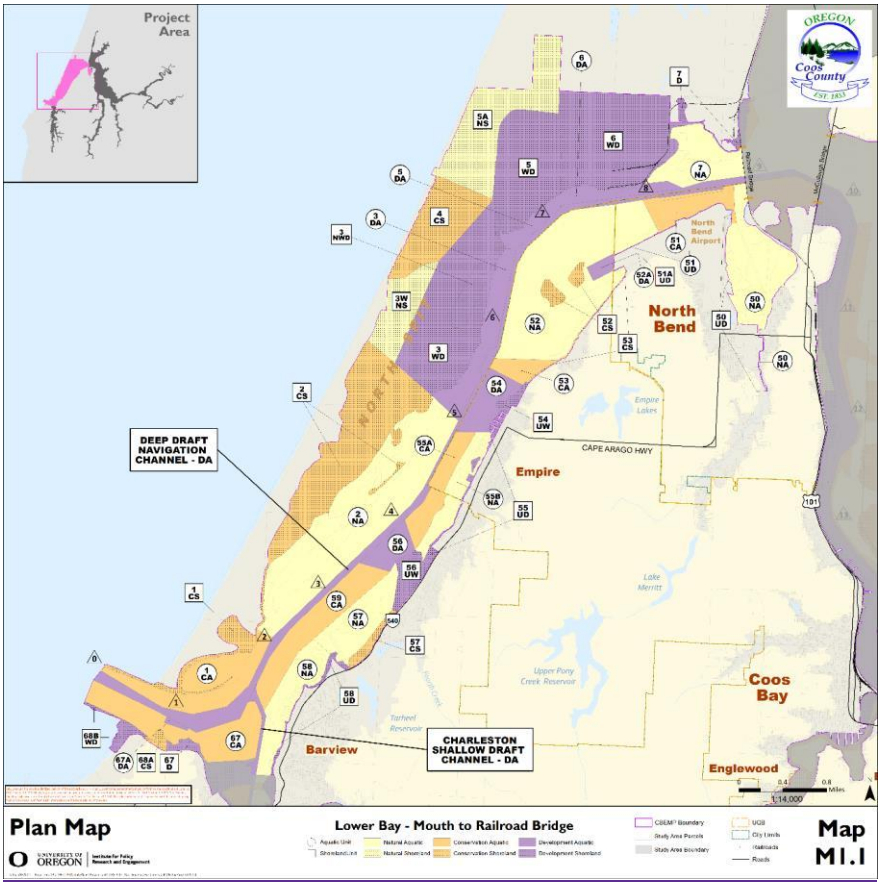
5.1 Lower Bay – Mouth To Railroad Bridge

[R.M.0 – R.M. 9.0 AND ADJACENT SHORELANDS INCLUDING:
NORTH SPIT, PONY SLOUGH

SHORELAND UNITS: 1-7, 5049-58 AND 67-68B
AQUATIC UNITS: 1-7, 50-59 AND 67

-Units are listed in numerical order,
Shoreland units first


Project Area
DEEP DRAFT NAVIGATION CHANNEL - DA
CHARLESTON SHALLOW DRAFT CHANNEL - DA
North Bend
Empire
Coos Bay
Barview
Englewood
CAPE ARAGO HWY
NORTH SPIT
Plan Map
Lower Bay - Mouth to Railroad Bridge
Map M1.1


Project Area
DEEP DRAFT NAVIGATION CHANNEL - DA
CHARLESTON SHALLOW DRAFT CHANNEL - DA
North Bend
Empire
Coos Bay
Barview
Englewood
CAPE ARAGO HWY
Plan Map
Lower Bay - Mouth to Railroad Bridge
Map M1.1

Shoreland Unit	Aquatic Unit	Coos County	Coos Bay	North Bend
1-CS		X		
	1-CA	X		
2-CS		X		
	2-NA	X		
3-WD		X		
3-NWD		X		
3W-NS		X		
	3-DA	X		
4-CS		X		
5-WD		X		
5A-NS		X		
	5-DA	X		
6-WD		X		
	6-DA	X		
7-D		X		
	7-NA	X		
50-UD				X
	50-NA			X
51-UD				X
	51-CA			X
52-CS			X	
	52-NA		X	X
	52A-DA		X	
53-CS			X	X
	53-CA		X	
54-UW			X	
	54-DA		X	
55-UD		X	X	
	55A-CA	X	X	
	55B-NA	X	X	
56-UW		X		
	56-DA	X		
57-CS		X		
	57-NA	X		
58-UD		X		
	58-NA	X		
	59-CA	X		
67-D		X		
	67-CA	X		
	67A-DA	X		
68A-CS		X		
68B-WD		X		

LOWER BAY - NORTH SPIT
I-CS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 1
MANAGEMENT CLASSIFICATION: CS

Boundaries:
Northern Boundary - a line approximately 400-feet south of the line between S.26 and S.35, T.25, R.14

Southwestern Boundary - The North Jetty.

Management Objective: This unit shall be managed so as to provide for uses and activities necessary for future jetty construction and maintenance, including road access and construction of unloading and storage facilities. In addition, dredged material shall be placed in Dredged Material Disposal Site 4a, and shall serve as "replacement habitat" for Snowy Plover habitat lost in conjunction with development of the North Bay Marine Industrial Park in Shoreland Unit 3-WD. (See Unit #3-WD for the specific requirements of a Snowy Plover mitigation plan.) If spoils are placed at Disposal Site #4a prior to development of industrial uses and disturbance of Snowy Plover habitat in Unit #3-WD, such spoils placement shall be considered as a "credit" against any plover habitat subsequently disturbed in Unit #3-WD. Another satisfactory method for mitigating loss of Snowy Plover habitat is "blading" for removal of ground cover. This unit shall otherwise be managed as consistent with a Conservation Shorelands designation for protection of important wildlife habitat.

A. Uses

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial ~~&~~and port facilities	N
7.	Log sort/storage yard (land)	N
8.	Marinas	N
9	Mining/mineral extraction	N
10	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
11	Utilities	
	a. Low-intensity	*
	b. High-intensity	N
12	Bridge crossing support structures and dredging necessary for installation	A
13.	Bridge crossings	A
14.	Land transportation facilities	A
15.	Residential	N
16.	Solid waste disposal	N
17.	Timber farming/harvesting	N

B. Activities:

1.	Stream alteration	N/A
2.	Dikes	
a.	New construction	N
b.	Repair/maintenance	N
c.	Installation of tidegates in existing functional dikes	N
3.	Dredged material disposal	*
4.	Excavation to create new water surface	N
5.	Fill	N
6	Shoreline stabilization	
a.	Vegetative	*
b.	Riprap	*
c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
a.	Active	*
b.	Passive	A
10.	Land Divisions	*
a.	Partitions	*
b.	Subdivision	*
c.	Planned Unit Development	*
d.	Recreation PUD	N

GENERAL CONDITIONS (the following conditions applies to ALL uses and activities):

1. Inventoried resources requiring mandatory protection in this unit shall be protected, as required by Policies #17 and #18.

2. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this unit, as required by Policy #20.

3. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

4. Uses in this unit are only permitted as stated in Policy #14 "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

5. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

6. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

7. In rural areas (outside UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Uses:

11a. Use of the area as a utility corridor shall be allowed if findings are developed which document that the use will not interfere with the wildlife habitat or the bird flyway.

Activities:

3. Dredged material disposal is permitted, and shall be used as "replacement habitat" for Snowy Plover habitat lost in conjunction with development of the North Bay Marine Industrial Park in Shoreland Unit #3-WD. (See unit description for specific details.)

6a, 6b, 6c. Bank line stabilization measures shall be allowed if they are necessary to prevent breaching behind the jetty. Vegetative stabilization must be consistent with the habitat requirements in the area.

These activities are permitted, subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

10. Land divisions are only permitted where they meet the conditions in Policy #15.

LOWER BAY
1-CA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 1
MANAGEMENT CLASSIFICATION: CA

Boundaries: This aquatic unit extends east to the deep-draft navigation channel beginning at the western tip of the North Jetty and extending northward to a line leaving the shoreline approximately 400-feet south of the section line dividing S.26 and S.35, T.25, R.14.

Management Objective: This unit shall be managed to provide for uses and activities associated with jetty maintenance and construction, and for protecting fish and wildlife habitat.

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	*
4.	Industrial ~~&~~and port facilities	*
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
~~12~~9.	Research ~~&~~and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	N
12~~1~~.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	A
2	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes	N/A
3.	Flow-lane disposal of dredged material ~~Disposal~~	*

4. Fill *

5.	Navigation	
a.	Aides (e.g., beacons, buoys)	A
b.	Structures	*
c.	Minor navigational improvement	A
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~N~~
6.	Piling/dolphin installation	*
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	N
8.	Mitigation	A
9.	Restoration	
a.	Active	*
b.	Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
~~12.~~	~~Research & educational observations~~	~~A~~
12~~3~~.	Wastewater/storm water discharge	*
13~~4~~.	Research ~~&~~and educational observation structures	N

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy #4a.

3,4. A temporary dock or other similar facility shall be allowed when necessary for jetty construction or maintenance.

Activities:

2b. This activity is only allowed subject (1) to the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) to finding that adverse impacts have been minimized (see Policy #5) and (3) to Policy #8, requiring mitigation.

3. Dredge Material Disposal shall be allowed when consistent with Policy #20.

4,6. Temporary fills or piling shall be allowed if necessary for establishing temporary facilities for jetty construction or maintenance. These activities should be the minimum necessary to accomplish the purpose. (See also Policy #6: "Fill in Conservation and Natural Management Units", part A.)

Fill is only allowed subject to finding that adverse impacts have been minimized (see Policy #5).

5b. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5), and to Policy #8, requiring mitigation.

5c. This activity is subject to Policy #12.

7b. This activity is permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring nonstructural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

9a. Active restoration shall be allowed only when consistent with Policy #22b.

11. This activity is permitted subject to Policy #5a.

123. Wastewater and storm water discharge, see Policy #25 and definition of "facility".

LOWER BAY - NORTH SPIT

2-CS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 2
MANAGEMENT CLASSIFICATION: CS

Boundaries:
Northern Boundary - a line extending approximately northwest from the southern boundary of the Oregon International Port of Coos Bay's aquaculture facility.

Southern Boundary - a line about 400-feet south of the section line dividing S.25 and S.35, T.25, R.14.

This unit also contains a small offshore upland known as "Clam Island".

Management Objective: This shoreland unit shall be managed to allow continuation of existing uses and use of the area for undeveloped land transportation. Any relocation of the land access route should be done in a manner that meets the needs of existing uses protecting sensitive resource habitat. The unit shall also be managed to allow development of recreation facilities, including construction of an improved road to serve the facilities.

The unit contains two designated mitigation sites, M-3 and M-4. However, only site M-3 shall be protected from pre-emptive use, as it is rated a "High" priority site, while M-4 is rated "Low" priority (consistent with Policy #22). The unit also contains part of a dredged material disposal site (4a).

An existing heron rookery located in this unit shall be preserved by protecting those trees in the rookery which are used by the birds.

A. Uses

1.	Agriculture	A
2.	Airports	N
3	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial ~~&~~and port facilities	N
7.	Land transportation facilities	*
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10	Mining/mineral extraction	N
11	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	*
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A

15	Utilities		
	a.	Low-intensity	*
	b.	High-intensity	N

B. Activities:

1.	Stream alteration		N
2.	Dikes		
	a.	New construction	N
	b.	Repair/Maintenance	N
3.	Dredged material disposal		*
4.	Excavation to create new water surface		*
5.	Fill		N
6	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	N
	c.	Retaining wall	N
7	Navigation aids (e.g., beacons)		A
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land divisions		*
	a.	Partition	*
	b.	Subdivision	*
	c.	Planned Unit Development	*
	d.	Recreation PUD	N

GENERAL CONDITIONS (The following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit shall be protected, and are subject to Policies #17 and #18.

2. No permitted use or activity shall pre-empt the use of the designated dredge material disposal site in this unit, as required by Policy #20.

3. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

4. Uses in this unit are only permitted as stated in Policy #14 "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

6. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

7. No permitted use or activity shall pre-empt the use of "High" priority mitigation site M-3, as required by Policy #22.

8. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50,and #51.

SPECIAL CONDITIONS:

Uses:

7, 11b. Any relocation of the present four-wheel drive road to meet current access needs, or any construction and improvement of a road to serve developed recreation facilities, shall be designed so that it avoids sensitive wildlife habitat, including heron rookery and snowy plover nesting sites.

14a. Use of the area as a utility corridor shall be allowed if findings are developed which document that the use will not interfere with wildlife habitat or the bird flyway.

Activities:

3. Dredged material disposal shall be managed as part of a Snowy Plover habitat mitigation program for the North Spit in connection with development of the Port of Coos Bay Marine Industrial Park. See Unit #3-WD for specific details.

4. This activity is permitted if in conjunction with an approved mitigation project on "High" priority mitigation site M-3.

9a. Active restoration shall be allowed only when consistent with Policy #22b.

10. Land divisions are only permitted where they meet the conditions in Policy #15.

LOWER BAY
2-NA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 2
MANAGEMENT CLASSIFICATION: NA

Boundaries: This aquatic unit extends to the deep-draft channel beginning at a line extending approximately southeast from a point 400-feet south of the section line dividing S.26 and S.35, T.25, R.14, and running north to a line extending approximately southeast from the southern boundary of the Oregon International Port of Coos Bay's aquaculture facility.

Management Objective: This aquatic unit shall be managed to maintain aquatic resource productivity consistent with the present mix of low-intensity uses and structures and the uses and activities allowed in the unit.

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	*
4.	Industrial &and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
912.	Research and educational observations	A
109.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
110.	Bridge crossing support structures and dredging necessary for installation	N
121.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities

1.	Dikes	
	a. New construction	N
	b. Repair/maintenance	N
	c. Installation of tidegates in existing functional dikes	N/A
2	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N/A

3.	Flow-lane disposal of dredged material ~~Disposal~~	N
4.	Fill	N
5.	Navigational	
a.	Aides (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvement	N
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~N~~
6.	Piling/dolphin installation	*
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	N
8.	Mitigation	A
9.	Restoration	
a.	Active	N
b.	Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife, and aesthetic	A
~~12.~~	~~Research and educational observations~~	~~A~~
12~~3~~.	Wastewater/storm water discharge	N
13~~4~~.	Research and educational observation structures	N

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy #4a.

3. Docks shall be limited to maintenance of the existing dock facility.

Activities:

6. Piling/dolphin installation shall be limited to replacement of piling to maintain the existing dock.

7b. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

10. This activity is only permitted subject to Policy #5a.

LOWER BAY - NORTH SPIT
3-WD

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 3
MANAGEMENT CLASSIFICATION: WD

Boundaries:
Northern Boundary - A line extending from the northeast corner of the waste-treatment lagoon to the southwest, and along its eastern edge, including an area of about 73 acres.

Southern Boundary - A line to the northwest from the southern boundary of the aquaculture facility.

Western Boundary - A line running approximately SSW across dune hummocks from the southern side of the lagoon to an open sand dune.

The area and boundaries of this unit have been reduced by approximately 50 acres being designed 3-NWD as described in that Shoreland Unit.

Management Objective: This shoreland unit shall be managed to efficiently utilize the property for water-dependent or related commercial/industrial development. Development must be conducted in a manner that is consistent with the Plan's general policy regarding beaches and dunes. Any area of disturbed snowy plover habitat shall be replaced elsewhere on the North Spit (see Units #1CS and #2CS) such that: (1) sites created as habitat are made available before or concurrently with alteration of existing habitat, and (2) there is no net loss of habitat.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3	Aquaculture	A
4	Commercial	*
5.	Dryland moorage	*
6.	Industrial ~~&~~and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	*
9	Marinas	A
10	Mining/mineral extraction	A
11.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3	Dredged material disposal	N
4.	Excavation to create new water surface	A
5	Fill	*
6	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	*
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Uses in this unit shall normally be water-dependent or water-related. Other uses shall only be permitted subject to the findings required by Policy #14.

2. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this unit, as required by Policy #20.

3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

4. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

5. All permitted uses and activities must be consistent with a Snowy Plover habitat mitigation plan; see Management Objective.

6. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

7. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

5. New or expanded dryland moorage shall be subject to review and approval only when consistent with Policies #20, #27 and #14.

8. Log storage and sorting yards shall be allowed, provided that: (i) such uses are conducted on an interim basis and do not pre-empt use of the property for more intense, water-dependent developments, or (ii) such uses are accessory to a primary use involving waterborne shipment of logs.

11a,11b. A public boat ramp facility designated to meet the needs of and accommodate small private crafts shall be allowed and shall be located on public lands, provided that such is compatible with other uses allowed in this Management Unit.

4, 6, 16,17. These uses are subject to review and approval when consistent with Policy #16.

Activities:

5. Fill and other alterations may be permitted, only if in conjunction with a specific and approved industrial development.

   A Snowy Plover habitat mitigation plan that ensures (1) that sites created as habitat are made available before or concurrently with alteration of existing habitat, and (2) that there is no net loss of Snowy Plover habitat. "Plover habitat" shall be construed to comprise only those areas so designated in Figure III-5 on page III-18 of the Final Environmental Impact Statement for the North Bay Marine Industrial Park.

6b,6c. These activities are permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

10. Land divisions are only permitted where they meet the conditions in Policy #15.

LOWER BAY – NORTH SPIT
3-NWD

JURISDICTION: COOS COUNTY

MANAGEMENT CLASSIFICATION: NWD
SHORELAND UNIT: 3

Boundaries:
Northern Boundary:– Beginning at a point located on the easterly right-of-way line of Trans-Pacific Lane (formerly Transpacific Parkway) where it intersects with the north line of Government Lot 1 in Section 7; thence– east 850 feet along said north line of Government Lot 1;

Eastern Boundary:– Thence South 22’ 15’ 00” West 2,850 feet to where it intersects with the southerly line of Government Lot 6 of said Section 18;

Southern Boundary:– Thence west 550 feet along said southerly line of Government Lot 6 to said easterly right-of-way line of Trans-Pacific Lane.

Western Boundary:– Thence northerly 2,840 feet along said easterly right-of-way line of Trans-Pacific Lane to the point of beginning, containing approximately 52 acres, more or less.

Management Objective:– This shoreland unit shall be managed to efficiently utilize the property for non-water-dependent commercial/industrial development.– Development must be conducted in a manner that is consistent with the Plan’s general policy regarding beaches and dunes.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	A
5.	Dryland moorage	N
6.	Industrial ~~&~~and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	*
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

16.	Energy production		*
17.	Water-borne transportation		*

B. Activities:

1.	Stream alteration		A
2.	Dikes		
	a.	New construction	A
	b.	Repair/Maintenance	A
3.	Dredged material disposal		*
4.	Excavation to create new water surface		A
5.	Fill		*
6.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	*
7.	Navigation aids (e.g., beacons, buoys)		A
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land Divisions		*
	a.	Partition	*
	b.	Subdivision	*
	c.	Planned Unit Development	*
	d.	Recreation PUD	N

GENERAL CONDITIONS (the following conditions applies to all permitted uses):

1. Uses in this unit shall be normally non-water-dependent industrial.

~~2. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this Unit, as required by Policy #20.~~

2~~3~~. All permitted uses shall be consistent with the respective flood regulations of local governments as required by Policy #27.

~~4. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.~~

3~~5~~. All permitted uses and activities must be consistent with a snowy plover habitat mitigation plan, see Management Objective.

4. In rural areas (outside of UGBs) utilities, public facilities and services shall only be provided subject to Policies #50 and #51.

5. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

8. Log storage and sorting yards shall be allowed, provided that (i) such uses are conducted on an interim basis and do not pre-empt use of the property for more intense, non-water-dependent developments, or (ii) such uses are accessory to a primary use involving waterborne shipment of logs.

16,17. These uses are subject to review and approval when consistent with Policy #16

Activities:

3,5. Dredged material disposal, Ffill and other alterations may be permitted only if in conjunction with a specific and approved industrial development.

Further, dredged material disposal shall be permitted in accordance with aA Ssnowy pPlover habitat mitigation plan that ensures (1) that sites created as habitat are made available before or concurrently with alteration of existing habitat, and (2) that there is no net loss of snowy plover habit.– "Plover —habitat shall be construed to comprise only those areas so designated in Figure III-5 on page III-18 of the final Environmental Impact Statement for the North Bay Marine Industrial Park".

6b,6c. These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

10. Land divisions are only permitted where they meet the conditions in Policy #15.

LOWER BAY - NORTH SPIT
3W-NS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 3W
MANAGEMENT CLASSIFICATION: NS

Boundaries: This unit is entirely in the uplands surrounded by shoreland units and uplands.
Northern Boundary - the south and east berms of the lagoon.

Southern Boundary - a line extending approximately northwest from the southern property line of the Oregon International Port of Coos Bay's aquaculture facility.

Eastern Boundary - a line following the western edge of an area of deflation plain wetland.

Management Objective: This shoreland unit shall be managed to protect habitat while maintaining the stability of dunes. Mitigation projects shall be allowed consistent with the resource capabilities of this unit. This unit contains a mitigation site designated in conjunction with the "Henderson Marsh Agreement", which shall be protected from pre-emptive uses.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	N
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15	Utilities	
	a. Low-intensity	N
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N/A
2.	Dikes	

a.	New construction	*
b.	Repair/Maintenance	*
3.	Dredged material disposal	N
4.	Excavation to create a new water surface	*
5.	Fill	N
6	Shoreline stabilization	
a.	Vegetative	*
b.	Riprap	N/A
c.	Retaining wall	N/A
7	Navigation aids (e.g., beacons)	N
8.	Mitigation	A
9	Restoration	
a.	Active	*
b.	Passive	A
10.	Land divisions	
a.	Partition	*
b.	Subdivision	*
c.	Planned Unit Development	*
d.	Recreation PUD	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Uses in this unit are only permitted as stated in Policy #14 "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

2. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

3. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

4. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Activities

2a,2b,4,6a. New construction/maintenance of dikes, excavation to create new water surfaces, and shoreland vegetation stabilization shall only be allowed in conjunction with mitigation for Henderson Marsh as addressed in Shoreland Unit #5.

9a. Active restoration shall be allowed only when consistent with Policy #22b.

10. Land divisions are only permitted where they meet the conditions in Policy #15.

LOWER BAY
3-DA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 3
MANAGEMENT CLASSIFICATION: DA

Boundaries: This aquatic unit extends east to the deep-draft channel beginning at a line extending east from the south shore of the drainage inlet east of the waste treatment lagoon and ends at a line extending to the southeast from the southern property line of the Oregon International Port of Coos Bay's aquaculture facility.

Management Objective: This deep-water unit close to shore shall be managed to efficiently utilize the aquatic area for necessary water access and moorage associated with water-dependent industrial uses in the adjacent uplands.

A. Uses:

1.	Aquaculture	*
2.	Commercial	*
3.	Docks	A
4.	Industrial ~~&~~and port facilities	*
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	*
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	*
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
9~~10~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	N
12~~1~~.	Bridge crossings	N/A
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
	a. New construction	*
	b. Repair/maintenance	*
	c. Installation of tidegates in existing functional dikes	A
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N/A

3	Flow-lane disposal of dredged material ~~Disposal~~	*
4	Fill	*
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	*
	c. Minor navigational improvement	A
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~*~~6.
Piling/dolphin installation		A
7.	Shoreline Stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
~~10.~~	~~Research and educational observations~~	~~A~~
10~~1~~.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11~~2~~.	Temporary alterations	A
12~~3~~.	Wastewater/storm water discharge	*
13~~4~~.	Research and educational observation structures	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) - is subject to Policy #4a.

2,4. Commercial, industrial/port facilities:~~–~~ if the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent use.

6. Marina development shall be limited to providing moorage for large fishing trawlers and other deep-draft vessels.~~–~~ A recreational boat marina would not be consistent with the Management Objective for this unit.

7. Mining/mineral extraction is permitted only if compatible with navigation and moorage uses and if consistent with the resource capabilities of the area and the purpose of the management objective for this unit.

8a,8b.– A public boat ramp facility designed to meet the needs of and accommodate small private crafts shall be allowed provided that such is compatible with other development allowed in the management unit. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

13.– This use is only allowed subject to finding that adverse impacts have been minimized (see Policy #5~~)~~ and to Policy #8, requiring mitigation.

Activities:

1a,1b.– These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

2a,2b,3,4,5b~~,5d~~.– These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

5c. This activity is subject to Policy #12.

7b,7c.– These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap.– Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

In addition, bulkheads are only allowed subject to finding that adverse impacts have been minimized~~–~~ (see Policy #5) and to Policy #8, requiring mitigation.

9a. Active restoration shall be allowed only when consistent with Policy #22b.

12~~3~~. Wastewater and storm water discharge, see Policy #2 and definition of "facility".

13~~4~~. This activity is subject to Policy #5d.

LOWER BAY – NORTH SPIT
4-CS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 4
MANAGEMENT CLASSIFICATION: CS

Boundary: This unit comprises the waste treatment lagoon and the berms that contain it.

Management Objective: This shoreland unit shall be managed to maintain the existing lagoon and its ability to handle effluents and to allow development of a freshwater marsh.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3	Aquaculture	*
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial ~~&~~and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10	Mining/mineral extraction	N
11	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13	Solid waste disposal	N
14	Timber farming/harvesting	N
15	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream Alteration	N
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	A
6	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*

7	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9	Restoration	
a.	Active	*
b.	Passive	A
10.	Land divisions	*
a.	Partition	*
b.	Subdivision	*
c.	Planned Unit Development	*
d.	Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

2. All permitted uses are subject to Policy #13, which states general use priorities in coastal shorelands.

3. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

4. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

5. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

3. Aquaculture shall be allowed in the lagoon provided that it is consistent with state and federal water quality regulations (subject to Policy #4a).

6. Continued secondary treatment of industrial effluents shall be allowed.

Activities:

3. Dredge material disposal shall be allowed when consistent with Policy #20.

6b,6c. These activities are subject to Policy #9, "Solutions to Erosion and Flooding Problems."

9a. Active restoration shall be allowed only when consistent with Policy #22b.

10. Land divisions are only permitted where they meet the conditions in Policy #15.

LOWER BAY – NORTH SPIT
5-WD

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 5
MANAGEMENT CLASSIFICATION: WD

Boundaries:
Northern Boundary – a line extending from the northeast corner of the waste-treatment lagoon to the southwest and along its eastern edge, including an area of about 73 acres.

Southern Boundary – a line to the northwest from the southern boundary of the Oregon International Port of Coos Bay's aquaculture facility.

Western Boundary - a line running approximately SSW across dune hummocks from the southern side of the lagoon to an open sand dune.

Management Objective: A large portion of this unit, compared to other areas of the bay, possesses characteristics that make it an exceptional future development resource not only for the Bay Area, but for Coos County and the State of Oregon as well. The site's location on the deep-draft channel in the lower bay gives it even greater attributes as a water-dependent industrial development site. Therefore, the Plan reserves this portion of the unit for an integrated industrial use that takes advantage of the site's unique characteristics, particularly its attributes for deep-draft development. Uses need not be limited to those specifically mentioned in Exception #22.

Utilizing the site for development purposes as described will require the filling of 123 acres of freshwater and saltwater wetlands, commonly known as Henderson Marsh (Dredged Material Site #4x).

The Plan intends that development within the road corridor will be for the purposes of developing and maintaining an access road, rail and utility corridor, and pulp mill effluent pipeline.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	*
5.	Dryland moorage	N
6.	Industrial ~~&~~and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N

13.	Solid waste disposal	A
14.	Timber farming/harvesting	N/A
15.	Utilities	
a.	Low-intensity	A
b.	High-intensity	A
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	A
2.	Dikes	
a.	New construction	A
b.	Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	*
6.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	*
9.	Restoration	
a.	Active	*
b.	Passive	*
10.	Land divisions	*
a.	Partitions	*
b.	Subdivision	*
c.	Planned Unit Development	*
d.	Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses Within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in the Plan (see Coastal Shorelands Goal "Linkage Findings" section), uses are only allowed subject to the findings in this policy.

2. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.

3. Wherever possible, dredged material, especially from the federal channel or other major project, is to be used for the fill material. This method of obtaining fill will be incorporated into the overall project phasing, unless it can be demonstrated that it will have an adverse impact on the development effort.

4. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

4. No use or activity shall pre-empt the use of the designated dredged material disposal site in this ~~district~~unit, as required by Policy #20.

6. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

7. In rural areas (outside UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Uses:

4. This use is allowed in association with other permitted uses and activities.

4,6,16,17.– These uses are subject to review and approval when consistent with Policy #16.

Activities:

3. Dredge material disposal shall be allowed when consistent with Policy #20.

3,5. Dredge material disposal is only allowed in conjunction with a specific project and any incremental filling is not permitted without phased restoration actions.

6b,6c.– A retaining wall is a temporary activity that will not pre-empt the ultimate use of the site. These activities, where occurring at the interface with the estuary, are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

8,9a,9b.– These activities are permitted in the portion of the site agreed on for mitigation as per the Henderson Marsh Mitigation Plan.

10. Land divisions are only permitted where they meet the conditions in Policy #15.

LOWER BAY – - NORTH SPIT
5A-NS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 5A
MANAGEMENT CLASSIFICATION: NS

Boundaries:
Southern: the berm containing the waste treatment lagoon.

Western: the coastal shorelands boundary (western edge of the deflation plain).

Northern: northern extent of privately-owned or leased lands.

Eastern: the transportation corridor and a line extending north from the western edge of the dredged material disposal site on the eastern side of Henderson Marsh.

Management Objective: to conserve and enhance vital wildlife habitat resources. This also contains a corridor and access road for the Oregon International Port of Coos Bay's effluent outfall pipeline from eastern boundary of the site with Transpacific Parkway and running west along the southern boundary of the management unit into the ocean.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial &and port facilities	N
7.	Land Transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	*

B. Activities:

1.	Stream alteration		A
2.	Dikes		
	a.	New construction	A
	b.	Repair/Maintenance	A
3.	Dredged material disposal		N
4.	Excavation to create new water surface		A
5.	Fill		A
6.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	N
	c.	Retaining wall	N
7.	Navigation aids (e.g., beacons)		N
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land divisions		~~N~~
	a.	Partitions	N
	b.	Subdivisions	N
	c.	Planned Unit Development	N
	d.	Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses in dune areas shall be consistent with the requirements of Policies #30.

2. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

3. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, , and #51.

SPECIAL CONDITIONS:

Uses:

15b. Repair/Maintenance/replacement of the wastewater outfall pipeline shall be permitted.

Activities:

9a. Active restoration shall be allowed only when consistent with Policy #22b.

LOWER BAY - NORTH SPIT
5-DA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 5
MANAGEMENT CLASSIFICATION: DA

Boundaries:
This ~~district~~unit extends southeast to the deep-draft channel beginning at the south side of the inlet east of the waste treatment lagoon and ending at a line extending south from the east edge of Henderson Marsh.

Management Objective:
This ~~district~~unit shall be managed so as to efficiently this ~~district~~unit shall be managed so as to efficiently utilize the aquatic area for access to the deep-draft channel in support of upland water-dependent uses.

Uses, Activities and Special conditions.

A. Uses:

1.	Aquaculture~~Agriculture~~	*
2.	Commercial	N
3.	Docks	A
4.	Industrial and port facilities	*
5.	Log dump/sort/storage (in-water)	*
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	*
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
10.	Bridge crossing support structures	N

B. Activities:

1.	Dikes	
	a. New construction	N/A
	b. Repair/Maintenance	N/A
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N/A
3.	Flow-lane disposal of dredged material ~~Disposal~~	N

4.	Fill	*
5.	Navigation structures	*
6.	Minor navigational improvements	A
7.	Piling/dolphin Installation	A
8.	Shoreline stabilization	
a.	Vegetative	A
b.	Rip-rap	*
c.	Bulkheads	*
9.	Navigation aids (e.g., beacons, buoys)	A
10.	Mitigation	A
11.	Restoration	
a.	Active	*
b.	Passive	A

GENERAL CONDITIONS:

None

SPECIAL CONDITIONS:

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) - is subject to Policy #4a.

   ~~This use is only allowed subject to the making of resource capability consistency findings and subject to the assessment of impacts [see Policy #4a].~~

4. Water-dependent uses are allowed. If the use is water-related or non-dependent/related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.

5. Log dump uses shall be allowed, but only for a limited amount of time to unload bundled logs using easy-let-down techniques. Log bundles in the water must be immediately hauled to other locations for storage.

7. Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

Activities:

4. Fills shall be allowed when findings are made which document that the fill will not adversely impact the wetland drainage in the southwest shoreline portion of the ~~district~~unit.

   In addition, this activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.

2a., 2b., 5. Theses activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.

8b, 8c. These activities are only permitted subject to the general findings required by Policy #9, "Solutions to erosion and flooding problems"' preferring non-structural to structural solutions, and to the specific findings for rip-rap.

In addition, bulkheads are only allowed subject to findings that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.

11a. Active restoration shall be allowed only when consistent with Policy #22b.

LOWER BAY – - NORTH SPIT
6-WD

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 6
MANAGEMENT CLASSIFICATION: WD

Boundaries:
Western Boundary - a line extending north from the western edge of the filled dredged material disposal site that borders on Henderson Marsh.

Eastern Boundary - the Roseburg Forest Products access road and a line extending to the north where the road curves to the east.

Management Objective: This unit shall be managed so as to protect the shoreline for water-dependent uses in support of the water-related and non-dependent, non-related industrial use of the area further inland. To assure that the unit's shoreline is protected for water-dependent uses while still allowing non-water-dependent uses of the inland portion of the property (outside of the Coastal Shoreland Boundary), any new proposed use of the property must be found by the Board of County Commissioners (or their designee) to be located in such a manner that it does not inhibit or preclude water-dependent uses of the shoreline. Further use of wetlands in the unit must be consistent with state and federal wetland permit requirements.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	*
5.	Dryland moorage	N
6.	Industrial ~~&~~and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	*
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	*
2.	Dikes	
a.	New construction	N/A
b.	Repair/Maintenance	N/A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	N
9.	Restoration	
a.	Active	N
b.	Passive	N
10.	Land divisions	*
a.	Partitions	*
b.	Subdivisions	*
c.	Planned Unit Development	*
d.	Recreation PUD	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

3. Uses in this unit are only permitted as stated in Policy #14 "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

4. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

5. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

6. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS

Uses:

4. Commercial uses shall be allowed only if they are support services to existing or planned industrial uses and will not preclude water-dependent use of the shoreline.

4,6,16,17.– These uses are subject to review and approval when consistent with Policy #16.

13. Timber harvesting shall be allowed as an interim use until the property is required for industrial development.

Activities:

1. Alteration of waterways may be necessary in association with the development of a new Port road and shall be allowed, provided that the relocation of culverts and similar alterations are done in a manner so as to not alter the hydrologic characteristics of existing wetlands.

3. Dredge material disposal shall be allowed when consistent with Policy #20.

6b,6c.– These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

10. Land divisions are only permitted when they meet the conditions in Policy #15.

LOWER BAY
6-DA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 6
MANAGEMENT CLASSIFICATION: DA

Boundary: This unit extends south to the deep-draft channel beginning at a line running south from the west boundary of the filled dredged material disposal site that borders Henderson Marsh and ending at a line approximately 1200-feet east of a point where the shoreline changes from a southerly to a southeasterly aspect.

Management Objective: This aquatic unit shall be managed to provide water access for the industrial uses in the adjacent uplands.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	A
4.	Industrial ~~&~~and port facilities	*
5.	Log dump/sort/storage (in-water)	*
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	*
8.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
9~~10~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	N
12~~1~~.	Bridge crossings	N/A
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
	a. New construction	N/A
	b. Repair/maintenance	N/A
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N
3.	Flow-lane disposal of dredged material ~~Disposal~~	N

4.	Fill	*
5.	Navigational	
a.	Aides (e.g., beacons, buoys)	A
b.	Structures	*
c.	Minor navigational improvement	A
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~*~~6.
Piling/dolphin installation		*
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	*
8.	Mitigation	A
9.	Restoration	
a.	Active	*
b.	Passive	A
~~10.~~	~~Research and educational observations~~	~~A~~
10~~1~~.	Protection of habitat nutrient, fish, wildlife and aesthetic	A
11~~2~~.	Temporary alterations	A
12~~3~~.	Wastewater/storm water discharge	*
13~~4~~.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) - is subject to Policy #4a.

4. Water-dependent uses are allowed.~~–~~ If the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.

5. Log dump uses shall be allowed only for a limited amount of time for unloading bundles of logs using easy-let-down techniques.~~–~~ Log bundles in the water shall be immediately hauled to other locations for storage.

   New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).

7. Mining/mineral extraction is only allowed if compatible with navigation and moorage uses and if consistent with the resource capabilities of the area and the purposes of the management objective.

13.– This use is only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

Activities:

4. Fill is permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

6. Maintenance/replacement of the eastern-most dolphin of the Roseburg docks shall be permitted.

2a,2b,5b,~~5d.~~– These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

5c. This activity is subject to Policy #12.

7b,7c.– These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap.– Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

In addition, bulkheads are only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

9a. Active restoration shall be allowed only when consistent with Policy #22b.

12~~3~~. Wastewater and storm water discharge, see Policy #25– and definition of "facility".

13~~4~~. Subject to Policy #5d.

LOWER BAY – NORTH SPIT
7-D

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 7
MANAGEMENT CLASSIFICATION: D

Boundaries:
Western boundary - the Roseburg Forest Products access road and a line extending to the north where the road curves to the east.

Eastern boundary - the Southern Pacific Railroad line.

Northern boundary - the inland limits of the 100-year floodplain (including freshwater wetlands associated with it).

Management Objective: This shoreland unit, which borders a natural aquatic area, shall be managed for industrial use. Continuation of and expansion of existing non-water-dependent/non-water-related industrial uses shall be allowed, provided that this use does not adversely impact Natural Aquatic Unit #7. In addition, development shall not conflict with state and federal requirements for the wetlands located in the northwest portion of this unit.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	*
5.	Dryland moorage	N
6.	Industrial &and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	*
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream Alteration		A
2.	Dikes		
	a.	New construction	*
	b.	Repair/Maintenance	A
3.	Dredged material disposal		*
4.	Excavation to create new water surface		*
5.	Fill		*
6.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)		A
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land divisions		*
	a.	Partitions	*
	b.	Subdivisions	*
	c.	Planned Unit Development	*
	d.	Recreation PUD	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Uses in this unit are only permitted as stated in Policy #14 "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
2. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.
3. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
4. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.
5. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.
6. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS

Uses:

4. Commercial uses shall be allowed only when necessary to support the primary industrial use.

13. Timber harvesting shall be allowed as an interim use until the site is converted to industrial development.

Activities:

2a. New dikes may be constructed, provided that findings are developed which document that in proposed future development the use of a dike, berm, or buffer setback will protect the natural aquatic area to the south from major development impacts.

3. Dredge material disposal shall be allowed when consistent with Policy #20.

4. Excavation to create a new water surface shall be allowed only for the purposes of an approved restoration project.

5. The wetland in the southeast portion of this unit can be filled for a development project contingent upon satisfaction of the prescribed mitigation described in Shoreland Unit #5.

6b,6c. These activities are permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed when consistent with Policy #22b.

10. Land divisions are only permitted where they meet the conditions in Policy #15.

LOWER BAY
7-NA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 7
MANAGEMENT CLASSIFICATION: NA

Boundary:– This unit extends south to the deep-draft channel beginning at a point where the shoreline changes from a southerly aspect to a southeasterly aspect and ending at the railroad bridge.

Management Objective:– This aquatic unit shall be managed to protect natural resources. Maintenance, replacement, and repair of bridge crossing support structures shall be allowed.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial &and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
913.	Research and education observations	A
109.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
110.	Bridge crossing support structures and dredging necessary for installation	*
121.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N/A
2	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N
3.	Flow-lane disposal of dredged material Disposal	N
4.	Fill	N
5.	Navigational	

a.	Aides (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvements	N
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~N~~6.
Piling/dolphin installation		N
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	N
9.	Mitigation	A
10.	Restoration	
a.	Active	N
b.	Passive	A
11.	Temporary alterations	*
12.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
~~13.~~	~~Research and education observations~~	~~A~~
13~~4~~.	Wastewater/storm water discharge	N
14~~5~~.	Research and educational observation structures	N

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy #4a.

1~~0~~,12~~1~~. This use is allowed subject to the findings in Policy #6, "Fill in Conservation and Natural Management Units".

Activities:

7b. This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring nonstructural to structural solutions, and to the specific findings for riprap.~~–~~ Riprap may be allowed to a very limited extent where necessary for erosion control to protect:~~–~~ (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

10. This activity is only permitted subject to Policy #5a.

LOWER BAY – (PONY SLOUGH) NORTH BEND
50-UD

JURISDICTION: NORTH BEND

SHORELAND UNIT: 50
MANAGEMENT CLASSIFICATION: UD

Boundaries: This ~~segmentunitunit~~unit borders Pony Slough on three sides and includes the shore of Pony Creek to 1000 feet above head of tide at Crowell Lane (tide gate).

Eastern boundary – The ~~segmentunitunit~~unit begins on the east shore at the south end of the railroad bridge.

Western boundary – the ~~segmentunitunit~~unit ends on the west shore at the northeast point of the airport at the mount of Pony Slough.

Management Objective: This development shore land ~~segmentunitunit~~unit shall be managed to accomplish the following objectives:

1. The North Bend Municipal Airport shall be maintained as a permitted use.
2. The land area adjacent to Aquatic ~~SegmentUnitUnit~~Unit #51 can be developed for recreational purposes (an improved boat ramp and limited tie-up dock), as envisioned in the Airport Master Plan.
3. The upland bordering the east side of the slough, adjacent to the proposed Pony Slough marina, shall be managed to protect its habitat values.

In any case, development within this shore land ~~segmentunitunit~~unit must be done in such a manner that it does not adversely impact the adjacent sensitive aquatic area.

A. Uses:

1.	Agriculture	N
2.	Airports	A
3.	Aquaculture	*
4.	Commercial	A
5.	Dryland moorage	*
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	A
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A

	b. High-intensity	A
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
16.	Navigation and water-dependent commercial enterprises and activities	A

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	*
	b. Repair/Maintenance	A
3.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	A
	c. To repair dikes and tide gates	A
4.	Dredged material disposal	*
5.	Excavation to create new water surface	A
6.	Dredge or fill	*
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
8.	Navigation aids (e.g., beacons) ~~and activities~~	A
9.	Mitigation	A
10.	Restoration	
	a. Active	*
	b. Passive	A
11.	Land divisions	A
12.	Water transport channels where dredging may be necessary	A
13.	Water storage areas	*

GENERAL CONDITIONS

1. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

2. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

3. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.

4. Inventoried resources requiring mandatory protection in this ~~segmentunitunit~~unit shall be protected as required by Policies #17 and #18.

SPECIAL CONDITIONS

Uses:

3. Aquaculture is no considered to be a primary use of this area but shall be allowed if findings are developed which document that the particular proposal is consistent with the upland and aquatic character of the area.

5. Dry land moorage in the northwestern portion of this ~~segmentunitunit~~unit is consistent with the management objective if water access is confined to that specified in Aquatic ~~SegmentUnitUnit~~Unit #51.

Activities:

2a. New upland dikes shall be allowed if they are associated with use of the airport.

4. Dredge Material Disposal shall be allowed when consistent with Policy #20.

7b.c. These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems."

10a. Active restoration shall be allowed only when consistent with Policy #22b.

13. Where needed for products used in or resulting from industry, commerce and recreation.

LOWER BAY (PONY SLOUGH)
50-NA

JURISDICTION: NORTH BEND

AQUATIC ~~SEGMENT~~UNIT: 50
MANAGEMENT CLASSIFICATION: NA

Boundaries: This ~~segment~~unit consists of the aquatic area of Pony Slough.

Management Objective: This aquatic ~~segment~~unit shall be managed to protect its natural resource productivity. Repair/Maintenance of the railroad bridge crossing support structures is allowed.

Alterations and fill of Pony Slough, along the southern end of runway 13-31 in accordance with FAA requirements for Runway Safety Areas shall be allowed.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreational facilities	
	a. Low-intensity	*
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
10.	Bridge crossing support structures	A
11.	Research and educational observation	A
12.	Communication Facilities	*
13.	Boat Ramps	*

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	*
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tide gates	N/A
3.	Flow-lane disposal of dredged material	N
4.	Fill	N
5.	Navigational structures	N

6.	Minor navigational improvements	N
7.	Piling/dolphin installation	N
8.	Shoreline stabilization	
a.	Vegetative	A
b.	Rip-rap	*
c.	Bulkheads	N
9.	Navigation aids (e.g., beacons, buoys)	A
10.	Mitigation	A
11.	Restoration	
	a. Active	*
	b. Passive	A
12.	Protection of habitat, nutrient, fish, wildlife and aesthetic resources	A
13.	Temporary alterations	*

SPECIAL CONDITIONS:

Uses:

1. Aquaculture which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) is subject to policy #4a.

8a. Undeveloped Low-intensity, water dependent recreation.

12. Subject to policy 4a.

13. Boat ramps for public use where no dredging or fill for navigational access is needed.

Activities:

1b., 2b. Permitted subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.

8b. This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems."

11a. Active restoration shall be allowed only when consistent with Policy #22b.

13. This activity is only permitted subject to Policy #5a.

LOWER BAY – NORTH BEND
51-UD

JURISDICTION: NORTH BEND

SHORELAND UNIT: 51
MANAGEMENT CLASSIFICATION: UD

Boundaries: This ~~segment~~unit consists of the rip-rapped bank along the northwest and west edges of the airport from the mouth of Pony Slough to the end of the altered shoreline south of the west end of Runway 4-22.

Management Objective: This shore land ~~segment~~unit shall be managed to maintain the shoreline as necessary to protect the continued upland airport use and to allow its expansion.

A. Uses:

1.	Agriculture	N
2.	Airports	A
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	N
8.	Log storage/sorting yard (land)	N
9.	Marinas	*
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
16.	Navigation and water-dependent commercial enterprises and activities	A

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tide gate	*

4.	Dredged material disposal	N
5.	Excavation to create new water surface	N
6.	Fill	*
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
8.	Navigation aids (e.g., beacons)~~and activities~~	A
9.	Mitigation	N/A
10.	Restoration	
	a. Active	*
	b. Passive	A
11.	Land divisions	A
12.	Water transports channels where dredging may be necessary	A
13.	Water storage areas	*

SPECIAL CONDITIONS:

Uses:

9. Where consistent with the purposes of the Development Management Unit and adjacent shore lands designated for water-dependent uses or designated for waterfront redevelopment, water-related and non-dependent, non-related uses not requiring dredge or fill; mining and mineral extraction; and activities as identified in the Natural Management Units and Conservation Management Units.

Activities:

3b.,c. Permitted subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.

7b.,c. These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems."

10a. Active restoration shall be allowed only when consistent with Policy #22b.

13. Where needed for products used in or resulting from industry, commerce and recreation.

LOWER BAY
51-CA

JURISDICTION: NORTH BEND

AQUATIC ~~SEGMENT~~UNIT: 51
MANAGEMENT CLASSIFICATION: CA

Boundaries: This ~~segment~~unit extends north to the deep draft navigation channel beginning at the northeast corner of the airport near the mouth of Pony Slough and ending where the shoreline changes configuration about midway along Runway 4-22. It also includes the area around the existing pier at the mouth of Pony Slough.

Management Objective: This aquatic ~~segment~~unit shall be managed to maintain any aquatic resources in the area as consistent with the needs of the airport flyover area and the navigation channel. It shall also be managed to allow continued public access to the water at the present location and to allow rebuilding of the existing boat ramp. There may also be a need for a limited boat dock for transient recreation craft tie-up in association with the boat ramp and possible hotel development on nearby uplands. Minor maintenance dredging for the boat ramp and minor new dredging for the boat dock shall also be allowed.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	*
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreational facilities	
	a. Low-intensity	*
	b. High-intensity	*
9.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
10.	Bridge crossing support structures	A
11.	Research and educational observation	A
12.	Communications Facilities	*
13.	Boat Ramps	*

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	*

2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tide gates	N/A
3.	Flow-lane disposal of dredged material	N
4.	Fill	N
5.	Navigational structures	N
6.	Minor navigational improvements	A
7.	Piling/dolphin installation	A
8.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
9.	Navigation aids (e.g., beacons, buoys)	A
10.	Mitigation	A
11.	Restoration	
	a. Active	A
	b. Passive	A
12.	Protection of habitat, nutrient, fish, wildlife and aesthetic resources	A

SPECIAL CONDITIONS:

Uses:

1.,8b. These uses are only allowed subject to the making of resource capability consistency findings and subject to the assessment of impact (see Policy #4a)

Recreational facilities must be water-dependent.

3. This use is only permitted if it needs to occupy the water surface by means other than fill (e.g. pilings).

8a. Such recreational facilities must be water-dependent.

12. Subject to Policy 4a.

13. Boat ramps for public use where no dredging or fill for navigational access is needed.

Activities:

1b. This activity is only permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units", and to findings that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.

2a.b. These activities are only allowed subject (1) to a finding that adverse impacts have been minimized (see Policy #5); and (2) to Policy #8 requiring mitigation. In addition, where these activities involve dredging for log storage, they shall only be allowed subject to the making of

resource capability on consistency findings and subject to the assessment of impacts (see Policy #4a).

8b.,c. These activities are only permitted subject to the general findings by Policy #9.

Further, bulkheads are permitting only subject (1) to making of the resource capability consistency findings and impact assessments (see Policy #4a); (2) to the findings required by Policy #6, "Fill in Conservation and Natural Management Units"; (3) to a finding that adverse impacts have been minimized (see Policy #5); and (4) to Policy #8 requiring mitigation.

LOWER BAY – COOS BAY
52-CS

JURISDICTION: COOS BAY

SHORELAND ~~SEGMENT~~UNIT: 52
MANAGEMENT CLASSIFICATION: CS

Boundaries: ~~–~~ This shoreland ~~segment~~unit consists of the two dredged material disposal islands Southwest of
Runway 4-22 of the North Bend Airport.

Management Objective: This shoreland ~~segment~~unit, which includes designated mitigation sites (M-5[a] and [b] "high" priority) for the proposed extension of the South runway of the airport, shall be managed in its natural state with mitigation as a future use.~~–~~ (See Policy #22).~~–~~ In the interim the islands serve as the site of navigational aids.

A. Uses

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	N
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreational facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	*
5.	Fill	N

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	N
7.	Navigation aids (e.g., beacons)	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	A

GENERAL CONDITIONS

1. On designated "high" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.

SPECIAL CONDITIONS

Activities:

4 Excavation to create new water surface shall be allowed for mitigation for the proposed runway extension.

6b This activity is only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

7 The islands presently provide siting for air navigation aids. Continuation of this use shall be allowed provided that the aids do not preclude mitigation.

9a Active restoration shall be allowed only when consistent with Policy #22b.

LOWER BAY
52-NA

JURISDICTION: COOS BAY, NORTH BEND

AQUATIC UNIT: 52
MANAGEMENT CLASSIFICATION: NA *[ORD 313 11-6-2001]*

Boundaries: This unit extends north to the deep-draft navigation channel beginning at a line extending northwest from the configuration change in the shoreline that parallels Runway 4-22. The ~~segment~~unit ends at a line extending west from a point at the approximate center of Section 17 and surrounds the disposal islands southwest of Runway 4-22.

Management Objective: The supporting documentation for the CBEMP acknowledges the importance of the Southwest Regional Airport (formerly North Bend Municpal Aiport) and allows for its continued operation through adoption of Exception 21 in the Plan. This aquatic unit contains extensive eelgrass beds with associated fish and waterfowl habitat, and shall accordingly be managed to maintain these resources in their natural condition in order to protect their productivity, while allowing alteration, including fill for airport uses, in accordance with FAA requirements for safety.

Dredging of a small channel on the north side of the proposed airport fill shall be necessary as a form of mitigation to maintain tidal currents.

Maintenance only of the existing sewage treatment plant outfall shall be permitted.

A. Uses:

1.	Airport lighting	*
2	Aquaculture	*
3.	Bridge crossing support structures and dredging necessary for their installation	*
4.	Bridge crossings	A
5.	Commercial	N
6.	Docks	N
7.	Industrial and port facilities	N
8.	Log dump/sort/storage (in water)	N
9.	Marinas	N
10.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Research and educational observations ~~structures~~	A
13.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
14.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N

B. Activities:

1.	Dikes		
	a.	New construction	N
	b.	Repair/Maintenance	N/A
2.	Dredging		
	a.	New	*
	b.	Maintenance dredging of existing facilities	N
	c.	To repair dikes and tidegates	N/A
3.	Fill		N
4.	Flow-lane dredged material disposal		N
5.	Mitigation		A
6.	Navigational		
	a.	Aids (e.g., beacons, buoys)	N
	b.	Minor navigational improvements	N
	c.	Structures	N
7.	Piling/dolphin installation		N
8.	Restoration		
	a.	Active	N
	b.	Passive	A
9.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Rip-rap	*
	c.	Bulkheads	N
10.	Temporary alterations		*
11.	Waste water/storm water discharge		*
12.	Fill and bulkhead for airport runway/taxi relocation		*

GENERAL CONDITIONS:

None

SPECIAL CONDITIONS:

Uses:

1. This use is only permitted for the 1,425 foot "Medium-Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR)" at the southern end of Runway 04 of the North Bend Municipal Airport. The maintenance walkway, which will support the MALSR, is permitted as set forth by Exception #26.

2, 3 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

Activities:

2a New dredging shall be allowed only to dredge a small channel on the north side of the proposed airport fill as necessary to maintain tidal currents.~~–~~ In addition, this activity is only allowed subject to a finding that adverse impacts have been minimized (see Policy #5).

9b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

10, 11 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

12. This activity is only permitted for the fill of approximately 53,580 square feet (total) of estuary immediately south of Runway 4-22 in order to allow the existing portion of parallel Taxiway C that is built on fill, to be shifted an additional 75 feet from the runway to bring the airport into compliance with FAA safety requirements. The bulkhead or seawall is permitted to protect the relocated taxiway. See Exception #28. (Upon completion of the fill activity, the filled area will be administratively re-designated as Shoreland ~~Segment~~Unit 51-UD.)

LOWER BAY
52A-DA

JURISDICTION: COOS BAY

AQUATIC UNIT: 52A
MANAGEMENT CLASSIFICATION: DA **INTERIM USES**

Boundaries: Beginning at a point on the extended centerline of Runway 4-22, North Bend Municipal Airport, North Bend, Oregon; said point bearing South 63 degrees 13' 56" West, a distance of 200 feet from the west end of Runway #4; thence running north 26 degrees 46' 04" west 362.5 feet; thence south 63 degrees 13' 56" west 2,000 feet; thence south 26 degrees 46' 04" east 725 feet; then north 63 degrees 13' 56" east 2,000 feet; thence north 26 degrees 46' 04" west 500 feet to the point of beginning.

Management Objective: This aquatic area shall be managed to protect natural resources until such time as the unit is filled to allow for extension of North Bend Municipal Airport Runway 4-22, which shall be allowed. Upon completion of required filling, the ~~segment~~unit shall become new Shoreland ~~Segment~~Unit 51A; interim uses and activities shall be in effect until filling is completed. This unit comprises dredged material disposal site 9x.

SEE ALSO EXCEPTION #21.

A. Interim Uses:

1.	Aquaculture	N
2.	Bridge crossing support structure and dredging necessary for their installation	N
3.	Bridge crossings	N
4.	Commercial	N
5.	Docks	N
6.	Industrial and port facilities	N
7.	Log dump/sort/storage (in water)	N
8.	Marinas	N
9.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
10.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
11.	Research and educational observations ~~structures~~	N
12.	Utilities	
	a. Low-intensity	*
	b. High-intensity	*
13.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation.	N

B. Interim Activities:

1.	Dikes	
	a. New construction	*

	b.	Repair/Maintenance	*
2.	Dredging		
	a.	New	N
	b.	Maintenance dredging of existing facilities	N
	c.	To repair dikes and tidegates	N/A
3.	Fill		*
4.	Flow-Llane dredged material disposal		*
5.	Mitigation		A
6.	Navigational		
	a.	Aids (e.g., beacons, buoys)	N
	b.	Minor navigational improvements	N
	c.	Structures	N
7.	Piling/dolphin installation		N
8.	Restoration		
	a.	Active	N
	b.	Passive	N
9.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Rip-rap	*
	c.	Bulkheads	*
10.	Temporary alterations		*
11.	Waste water/storm water discharge		*

INTERIM SPECIAL CONDITIONS

Uses:

12 Utilities shall be allowed in this unit, as consistent with the North Bend Municipal Airport Master Plan (including the runway extension project).

Activities:

1a, b, 3, 4, 9b, c These activities shall be allowed as consistent with the North Bend Municipal Airport Master Plan (including the runway extension project).

1a, b, 3,4 In addition, these activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.

9b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.

LONG-TERM USES AND ACTIVITIES (for new Shoreland Unit 51A)

A. Long-Term Uses:

1.	Agriculture	N
2.	Airports	A
3.	Aquaculture	N
4.	Bridge crossing support structures and dredging necessary for their installation	N/A
5.	Bridge crossings	N
6.	Commercial	N
7.	Dryland moorage	N
8.	Industrial ~~&~~and port facilities	N
9.	Land transportation facilities	A
10.	Log storage/sorting yard (land)	N
11.	Marinas	N
12.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
13.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
14.	Residential	N
15.	Solid waste disposal	N
16.	Timber farming/harvesting	N
17.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
18.	Water storage areas where needed for products used in,or resulting from industry, commerce, and recreation	N

B. Long-Term Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
3.	Dredged material disposal	A
4.	Excavation to create new water surface	N
5.	Fill	A
6.	Land divisions	A
7.	Mitigation	N/A
8.	Navigation aids (e.g., beacons, buoys)	N
9.	Restoration	
	a. Active	N/A
	b. Passive	N/A
10.	Shoreline stabilization	
	a. Vegetative	N
	b. Rip-rap	*
	c. Retaining Wall	*

11. Temporary alterations *
12. Waste water/storm water discharge *

LONG-TERM GENERAL CONDITIONS

None

LONG-TERM SPECIAL CONDITIONS

Activities:

10b,c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems."

11,12 These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.

LOWER BAY – COOS BAY/NORTH BEND
53-CS

JURISDICTION: COOS BAY, NORTH BEND

SHORELAND ~~SEGMENT~~UNIT: 53
MANAGEMENT CLASSIFICATION: CS

Boundaries:
Northern Boundary – A line inland from the Southern edge of the altered shoreline South of the airport runway.

Southern Boundary – A line extending waterward from Division Street.

Management Objective: The steep and scenic bluff between residential uses inland and natural and conservation aquatic areas shall be managed to protect scenic and riparian values and to prevent geologic hazards.~~–~~ The Southern portion of the ~~segment~~unit shall be managed to protect recreational beach access and to maintain historic and archaeological resources.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial ~~&~~and port facilities	N
7.	Land transportation facilities	N
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	*
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	A

GENERAL CONDITIONS:

The following condition applies to all permitted uses and activities.

1. Inventoried resources requiring mandatory protection in this ~~segment~~unit shall be protected, as required by Policies #17 and #18.

2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

3. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.

SPECIAL CONDITIONS:

Uses:

12 Residential development within 50 feet from the edge of the bluff shall be subject to site plan design review to assure that structures are suitably engineered for the geologic nature of the bluff.

Activities:

6b, c These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a Active restoration shall be allowed only when consistent with Policy #22b.

LOWER BAY
53-CA

JURISDICTION: COOS BAY

AQUATIC UNIT: 53
MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit extends east of the deep-draft navigation channel beginning at a line extending waterward from the north end of Cape Arago Mill, and ending at a similar line 2,400 feet to the north, measured along the shoreline.

Management Objective: This unit shall be managed to (1) conserve its aquatic resources, and (2) to permit subtidal log storage in support of the mill to the south of the unit.

A. Uses:

1.	Aquaculture	*
2.	Bridge crossing support structures and dredging necessary for their installation	A
3.	Bridge crossings	A
4.	Commercial	N
5.	Docks	N
6.	Industrial and Port Facilities	N
7.	Log Dump/Sort/Storage (in water)	*
8.	Marinas	N
9.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
10.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
11.	Research and educational observation	N
12.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
13.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/maintenance	N/A
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To Repair Dikes and Tidegates	N/A

3.	Fill	N
4.	Flow-lane Dredged Material Disposal	N
5.	Mitigation	A
6.	Navigational	
a.	Aids (e.g., beacons, buoys)	A
b.	Minor navigational improvements	A
c.	Structures	N
8.	Piling/Dolphin Installation	A
9.	Restoration	
a.	Active	*
b.	Passive	A
10.	Shoreline Stabilization	
a.	Vegetative	A
b.	Rip-rap	*
c.	Bulkheads	N
11.	Temporary Alterations	*
12.	Waste Water/Storm Water Discharge	*

GENERAL CONDITIONS:

None

SPECIAL CONDITIONS:

Uses:

1, 3 The use is allowed when it is established that the use is consistent with the resource capabilities of the area and the purposes of the management unit. (See Policy 4a.)

7 This use shall be limited to log storage and shall not conflict with the ultimate development of a marina.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).

Activities:

2b Maintenance dredging *is* permitted for log storage and access to nearby docks. In addition this activity is only allowed subject (1) to making of resource capability consistency findings and impact assessments (see Policy #4a); (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.

9a Active restoration shall be allowed only when consistent with Policy #22b.

10b These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring nonstructural to structural solutions, and the specific findings for rip-rap.

11,12 The use is allowed when it is established that the use is consistent with the resource capabilities of the area and the purposes of the management unit. (See Policy 4a.)

LOWER BAY - COOS BAY
54-UW

JURISDICTION: COOS BAY

SHORELAND ~~SEGMENT~~UNIT: 54
MANAGEMENT CLASSIFICATION: UW

Boundaries:
Northern Boundary – A line West from Division Street.

Southern Boundary – A line West from Johanneson Avenue to the line of non-aquatic vegetation.

Management Objective: The distance to the channel and the shallow depths make this area ideally suited for shallow-draft (up to 20 feet) water-dependent/related uses such as the current mix of uses for barge and small fishing craft loading and unloading.~~–~~ This ~~segment~~unit shall be managed to allow continuation of current uses, and, particularly, continued use and improvement of the boat ramp and associated facilities for public recreational use.

Non-water-dependent/related uses shall only be allowed as per Policy #16a, except in the area encompassed by the Hollering Place (HP) zoning designation whereby uses listed in the zoning district are permitted as set forth by Coos Bay Municipal Code 17.127~~–~~ *[Ord. 431 Exhibit B 6/15/2010]*

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	A
5.	Dryland moorage	A
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	A
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	*
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	N/A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	A

GENERAL CONDITIONS:

1. Inventoried resources requiring mandatory protection in this ~~segment~~unit shall be protected as required by Policy #18.

2. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.

3. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.

4. All uses shall be consistent with Policy #16, regarding protection of areas "especially-suited for water-dependent uses".

SPECIAL CONDITIONS:

Uses:

13 Industrial solid waste disposal shall be allowed if findings are developed which document that the use is consistent with the surrounding uses and the character of the area.

Activities:

6b, c These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a Active restoration shall be allowed only when consistent with Policy #22b.

LOWER BAY
54-DA

JURISDICTION: COOS BAY

AQUATIC ~~SEGMENT~~UNIT: 54
MANAGEMENT CLASSIFICATION: DA

Boundaries: This ~~segment~~unit extends East of the deep-draft channel beginning at a line Northwest from the North end of Cape Arago Mill and ending at a line that projects at an angle from the shoreline North from an extension of Johanneson Avenue and then runs Southwest 100 feet South of a city pier.

Management Objective: This aquatic ~~segment~~unit shall be managed to maintain water access for water-dependent/related industrial and recreational uses located in the upland.

SEE ALSO EXCEPTION #4

A. Uses:

1.	Aquaculture	*
2.	Commercial	*
3.	Docks	A
4.	Industrial and port facilities	*
5.	Log dump/sort/storage (in water)	*
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	*
8.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
9.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
10.	Bridge crossing support structures	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/maintenance	*
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N
3.	Flow-lane disposal of dredged material ~~Disposal~~	N
4.	Fill	*
5.	Navigational structures	*

6.	Minor navigational improvements	A
7.	Piling/dolphin installation	A
8.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
9.	Navigation aids (e.g., beacons, buoys)	A
10.	Mitigation	A
11.	Restoration	
	a. Active	*
	b. Passive	A

SPECIAL CONDITIONS:

Uses:

1 This use is only allowed subject to the making of resource capability consistency findings and subject to the assessment of impacts (see policy #4a).

2, 4 If the use is water-related or non-dependent/related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit.– Fill is not permitted for non-water-dependent uses.

5 Log dump and storage uses are allowed only to the North of the existing T-dock to provide a buffer for these uses and the recreational clam bed to the South of the ~~segment~~unit.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).

7 Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

Activities:

1b, 2a,B, 4,5– These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5);– and to Policy #8 requiring mitigation.

8b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for rip-rap.

In addition, bulkheads are only allowed subject:

1. to the making of resource capability consistency findings and impact assessments (see Policy #4a);
2. to a finding that adverse impacts have been minimized (see Policy #5);– and
3. to Policy #8 requiring mitigation.

11a Active restoration shall be allowed only when consistent with Policy #22b.

LOWER BAY – COOS BAY (Part)
55-UD

JURISDICTION: COOS COUNTY, COOS BAY

SHORELAND UNIT: 55
MANAGEMENT CLASSIFICATION: UD

Boundaries:
Northern boundary - a line west from Johanneson Avenue to the line of non-aquatic vegetation.

Southern boundary - a line west from Spaw Boulevard.

This unit also contains an offshore spoil island immediately north of the Coos Bay sewage treatment plant.

Management Objective: This unit shall be managed to allow continuation of the existing mix of residential and commercial uses to the west of Cape Arago Highway since the unit is not especially suited to commercial and industrial water-dependent/water-related uses. This unit also contains designated mitigation site M-1b (medium priority) which must be protected from pre-emptive uses, consistent with Policy #22.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	*
5.	Dryland moorage	*
6.	Industrial ~~&~~and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	A
11.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
12.	Residential	A
13.	Solid waste disposal	A
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream alteration		A
2.	Dikes		
	a.	New construction	A
	b.	Repair/Maintenance	A
3	Dredged material disposal		N
4.	Excavation to create new water surface		*
5	Fill		A
6	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	*
7	Navigation aids (e.g., beacons)		A
8.	Mitigation		A
9	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land divisions		
	a.	Partitions	A
	b.	Subdivisions	A
	c.	Planned Unit Development	A
	d.	Recreation PUD	A

GENERAL CONDITIONS:

1. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

2. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

3. On "medium" or "high" priority designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.

4. All permitted uses and activities shall be consistent with Policy– #23, requiring protection of riparian vegetation.

5. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

4,6. Commercial and industrial uses within the urban unincorporated communities are subject to Policy #16a.

5. Dryland moorage shall be allowed in this unit if its water access is not from this unit.

11a,11b. Recreation activities requiring access to the water from this unit shall be allowed only as permitted in Unit #56.

Activities:

4. Creation of ponds that do not connect to the estuarine area shall be allowed.

6b,6c. These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

LOWER BAY
55A-CA

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 55A
MANAGEMENT CLASSIFICATION: CA

Boundaries: This aquatic unit extends east of the channel with the North boundary extending easterly toward the point where Noble Avenue meets the shoreline, the south boundary about 400-feet north of Sitka Dock and the east boundary at the landward edge of the subtidal area.

Management Objective: This aquatic unit shall be managed to allow recreational uses consistent with aquatic resource characteristics.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	*
4.	Industrial ~~&~~and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
9.~~12~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	A
	b. High-intensity	*
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	N
12~~1~~.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N/A
3.	Flow-lane disposal of dredged material ~~Disposal~~	N
4.	Fill	N

5.	Navigational	
	a. Aides (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvement	A
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~N~~6.
Piling/dolphin installation		*
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
~~12.~~	~~Research and educational observations~~	~~A~~
12~~3~~.	Wastewater/storm water discharge	*
13~~4~~.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy #4a.

3. This use is only permitted if it needs to occupy the water surface by means other than fill (e.g. pilings).

8a. Such recreational facilities must be water-dependent. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

8b. These uses are only allowed subject to the making of resource capability consistency findings and subject to the assessment of impacts (see Policy #4a).

10~~9~~b. Maintenance of the sewage treatment plant outfall shall be allowed.

Activities

5c. This activity is subject to Policy #12.

6. Piling/dolphins shall be allowed if necessary to support recreational uses.

7b. This activity is permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring nonstructural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

9a. Active restoration shall be allowed only when consistent with Policy #22b.

11. This activity is only permitted subject to Policy #5a.

123. Wastewater and storm water discharge, see Policy #25 and definition of "facility".

134. Subject to Policy #5d.

LOWER BAY
55B-NA

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 55B
MANAGEMENT CLASSIFICATION: NA

Boundaries: This aquatic unit begins at a line running westerly from a point on the shoreline at Noble Avenue and ends at a line extending west from Spaw Boulevard. The west boundary is the waterward edge of the intertidal flats.

Management Objective: This aquatic unit shall be managed to protect its natural resources. However, a recreational pier is proposed in this unit to provide public fishing access to the lower bay.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial ~~&~~and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	N
9~~12~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	N
12~~1~~.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N
3.	Flow-lane disposal of dredged material ~~Disposal~~	N
4.	Fill	N

5.	Navigational	
a.	Aides (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvements	N
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~N~~6.
Piling/dolphin installation		N
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	N
8.	Mitigation	A
9.	Restoration	
a.	Active	N
b.	Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
~~12.~~	~~Research and educational observations~~	~~A123~~.
Wastewater/storm water discharge		N
134.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy #4a.

8a. This use is limited to a recreational pier, which is only permitted if it needs to occupy the water surface by means other than fill (e.g. pilings). Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

Activities:

7b. This activity is permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

10. This activity is only permitted subject to Policy #5a.

134. Subject to Policy #5d.

LOWER BAY
56-UW

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 56
MANAGEMENT CLASSIFICATION: UW

Boundaries:
Northern boundary - a line west from Spaw Boulevard.

Southern boundary - a line west from a point 400-feet south of the junction of Cape Arago Highway and Grinnell Avenue.

Management Objective: This shoreland unit shall be managed so as to insure that the unique qualities of the unit closest to deep-water access for water-dependent uses are protected and utilized for such development. However, non-water-dependent uses may be allowed as per Policy #16. Water-related and non-water-dependent/non-water-related uses shall be appropriate for portions of the unit not "suitable~~ted~~ for water-dependent uses". (see Appendix C - Mylar Inventory Map 24: "Goal #16/Goal #17 Development Priority Areas")

Development of the unit shall be consistent with a plot~~site~~ development plan that must be submitted to and reviewed by the County Planning. The plot~~site~~ plan may only be approved if it protects the area's unique qualities for water-dependent uses. Water-related and non-water-dependent/non-water-related uses may only be approved if such uses do not inhibit or preclude water-dependent uses of the shoreline and are compatible with the overall development plan for the unit.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	*
5.	Dryland moorage	A
6.	Industrial ~~&~~and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	A
10.	Mining/mineral extraction	A
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	A
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3	Dredged material disposal	N
4.	Excavation to create new water surface	A
5	Fill	A
6	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	~~A~~
	a. Partitions	A
	b. Subdivisions	A
	c. Planned Unit Development	A
	d. Recreation PUD	A

GENERAL CONDITIONS:

1. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

2. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

3. All uses shall be consistent with Policy #16, regarding protection of areas suitable for water-dependent uses".

4. All uses and activities:– Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

5. In rural areas (outside UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50 and #51.

SPECIAL CONDITIONS:

Uses:

4,6,16,17.– These uses are subject to review and approval when consistent with Policy #16.

4,6. Commercial and industrial uses within urban unincorporated communities are subject to Policy #16a.

Activities:

6b,6c.– These activities are permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

LOWER BAY
56-DA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 56
MANAGEMENT CLASSIFICATION: DA

Boundaries: This aquatic unit extends east from the deep-draft channel beginning at a line extending west 400-feet north of Sitka Dock and ending at a line extending west to the channel from the base of the dock.

Management Objective: This aquatic unit shall be managed (1) to provide water access for future more intensive water-dependent uses of adjacent uplands and (2) to provide a 14 acre marina site for meeting in-water moorage needs in conjunction with the construction of a protective breakwater. Though the area is naturally scoured, new dredging may be required and shall be permitted. Other uses shall not pre-empt the use of this site for in-water moorage.

A. Uses:

1.	Aquaculture		*
2.	Commercial		*
3.	Docks		A
4.	Industrial ~~&~~and port facilities		*
5.	Log dump/sort/storage (in-water)		*
6.	Marinas		A
7.	Mining/mineral extraction, including dredging necessary for mineral extraction		*
8.	Recreation facilities		
	a.	Low-intensity	A
	b.	High-intensity	A
9~~10~~.	Research and educational observations		A
10~~9~~.	Utilities		
	a.	Low-intensity	A
	b.	High-intensity	A
11~~0~~.	Bridge crossing support structures and dredging necessary for installation		N
12~~1~~.	Bridge crossings		N/A
13.	Navigation and water-dependent commercial enterprises and activities		*

B. Activities:

1.	Dikes		
	a.	New construction	N
	b.	Repair/Maintenance	N/A
	c.	Installation of tidegates in existing functional dikes	N
2.	Dredging		
	a.	New	*
	b.	Maintenance dredging of existing facilities	*
	c.	To repair dikes and tidegates	N

3.	Flow-lane disposal of dredged material ~~Disposal~~	N
4.	Fill	*
5.	Navigational	
a.	Aides (e.g., beacons, buoys)	A
b.	Structures	*
c.	Minor navigational improvement	A
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~*~~6. Piling/dolphin installation A
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	*
8.	Mitigation	A
9.	Restoration	
a.	Active	*
b.	Passive	A
~~10.~~	~~Research and educational observations~~	~~A~~
10~~1~~.	Protection of habitat nutrient, fish, wildlife and aesthetic	A
11~~2~~.	Temporary alterations	*
12~~3~~.	Wastewater/storm water discharge	*
13~~4~~.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy #4a.

2,4. Commercial, Industrial/Port facilities: if the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of this ~~district~~unit.

5. In-water log dumping/sorting/storage shall be allowed in conjunction with adjacent development related to loading and unloading of logs for shipment.

   New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).

7. Mining/mineral extraction is only allowed if compatible with navigation and moorage uses and if consistent with the resource capabilities of the area and the purposes of the management objective.

13.– This use is only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

Activities:

2a,2b,4,5b,~~5d~~.– These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

5c. This activity is subject to Policy #12.

7b,7c. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap.– Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

In addition, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) to a finding that adverse impacts have been minimized (see Policy #5) and (3) to Policy #8, requiring mitigation.

9a. Active restoration shall be allowed only when consistent with Policy #22b.

11~~2~~. This activity is permitted subject to Policy #5a.

12~~3~~. Wastewater and storm water discharge, see Policy #25– and definition of "facility".

13~~4~~. Subject to Policy #5d.

LOWER BAY
57-CS

JURISDICTION: COOS COUNTY

SHORELAND UNIT:– 57
MANAGEMENT CLASSIFICATION: CS

Boundaries:
Northern boundary - a line west from a point 400-feet south of the junction of Cape Arago Highway and Grinnell Boulevard.

Southern boundary - southern shore of Tarheel Creek

Management Objective:– This shoreland unit shall be managed to maintain and expand recreational access for use of natural aquatic resources, consistent with protection of riparian vegetation.

A. Uses:

1.	Agriculture		N
2.	Airports		N
3.	Aquaculture		A
4.	Commercial		N
5.	Dryland moorage		N
6.	Industrial ~~&~~and port facilities		N
7.	Land transportation facilities		N
8.	Log storage/sorting yard (land)		N
9.	Marinas		N
10.	Mining/mineral extraction		N
11.	Recreation facilities		
	a.	Low-intensity	A
	b.	High-intensity	N
12.	Residential		*
13.	Solid waste disposal		N
14.	Timber farming/harvesting		N
15.	Utilities		
	a.	Low-intensity	A
	b.	High-intensity	N

B. Activities:

1.	Stream alteration		N
2.	Dikes		
	a.	New construction	N
	b.	Repair/Maintenance	A
3.	Dredged material disposal		N
4.	Excavation to create new water surface		N
5.	Fill		N
6.	Shoreline stabilization		

	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	N
7.	Navigation aids (e.g., beacons)		A
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land divisions		~~A~~
	a.	Partitions	A
	b.	Subdivisions	A
	c.	Planned Unit Development	A
	d.	Recreation PUD	A

GENERAL CONDITIONS (The following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

2. All permitted uses and activities shall be consistent with Policy– #23, requiring protection of riparian vegetation.

3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

4. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

5. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Uses:

12. Low-intensity residential uses only shall be allowed.

Activities:

6b. This activity is permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

LOWER BAY
57-NA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 57
MANAGEMENT CLASSIFICATION: NA

Boundaries: This aquatic unit begins at Sitka Dock to the north and ends at a line extending west from the tip of Pigeon Point, extending west to the edge of a subtidal algal bed.

Management Objective: This important recreational area shall be managed so as to continue public access into the area and maintain its valuable aquatic resources.

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial ~~&~~and Port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	N
9~~12~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	N
12~~1~~.	Bridge crossing	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N
3.	Flow-lane disposal of dredged material ~~Disposal~~	N
4.	Fill	N
5.	Navigational	

a.	Aides (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvement	N
~~d. Water-dependent commercial enterprises and activities~~		~~N~~6.
Piling/dolphin installation		N
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	N
c.	Bulkheads	N
8.	Mitigation	A
9.	Restoration	
a.	Active	N
b.	Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
~~12. Research and educational observations~~		123.
Research and educational observation structure		*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental
dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy #4a.

8a. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

Activities:

10. This activity is only permitted subject to Policy #5a.

123. Subject to Policy #5d.

LOWER BAY
58-UD

JURISDICTION: COOS COUNTY

SHORELAND UNIT:– 58
MANAGEMENT CLASSIFICATION– - – UD

Boundaries:
Northern boundary - the south bank of Tarheel Creek.

Southern boundary - the southern edge of the residential area north of Barview Wayside.

Management Objective:– This unit shall be managed so as to allow continuation and expansion of the area's scenic, archaeological, and residential values, which exist in harmony with each other.– If the Army Corps of Engineers should reconstruct the groin in this area, provision or an associated public fishing pier should be considered.– This unit contains a designated mitigation site (M-1a, "medium" priority) which must be protected from pre-emptive uses, as consistent with Policy #22.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	*
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial ~~&~~and Port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	N
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N/A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
3.	Dredged material disposal	N

4.	Excavation to create new water surface		N
5.	Fill		A
6.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)		A
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land divisions		~~A~~
	a.	Partitions	A
	b.	Subdivisions	A
	c.	Planned Unit Development	A
	d.	Recreation PUD	A

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.
2. All permitted uses and activities shall be consistent with Policy– #23, requiring protection of riparian vegetation.
3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.
4. On designated "medium" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.
5. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

SPECIAL CONDITIONS:

Uses:

3. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) subject to Policy #4a.

11a. Low-intensity recreation facilities shall be allowed in this area only if findings document that such are consistent with the aquatic resources in the adjoining unit.

Activities:

6b,6c. These activities are permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

LOWER BAY
58-NA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 58
MANAGEMENT CLASSIFICATION: NA

Boundaries: This aquatic unit extends from a line to the west from the tip of Pigeon Point to a line to the west from the southern edge of the residential area north of Barview Wayside, extending west to the Charleston Channel at the southern end and to the edge of a subtidal algal bed to the north.

Management Objective: This unit shall be managed so as to protect the area for its resource productivity. A rock groin will be permitted as an adjunct to an extension to the Charleston Breakwater if findings are made that it is necessary to prevent channel sedimentation (see Exception).

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial ~~&~~and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9~~12~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	N
12~~1~~.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N/A
3.	Flow-lane disposal of dredged material ~~Disposal~~	N

4.	Fill	N
5.	Navigational	
a.	Aides (e.g., beacons, buoys)	A
b.	Structures	*
c.	Minor navigational improvements	N
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~N~~6.
Piling/Dolphin installation		N
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	N
c.	Bulkheads	N
8.	Mitigation	A
9.	Restoration	
a.	Active	N
b.	Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife, aesthetic,	A
~~12.~~	~~Research and educational observations~~	~~A123~~.
Wastewater/storm water discharge		N
134.	Research ~~&~~and educational observation structure	

*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy #4a.

Activities:

5b. This activity (rock groin) is only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

10. This activity is only permitted subject to Policy #5a.

134. Subject to Policy #5d.

LOWER BAY
59-CA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 59
MANAGEMENT CLASSIFICATION: CA

Boundaries: This subtidal unit extends south from Sitka Dock to the Charleston Channel. The east boundary is the western edge of a subtidal algal bed and the west boundary is the deep-draft channel.

Management Objective: This unit shall be managed to allow conservation of the aquatic area as intended by the Goals.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial ~~&~~and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9~~12~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	N
12~~1~~.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N/A
	b. Repair/Maintenance	N/A
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N/A
3.	Flow-lane disposal of dredged material ~~Disposal~~	N
4.	Fill	N

5.	Navigational	
a.	Aides (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvements	A
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~N~~6.
Piling/dolphin installation		*
7.	Shoreline Stabilization	
a.	Vegetative	N/A
b.	Riprap	N/A
c.	Bulkheads	N/A
8.	Mitigation	A
9.	Restoration	
a.	Active	*
b.	Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
~~12.~~	~~Research and educational observations~~	~~A~~
12~~3~~.	Wastewater/storm water discharge	*
13~~4~~.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy #4a.

Activities:

2b. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

5c. This activity is subject to Policy #12.

6. Pilings or dolphins for temporary moorage only shall be allowed.

9a. Active restoration shall be allowed only when consistent with Policy #22b.

11. This activity is only permitted subject to Policy #5a.

12~~3~~. Wastewater and storm water discharge, see Policy #25 and definition of "facility".

134. Subject to Policy #5d.

LOWER BAY
67-D

JURISDICTION: COOS COUNTY

SHORELAND UNIT:– 67
MANAGEMENT CLASSIFICATION: D

Boundaries:
Southern boundary - a line inland from a point 400-feet north of the Charleston Breakwater.

Northwestern boundary - the western edge of the Coast Guard facility.

Management Objective:– This shoreland unit shall be managed to maintain the existing uses and the riparian and scenic values of the steeper slopes in the area as consistent with the uses and activities matrix for this unit.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland Moorage	N
6.	Industrial ~~&~~and Port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	*
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	A
5.	Fill	A

6.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)		A
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land divisions		~~A~~
	a.	Partition	*
	b.	~~S~~subdivision	*
	c.	Planned Unit Development	*
	d.	Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

2. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

3. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

4. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the "Generalized Zoning" Inventory Map (Map 3.1), uses in these areas shall be limited to those permitted in Policies #28 and #34.

5. In rural areas (outside of UGB's) utilities, public facilities, and services shall be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Uses:

12. Residential uses are limited to (i) the U.S. Coast Guard facility, and (ii) conversion of an existing paint locker into one dwelling in conjunction with the Oregon Institute of Marine Biology.

Activities:

6b,6c. These activities are only allowed subject to findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

10. Land divisions are only permitted when they meet the conditions of Policy #15.

LOWER BAY
67-CA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 67
MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit extends south and west from the Charleston and deep-draft navigation channels and includes the area from the Charleston breakwater to the mouth of the Estuary at the west end of the South Jetty, excluding the area for in-water dredged material disposal.

Management Objective: This unit shall be managed to maintain the jetty for navigation.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial ~~&~~and Port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	N
9~~12~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	N
12~~1~~.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N/A
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N/A
3.	Flow-lane disposal of dredged material ~~Disposal~~	N
4.	Fill	N

5.	Navigational	
a.	Aid~~e~~s (e.g., beacons, buoys)	A
b.	Structures	*
c.	Minor navigational improvements	A
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~N~~6.
Piling/dolphin installation		A
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	N
8.	Mitigation	A
9.	Restoration	
a.	Active	*
b.	Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
~~12.~~	~~Research and educational observations~~	~~A~~
12~~3~~.	Wastewater/storm water discharge	*
13~~4~~.	Research and educational observation structure	N

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, , is subject to Policy #4a.

8a. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

Activities:

2b. Maintenance dredging shall be permitted only for maintenance access to the jetty and breakwater.

This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

5b. Maintenance and/or repair of the South Jetty and the breakwater shall be allowed; the expansion of the area of fill as necessary for added strength or to prevent sediment accretion.

This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

5c. This activity is subject to Policy #12.

7b. This activity is allowed subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems" preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

9a. Active restoration shall be allowed only when consistent with Policy #22b.

11. This activity is only permitted subject to Policy #5a.

123. Wastewater and storm water discharge, see Policy #25 and definition of "facility".

LOWER BAY
67A-DA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 67A
MANAGEMENT CLASSIFICATION: DA

Boundaries: This unit lies to the south of and contiguous with the deep-draft channel and north of the Charleston breakwater within Unit #67 CA.

Management Objective: This unit shall be managed exclusively for in-water dredged material disposal. This site (In-bay "G") is intended for emergency disposal of channel maintenance spoils during rough bar conditions when ocean disposal is not possible and for disposal of spoils generated by maintaining the marina complex at Charleston.

A. Uses:

1.	Aquaculture	N
2.	Commercial	N
3.	Docks	N
4.	Industrial ~~&~~and Port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9~~10~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	N
	b. High-intensity	N
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	N
12~~1~~.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N/A
3.	Flow-lane disposal of dredged material ~~Disposal~~	

*

4.	Fill	N
5.	Navigational	
a.	Aides (e.g., beacons, buoys)	*
b.	Structures	N
c.	Minor navigational improvement	N
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~*~~6.
Piling/dolphin installation		N
7.	Shoreline stabilization	
a.	Vegetative	N/A
b.	Riprap	N/A
c.	Bulkheads	N/A
8.	Mitigation	N
9.	Restoration	
a.	Active	N
b.	Passive	N
~~10.~~	~~Research and educational observations~~	~~A~~
10~~1~~.	Protection of habitat nutrient, fish, wildlife and aesthetic	A
11~~2~~.	Temporary alterations	N
12~~3~~.	Wastewater/storm water discharge	*
13~~4~~.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Activities:

3. Dredged material disposal site is only to be used for disposal of channel maintenance spoils when rough bar conditions prohibit ocean disposal and subject to finding that adverse impacts have been minimized (see Policy #5) and for disposal of spoils generated by maintaining the marina complex at Charleston.

5a~~,5d.~~ Navigation aids are permitted as necessary to mark the DMD site.

12~~3~~. Wastewater and storm water discharge, see Policy #25 and definition of "facility".

13~~4~~. Subject to Policy #5d.

LOWER BAY
68A-CS

JURISDICTION: COOS COUNTY

SHORELAND UNIT:– 68A
MANAGEMENT CLASSIFICATION: CS

Boundaries:
Eastern boundary - Coast Guard Facility's western boundary

Western boundary - South Jetty's eastern end where elevation descends to the beach sand.

Management Objective:– This steep rugged bluff which overlooks the mouth of the Estuary shall be managed to maintain its riparian habitat and scenic qualities.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial ~~&~~and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity–	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N

6.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)		*
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land divisions		~~N~~
	a.	Partition	N
	b.	Subdivision	N
	c.	Planned Unit Development	N
	d.	Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

3. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

4. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

5. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Activities:

6b,6c. These activities are permitted to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

LOWER BAY
68B-WD

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 68B
MANAGEMENT CLASSIFICATION: WD

Boundaries:
Eastern boundary - Eastern end of the South Jetty.

Western boundary - Western end of the South Jetty

Southern boundary - Southern end of dredged material disposal site about 1100-feet south of South Jetty.

Management Objective: This unit shall be managed to allow uses and activities associated with jetty construction and maintenance, including road access and construction of unloading and storage facilities and water-dependent recreational uses. This unit also contains a designated dredged material disposal site, which shall be protected from pre-emptive uses (see Policy #20).

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial ~~&~~and Port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration		N
2.	Dikes		
	a.	New construction	N
	b.	Repair/Maintenance	N
3.	Dredged material disposal		*
4.	Excavation to create new water surface		N
5.	Fill		*
6.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining Wall	*
7.	Navigation aids (e.g., beacons)		A
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land divisions		~~N~~
	a.	Partition	N
	b.	Subdivision	N
	c.	Planned Unit Development	N
	d.	Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

1. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this unit, as required by Policy #20.

3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

4. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

5. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

6. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

16,17. These uses are subject to review and approval when consistent with Policy #16.

Activities:

3,5. Fill material must be compatible with existing sand material. Recreational and aesthetic values must not be impacted. State and federal fill permit required if aquatic area is affected.

6b,6c. These activities are allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation, and Policy #9, "Solutions to Erosion and Flooding Problems".

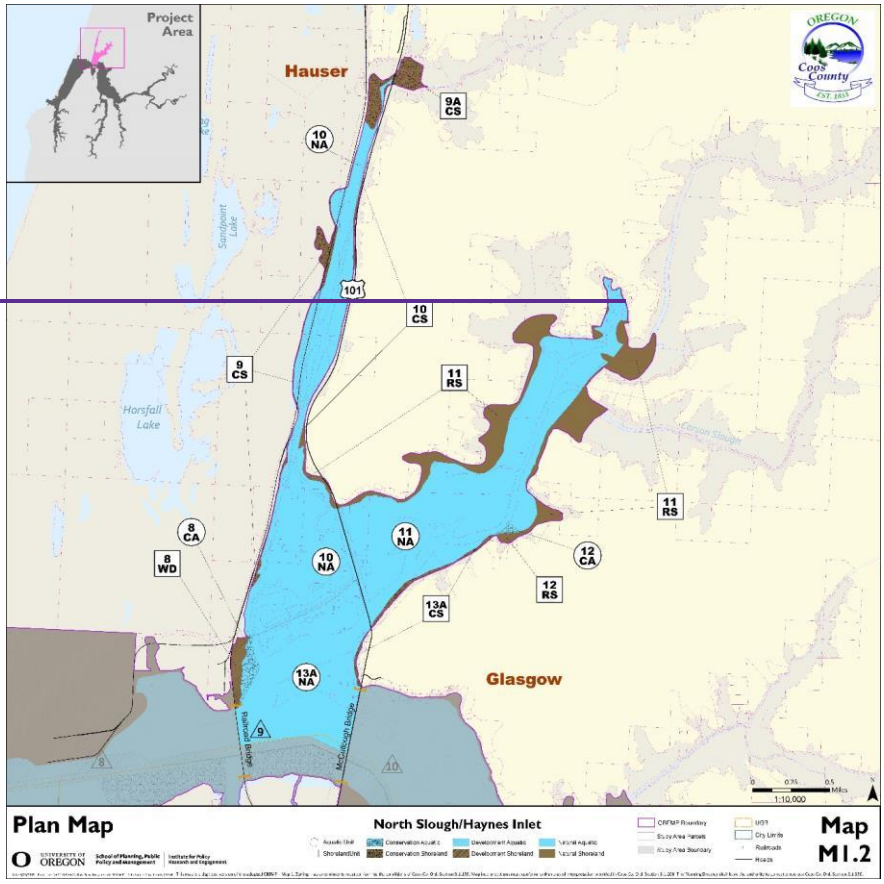
9a. Active restoration shall be allowed only when consistent with Policy #22b.

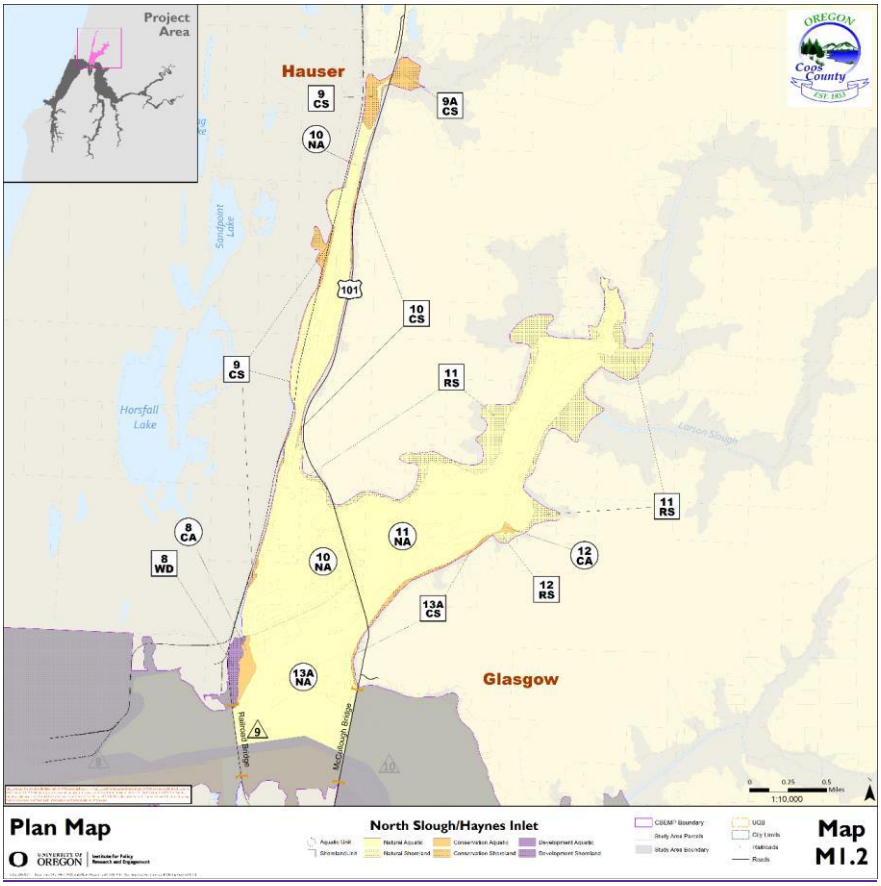
5.2 North Slough/Haynes Inlet And Adjacent Shorelands

Including: Aquatic Area Between Railroad Bridge and McCullough Bridge

Shoreland Units: 8 - 13A
Aquatic Units: 8 - 13A

Units are listed in numerical order, Shoreland Units first.


Project Area
Hauser
Glasgow
Sandpoint Lake
Horsfall Lake
Panama Slough
McCullough Bridge
9A CS
10 NA
10 CS
9 CS
11 RS
11 NA
12 CA
12 RS
13A CS
13A NA
8 CA
8 WD
101
Plan Map
North Slough/Haynes Inlet
Map M1.2


Project Area
Hauser
Glasgow
Sandpoint Lake
Horsfall Lake
Larson Slough
Plan Map
North Slough/Haynes Inlet
Map M1.2

Shoreland Unit	Aquatic Unit	Coos County	Coos Bay	North Bend
8-WD		X		
	8-CA	X		
9-CS		X		
9A-CS		X		
10-CS		X		
	10-NA	X		
11-RS		X		
	11-NA	X		
12-RS		X		
	12-CA	X		
13A-CS		X		
	13-NA	X		

NORTH SLOUGH
8-WD

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 8
MANAGEMENT CLASSIFICATION: WD

Boundaries:
Northern boundary - a line to the east along the north property line of the Coos Sand mining operation.

Southern boundary - the rail line extending south as it meets the shore at the north end of the railroad bridge.

Western boundary - Southern Pacific railroad track.

Management Objective: This shoreland unit shall be managed to allow the continuation of and expansion of aquaculture, along with development of a boat ramp and limited tie-up facilities to permit public access to the Estuary.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	*
5.	Dryland moorage	A
6.	Industrial ~~&~~and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
12.	Residential	*
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration		N/A
2.	Dikes		
	a.	New construction	A
	b.	Repair/Maintenance	A
3.	Dredged material disposal		N
4.	Excavation to create new water surface		A
5.	Fill		A
6.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)		A
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land divisions		*
	a.	Partition	*
	b.	Subdivision	*
	c.	Planned Unit Development	*
	d.	Recreation PUD	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

4. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

5. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Uses:

4. Commercial uses shall be allowed only if they are direct support uses to the primary uses of the ~~district~~unit:– aquaculture or the boat ramp.

11a,11b.– All recreational uses shall be water-dependent; except that water-related recreational uses are allowed if findings are made that there is no upland alternative site within an urban area or urban growth area.

12. Residences may be allowed as accessory uses only pursuant to Policy #14.

4, 16, 17.– These uses are subject to review and approval when consistent with Policy #16.

Activities:

6b,6c. These activities are permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

10. Land divisions are only permitted where they meet the conditions in Policy #15.

NORTH SLOUGH
8-CA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 8
MANAGEMENT CLASSIFICATION: CA

Boundaries: This aquatic unit begins at a line extending east from the north property line of the Coos Sand mining operation and ends at the north end of the railroad bridge, consisting mainly of a narrow intertidal area.

Management Objective: This unit, because of its sheltered condition and location near productive aquatic resource areas, shall be managed for development of low-intensity recreational facilities. The uses shall be limited by the small size of the area and the natural depths of the channel. The low-intensity recreational facilities must be located in such a manner that conflicts will not arise with the existing aquaculture use, which is also a permitted use.

A. Uses:

1.	Aquaculture	*
2.	Commercial	*
3.	Docks	A
4.	Industrial & and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
9 12.	Research and educational observations	A
10 9.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
11 0.	Bridge crossing support structures and dredging necessary for installation	*
12 1.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
	c. Installation of tidegates in existing functional dikes	*
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N/A

3.	Flow-lane disposal of dredged material ~~Disposal~~	
N		
4.	Fill	*
5.	Navigational	
a.	Aides (e.g., beacons, buoys)	A
b.	Structures	A
c.	Minor navigational structures	A
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~N~~6.
Piling/dolphin installation		A
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	*
8.	Mitigation	A
9.	Restoration	
a.	Active	*
b.	Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
~~12.~~	~~Research and educational observations~~	~~A~~
12~~3~~.	Wastewater/storm water discharge	*
13~~4~~.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy #4a.

2. Commercial:~~–~~ these uses are only permitted if water-dependent and need to occupy the water surface by means other than fill (e.g. pilings).

8a. Such recreational facilities must be water-dependent.~~–~~ Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

8b. These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a). Further, such recreational facilities must be water-dependent.

110,121. This use is allowed subject to the findings in Policy #6, "Fill in Conservation and Natural Management Units".

Activities:

1c. These activities are permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units", and subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

2a,2b. When these activities involve dredging for log storage, these activities are only allowed subject to

(1) the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) finding that adverse impacts have been minimized (see Policy #5) and (3) Policy #8, requiring mitigation.

2a. Further, new dredging shall be allowed only for the purposes of establishing the boat ramp, limited moorage facilities and access to the natural channel as described in the Management Objective (see also Exception).

4. This activity is only permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units" and subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

5c. This activity is subject to Policy #12.

7b,7c. Riprap, bulkheads: These activities are only permitted subject to the general findings required by

Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) a finding that adverse impacts have been minimized (see Policy #5 (3) the findings required by Policy #6, "Fill in Conservation and Natural Management Units"; and (4) Policy #8, requiring mitigation.

9a. Active restoration shall be allowed only when consistent with Policy #22b.

11. This activity is only permitted subject to Policy #5a.

123. Wastewater and storm water discharge, see Policy #25 and definition of "facility".

134. Subject to Policy #5d.

NORTH SLOUGH
9-CS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 9
MANAGEMENT CLASSIFICATION: CS

Boundaries:
Northern boundary - the end of North Slough at the tidegate under the Highway 101 Bridge.

Southern boundary - the north property line of the Coos Sand mining operation on the west shore of North Slough, approximately 2,000 -feet north of the Horsefall Causeway.

Management Objective: This unit shall be managed to facilitate continued use of the area as a transportation corridor, while conserving the natural resources of the area at the same time. This unit contains two designated mitigation sites: M-9(a), a "medium" priority, and M-11(a), a "low" priority. Site M-9(a) shall be protected as required by Policy #22.

The existing heron rookery located in this unit shall be preserved by protecting those trees in the rookery which are used by the birds.

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial ~~&~~and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	A
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration		N
2.	Dikes		
	a.	New construction	N
	b.	Repair/Maintenance	A
3.	Dredged material disposal		N
4.	Excavation to create new water surface		A
5.	Fill		N
6.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)		N/A
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land divisions		~~N~~
	a.	Partition	N
	b.	Subdivision	N
	c.	Planned Unit Development	N
	d.	Recreation PUD	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

2. All permitted uses and activities shall be consistent with Policy~~–~~ #23, requiring protection of riparian vegetation.

3. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands".~~–~~ Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

4. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

5. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

6. On designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.

7. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50,and #51.

SPECIAL CONDITIONS:

Activities:

3. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

6b,6c. These activities are permitted subject to the required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

NORTH SLOUGH
9A-CS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 9A
MANAGEMENT CLASSIFICATION: CS

Boundaries: Shorelands of North Slough up to 1,000-feet above the tidegate under Highway 101.

Management Objective: This unit shall be managed to facilitate the continuation of agricultural and other existing activities, which are consistent with protecting the integrity of the natural aquatic unit downstream of this unit.

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial ~~&~~and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*

c.	Retaining wall	N
7.	Navigation aids (e.g., beacons)	N/A
8.	Mitigation	A
9.	Restoration	
a.	Active	*
b.	Passive	A
10.	Land divisions	
~~N~~		
a.	Partition	N
b.	Subdivision	N
c.	Planned Unit Development	N
d.	Recreation PUD	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

The following condition applies to all permitted uses.

3. Where "agricultural lands" or "forest lands" occur within this unit as identified in the "Generalized Zoning" Inventory Map (Map 3.1), uses in these areas shall be limited to those permitted in Policies #28 and #34.

4. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

6. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.

7. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Activities:

6b. This activity is permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

NORTH SLOUGH
10-CS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 10
MANAGEMENT CLASSIFICATION: CS

Boundaries:
Northern boundary - Highway 101 south of the tidegate on North Slough.

Southern boundary - a line extending west from the pumphouse north of the Highway 101 Causeway.

Management Objective: This very narrow unit consisting of only the Highway 101 road berm shall be managed to maintain the integrity of the highway.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial ~~&~~and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N

6.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)	N/A
8.	Mitigation	N
9.	Restoration	
a.	Active	N
b.	Passive	N
10.	Land divisions	~~N~~
a.	Partition	N
b.	Subdivision	N
c.	Planned Unit Development	N
d.	Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

2. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

4. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

5. All use and activities. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Activities:

6b,6c. These activities are permitted subject to the findings required by Policy #9, "Solution to Erosion and Flooding Problems".

NORTH SLOUGH
10-NA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 10
MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit consists of the aquatic area of North Slough from the Horsefall Causeway to the extent of tidal influence, (tidegate under Highway 101), excluding the aquatic area bordering the west shore from the cause way to the north property line of Coos Sand and to -3 feet MLLW (See Aquatic Unit 8).

Management Objective: This unit, having both algal/eelgrass beds and salt marsh habitats, shall be managed to protect its resource productivity. Repair/Maintenance of bridge crossing support structures shall be allowed. This unit also contains five designated mitigations sites: M-9(b), "medium" priority and M-8(a), M-9(c), M-10 and M-11(b), "low" priority. Site M-9(b) shall be protected, as required by Policy #22.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial ~~&~~and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9~~12~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	*
12~~1~~.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N

c.	To repair dikes and tidegates	N
3.	Flow-lane disposal of dredged material ~~Disposal~~	N
4.	Fill	N
5.	Navigational	
a.	~~Navigation a~~Aids (e.g., beacons, buoys)	N/A
b.	Structures	N/A
c.	Minor navigational improvements	N
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~N~~6. Piling/dolphin installation N
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	N
8.	Mitigation	A
9.	Restoration	
a.	Active	N
b.	Passive	N
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
~~12.~~	~~Research and educational observations~~	~~A~~123. Wastewater/storm water discharge N
134.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy #4a.

110,124. This use is allowed subject to Policy #6, "Fill in Conservation and Natural Management Units".

Activities:

7b. Riprap shall be allowed only for the purpose of protecting and maintaining the Highway 101 berm, subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring nonstructural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to

protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

10. This activity is permitted subject to Policy #5a.

134. This activity is allowed subject to Policy #5d.

NORTH SLOUGH/HAYNES INLET
11-RS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 11
MANAGEMENT CLASSIFICATION: RS

Boundaries:
Northwestern boundary - a line extending west from the pumphouse north of the Highway 101 Causeway; this shoreline borders on North Slough.

Southeastern boundary - a line extending west along the north property line of the Clausen Oyster processing facility on the South side of Haynes Inlet.

This unit includes land up to 1,000-feet above head of tide (major tidegates) on Palouse and Larson Sloughs.

Management Objective: This unit shall be managed so as to continue its rural low-intensity character and uses that have limited (if any) association with the aquatic unit. This unit includes three designated mitigation sites (M-12, M-13 and M-22). However, only Site M-22 shall be protected from pre-emptive uses. Other sites are "low" priority and need not be protected (See Policy #22).

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial &and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
a.	New construction	N
b.	Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	*
5.	Fill	*
6.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
a.	Active	*
b.	Passive	A
10.	Land divisions	*
a.	Partition	*
b.	Subdivision	*
c.	Planned Unit Development	*
d.	Recreation PUD	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

The following condition applies to all permitted uses.

3. Where "agricultural lands" or "forest lands" occur within this unit as identified in the "Generalized Zoning" Inventory Map (Map 3.1), uses in these areas shall be limited to those permitted in Policies #28 and #34.

4. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

5. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Uses:

4. Uses in this unit are only permitted as stated in Policy #14, “General Policy on Uses within Rural Coastal Shorelands”. Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

Activities:

4. Excavation to create new water surface shall be allowed in conjunction with an allowable use when findings are developed which document that the excavation is the minimum necessary to accommodate the proposed use.

3,5. Fill and dredge material disposal shall not be allowed in areas of "wet meadow" wetland, as identified in the "Wet Meadows" (Map M6)~~"Special Considerations Map"~~, except as otherwise allowed in Policy #19.

6b,6c. These activities are permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

10. Land divisions are only permitted where they meet the conditions in Policy #15.

HAYNES INLET
11-NA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 11
MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit channel begins at a line extending southwest along the east side of the Highway 101 Causeway and includes the entire aquatic area of Haynes Inlet.

Management Objective: This extensive intertidal/marsh unit, which provides habitat for a wide variety of fish and wildlife species, shall be managed to protect its resource productivity. The opening in the Highway 101 Causeway is a designated mitigation site ("low" priority).

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial ~~&~~and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9~~12~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	*
12~~1~~.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	*
	c. Installation of tidegates in existing functional dikes	*
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	*
3.	Flow-lane disposal of dredged material ~~Disposal~~	N

4.	Fill	N
5.	Navigational	
a.	Aids (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvements	*
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~N~~6.
Piling/dolphin installation		N
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	N
8.	Mitigation	A
9.	Restoration	
a.	Active	N
b.	Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
~~12.~~	~~Research and educational observations~~	~~A~~
12~~3~~.	Wastewater/storm water discharge	N
13~~4~~.	Research and educational observation structures	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy #4a.

1~~0~~,12~~1~~.~~–~~ This use is subject to Policy #6, "Fill in Conservation and Natural Management Units".

Activities:

1b,1c.~~–~~ These activities are permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units", and subject to findings that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

2c. Dredging is only permitted (i) to maintain and repair tidegates and (ii) for emergency repair of dikes that have breached or are in imminent danger of breaching.~~–~~ Dredging shall be limited to the minimum required to ensure functional operation (see Policy #5b).

5c. Continued use of the natural channel for shallow-draft navigation is consistent with the resource capabilities and Management Objective of this unit.~~–~~ If, in the future, shoaling occurs and

precludes shallow-draft navigation, minor navigational improvements shall be permitted to return the channel to its natural depth. Natural depths in this unit are -6 feet MLLW or greater. This activity is subject to Policy #12.

7b. These activities are permitted subject to the general finding required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

10. This activity is only permitted subject to Policy #5a.

134. This activity is allowed subject to Policy #5d.

HAYNES INLET
12-RS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 12
MANAGEMENT CLASSIFICATION: RS

Boundaries:
Northeastern boundary - The north property line of the existing boat works on the southeast shore of Haynes Inlet.

Southwestern boundary - The west edge of the cleared area to the west of Clausen Oyster processing facility, approximately 800-feet west of the northeastern boundary.

Management Objective: This shoreland unit shall be managed to allow continuation and expansion of uses existing in the unit.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	*
5.	Dryland moorage	A
6.	Industrial &and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N/A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	A

5.	Fill		A
6.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)		A
8.	Mitigation		N
9.	Restoration		
	a.	Active	N
	b.	Passive	N
10.	Land divisions		~~N~~
	a.	Partition	N
	b.	Subdivision	N
	c.	Planned Unit Development	N
	d.	Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

2. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

4. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

5. All uses and activities: Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

4. Commercial uses directly associated with the existing public boat ramp, including, but not limited to a bait shop or small-boat rental operation, shall be allowed.

Activities:

6b,6c. These activities are permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

HAYNES INLET
12-CA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 12
MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit extends north to the natural Haynes Inlet channel beginning at a line extending northwest from the east property line of the Clausen Oyster processing facility on the southeast shore of Haynes Inlet and ends at a line extending from the west edge of the cleared areas west of the Clausen Oyster processing facility. This unit is approximately 800-feet of shoreline.

Management Objective: This small aquatic unit shall be managed to allow continuation and limited expansion of existing uses of moderate intensity. Channel access through the unit shall be allowed.

A. Uses:

1.	Aquaculture	*
2.	Commercial	*
3.	Docks	*
4.	Industrial ~~&~~and port facilities	*
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
9~~12~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	N
12~~1~~.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N/A
3.	Flow-lane disposal of dredged material ~~Disposal~~	N

4.	Fill	N
5.	Navigational	
a.	Aides (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvement	A
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~N~~6.
Piling/dolphin installation		A
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	N
8.	Mitigation	N
9.	Restoration	
a.	Active	N
b.	Passive	N
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
~~12.~~	~~Research and educational observations~~	~~A~~
12~~3~~.	Wastewater/storm water discharge	*
13~~4~~.	Research and educational observation structure	*

GENERAL CONDTION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy #4a.

2. Commercial uses shall be limited to water-dependent uses, and then only upon the development of findings which document that such uses are necessary to support the existing aquaculture facility and public boat ramp and occupy the water surface by means other than fill.

3. Limited temporary tie-up facilities associated with the public boat ramp and associated upland day-use facilities shall be allowed, provided they occupy the water surface by means other than fill.

4. Industrial and port facilities development shall be restricted solely to maintenance and limited expansion of the existing boat works, provided they occupy the water surface by means other than fill.

8a. Such recreational facilities must be water-dependent. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

8b. These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

Activities:

2b. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

In addition to the above requirements, when maintenance dredging is for log storage, it shall only be allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

5c. This activity is subject to Policy #12.

7b. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring nonstructural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

11. This activity is only permitted subject to Policy #5a.

123. Wastewater and storm water discharge, see Policy #25 and definition of "facility".

134. Subject to Policy #5d.

HAYNES INLET
13A-CS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 13A
MANAGEMENT CLASSIFICATION: CS

Boundaries:
Northern boundary - the west edge of the cleared area west of the Clausen Oyster processing facility.

Southern boundary - the north end of the Highway 101 Bridge where it meets the shore.

Management Objective: This unit shall be managed to allow recreational uses while protecting riparian vegetation for its habitat, slope stability, and scenic qualities.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial ~~&~~and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to crate new water surface	N
5.	Fill	N

6.	Shoreline stabilization	
a.	Vegetative	N
b.	Riprap	*
c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
a.	Active	*
b.	Passive	A
10.	Land divisions	~~N~~
a.	Partition	N
b.	Subdivision	N
c.	Planned Unit Development	N
d.	Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

2. All uses and activities: Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

The following condition applies to all permitted uses:

3. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the ~~"Special Considerations Map"~~ "Generalized Zoning" Inventory Map (Map 3.1) uses in these areas shall be limited to those permitted in Policies #28 and #34.

4. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

6. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Activities:

6b,6c. These activities are permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

NORTH SLOUGH/HAYNES INLET
13A-NA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 13A
MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit consists of the lower part of the natural channel in Haynes Inlet, and is bounded by the Horsefall Causeway, Aquatic Unit #8, the deep-draft channel, and the Highway 101 Bridge.

Management Objective: This unit shall be managed to allow the continuance of shallow-draft navigation while protecting the productivity and natural character of the aquatic area. The openings in the two road dikes are designated mitigation sites [M-5(a) and (b), "low" priority]. Maintenance and repair of bridge crossing support structures shall be allowed. However, future replacement of the railroad bridge will require Exception findings.

A. Uses:

1.	Aquaculture		*
2.	Commercial		N
3.	Docks		N
4.	Industrial ~~&~~and port facilities		N
5.	Log dump/sort/storage (in-water)		N
6.	Marinas		N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction		N
8.	Recreation facilities		
	a.	Low-intensity	N
	b.	High-intensity	N
9~~12~~.	Research and educational observations		A
10~~9~~.	Utilities		
	a.	Low-intensity	A
	b.	High-intensity	N
11~~0~~.	Bridge crossing support structures and dredging necessary for installation		*
12~~1~~.	Bridge crossings		*
13.	Navigation and water-dependent commercial enterprises and activities		N

B. Activities:

1.	Dikes		
	a.	New construction	N
	b.	Repair/Maintenance	N
	c.	Installation of tidegates in existing functional dikes	N
2.	Dredging		
	a.	New	N
	b.	Maintenance dredging of existing facilities	N
	c.	To repair dikes and tidegates	N

3.	Flow-lane disposal of dredged material ~~Disposal~~	N
4.	Fill	N
5.	Navigational	
a.	Aids (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvements	*
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~N~~
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	N
8.	Mitigation	A
9.	Restoration	
a.	Active	N
b.	Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
~~12.~~	~~Research and educational observations~~	~~A~~
12~~3~~.	Wastewater/storm water discharge	N
13~~4~~.	Research and educational observation structures	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy #4a.

11~~0~~,12~~1~~.~~–~~ This use is subject to Policy #6, "Fill in Conservation and Natural Management Units".

Activities:

5c. Continued use of the natural channel for shallow-draft navigation is consistent with the resource capabilities and the Management Objectives of this unit.~~–~~ If, in the future, shoaling occurs that precludes traditional shallow-draft navigation, minor navigational improvements shall be permitted to return the channel to its natural depths. "Natural depths" in the channel are 6 feet MLLW or greater.

This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and Policy #12).

7b. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

10. This activity is only permitted subject to Policy #5a.

134. This activity is subject to Policy #5d.

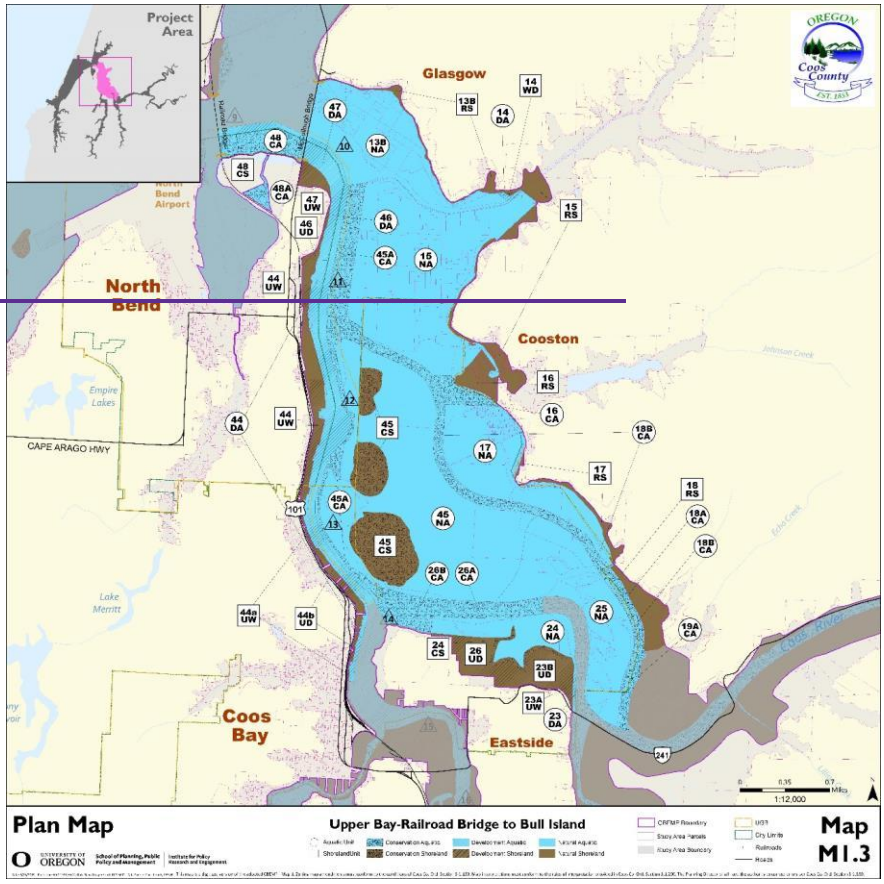
5.3 Upper Bay – Railroad Bridge To Bull Island, and Adjacent Shorelands

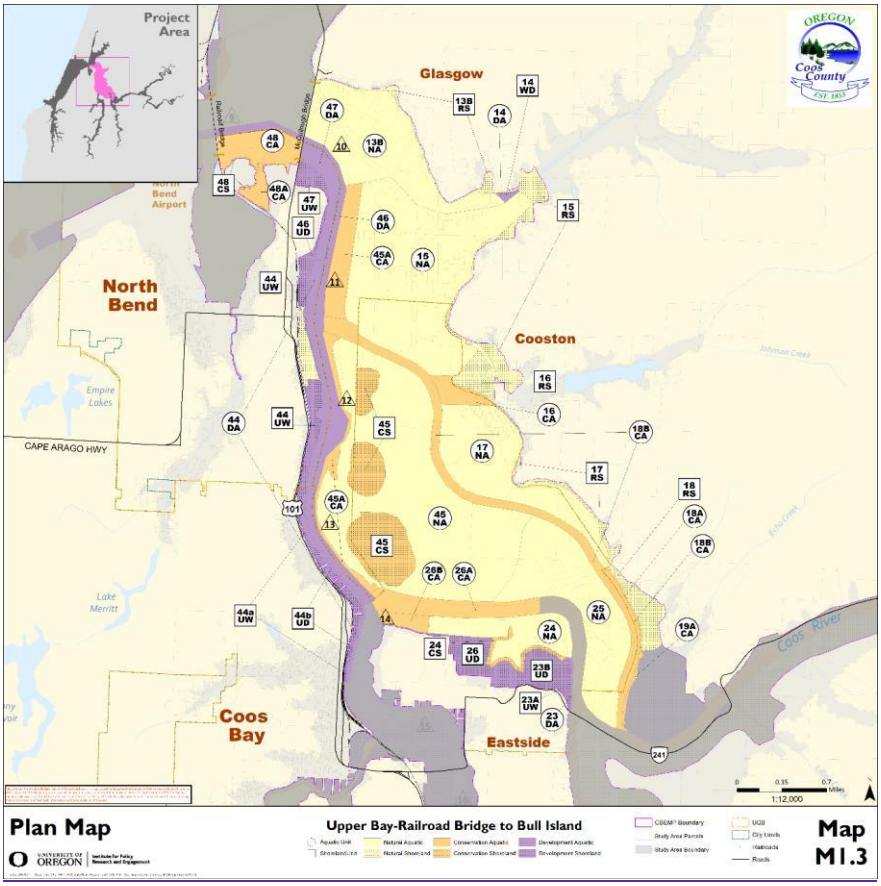
Including: NORTH BEND/COOS BAY WATERFRONT

Shoreland Units : 13B - 18, 23A - 26 and 44 - 48
Aquatic Units : 13A - 19A, 23 - 26B and 44 - 48A

Units are listed in numerical order, Shoreland Units first

Location descriptions for Shoreland Units Include City (where applicable)


Project Area
Glasgow
North Bend
Cooston
CAPE ARAGO HWY
Coos Bay
Eastside
Plan Map
Upper Bay-Railroad Bridge to Bull Island
Map M1.3


Project Area
Glasgow
North Bend
Cooston
Coos Bay
Eastside
CAPE ARAGO HWY
Empire Lakes
Lake Merritt
Coos River
Johnson Creek
Elliot Creek
North Bend Airport
Plan Map
Upper Bay-Railroad Bridge to Bull Island
Map M1.3

Shoreland Unit	Aquatic Unit	Coos County	Coos Bay	North Bend
13B-RS		X		
	13B-NA	X		
14-WD		X		
	14-DA	X		
15-RS		X		
	15-NA	X	X	
16-RS		X		
	16-CA	X	X	
17-RS		X		
	17-NA	X	X	
18-RS		X		
	18A-CA	X		
	18B-CA	X	X	
	19A-CA	X		
	23-DA		X	
23A-UW			X	
23B-UD			X	
24-CS			X	
	24-NA		X	
	25-NA	X	X	
26-UD			X	
	26A-CA		X	
	26B-CA		X	
44-UW			X	X
44-UNW				X
	44-DA		X	X
44A-UW			X	
44B-UD			X	
45-CS			X	
	45-NA		X	
	45A-CA	X	X	
46-UD				X
	46-DA			X
47-UW				X
	47-DA			X
48-CS				X
	48-CA			X
	48A-CA			X

UPPER BAY
13B-RS

JURISDICTION: COOS COUNTY

SHORELAND UNITS: 13B
MANAGEMENT CLASSIFICATION: RS

Boundaries:
Western boundary - the northeast end of the Highway 101 Bridge as it meets the shoreline.
Eastern boundary - a line extending inland from the eastern edge of the bermed aquatic area in Kentuck Inlet.

Management Objective: This unit shall be managed for rural multiple uses consistent with the area's general rural-residential character, while maintaining riparian vegetation. The unit contains a designated mitigation site (U-1), a low-priority site (see Policy #22). The unit also contains a designated dredged material disposal site (15A), which shall be managed and protected for this use until filled to design capacity (see Policy #20).

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and Port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreational facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	*

4.	Excavation to crate new water surface	N
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	*
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.
2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
3. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this Policy.
4. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.
5. On designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.
6. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Activities:

3. Dredge material disposal shall be allowed when consistent with Policy #20.

6b,6c. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

10. Land divisions are only permitted where they meet the conditions in Policy #15.

UPPER BAY
13B-NA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 13B
MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit extends west to the deep-draft channel and to the south edge of the natural Kentuck Channel beginning at the east side of the Highway 101 Bridge and ending at a line extending south from the western edge of the bermed aquatic area adjacent to the filled upland in Kentuck Inlet.

Management Objective: This unit shall be managed so as to protect the productivity of the extensive tideflats and subtidal beds in the aquatic area. Repair/Maintenance of bridge crossing support structures is appropriate in this unit.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
912.	Research and educational observations	A
109.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
110.	Bridge crossing support structures and dredging necessary for installation	A
121.	Bridge crossings	A
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N
3.	Flow-lane disposal of dredged material Disposal N	

4.	Fill	N
5.	Navigational	
a.	Aides (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvements	N
~~d.~~	~~Water dependent commercial enterprises and activities~~	~~N~~6.
Piling/dolphin installation		N
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	N
8.	Mitigation	A
9.	Restoration	
a.	Active	N
b.	Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
~~12.~~	~~Research and educational observations~~	~~A~~
12~~3~~.	Wastewater/storm water discharge	N
13~~4~~.	Research and educational observation structures	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy #4a.

Activities:

7b. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

10. This activity is only permitted subject to Policy #5a.

13~~4~~. Subject to Policy #5d.

UPPER BAY
14-WD

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 14
MANAGEMENT CLASSIFICATION: WD

Boundaries:
Western Boundary - The eastern edge of the small bermed aquatic area in Kentuck Inlet.
Eastern Boundary - The intersection of the dikes at the tidegate at the northeast corner of Kentuck Inlet.

Management Objective: This shoreland unit is in close proximity to a natural channel and shall be managed as a barge loading site. In addition, recreation and access for recreation shall be allowed.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	N/A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	A
5.	Fill	A

6.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)		A
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land divisions		~~N~~
	a.	Partition	N
	b.	Subdivision	N
	c.	Planned Unit Development	N
	d.	Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this Policy.

2. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

3. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

4. All uses and activities: Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

6. Industrial and port facilities shall be limited solely to the development of barge loading facilities for the transportation of jetty stone.

6,16,17. These uses are subject to review and approval when consistent with Policy #16.

11a,11b. The County and the owner shall work to develop an arrangement to allow public access to the site for water-dependent recreational purposes when it is not in use for loading jetty stone.

Activities:

6b,6c. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

UPPER BAY
14-DA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 14
MANAGEMENT CLASSIFICATION: DA

Boundaries: This unit includes the small bermed aquatic area in Kentuck Inlet and the adjacent channel and ends at the dike and tidegate on Kentuck Slough.

Management Objective: This area shall be managed to allow access to the natural Kentuck Channel for the purposes of transporting jetty stone quarried in the uplands above the unit. This unit also permits filling of the small bermed aquatic area at the western end of the existing fill to provide additional space for rock loading. Dredging and other activities shall be limited to the minimum necessary to accomplish this purpose. That is, if necessary, a "bathtub" may be dredged adjacent to the existing barge off-loading site to allow moorage of a barge during low tide. However, access to and use of the natural channel shall only occur when tides are sufficiently high to facilitate safe navigation. Future dredging of the natural channel (beyond the "bathtub") in Unit 13B-NA is otherwise not allowed. Upon completion of filling in the small bermed area, it will become part of Shoreland Unit 14-WD.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	*
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
9~~10~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	N
12~~1~~.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
	a. New construction	*
	b. Repair/Maintenance	*
	c. Installation of tidegates in existing functional dikes	*

2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	*
3.	Flow-lane disposal of dredged material ~~Disposal~~	
N		
4.	Fill	*
5.	Navigational	
	a. Aid~~e~~s (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvements	A
	~~d. Water-dependent commercial enterprises and activities~~	~~*~~6.
Piling/dolphin installation		*
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
~~10.~~	~~Research and educational observations~~	~~A~~
10~~1~~.	Protection of habitat nutrient, fish, wildlife and aesthetic	A
11~~2~~.	Temporary alterations	*
12~~3~~.	Wastewater/storm water discharge	*
13~~4~~.	Research and educational observation structures	N

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy #4a.

3. Dock facilities shall be allowed if necessary to provide water access to the natural channel in order to facilitate water shipment of jetty stone.

13.~~–~~ This use is allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

Activities:

1a,1b,1c. Repair and maintenance and installation of the existing functional dikes directly associated with he rock loading facility shall be allowed, subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

2a,2b,~~5d.~~ New dredging and maintenance dredging for the purposes of creating a "bathtub" adjacent to the shoreland unit for mooring a barge at low tide shall be allowed, subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

2c. Dredging is only permitted to maintain/repair tidegates and for emergency repair of dikes where breaching has occurred or is in imminent danger of occurring. Dredging shall be limited to the minimum necessary for functional operation (see Policy #5b).

4. Filling of the small bermed aquatic area shall be allowed for the purpose of providing additional rock storage area. In addition, the bank line may need to have many alterations to allow the loading of barges and limited filling may be necessary to accomplish the necessary configuration; this activity shall be allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

5c. This activity is subject to Policy #12.

6. Piling/dolphins for a facility to load jetty stone shall be allowed.

7b,7c. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) a finding that adverse impacts have been minimized (see Policy #5) and Policy #8, requiring mitigation.

11~~2~~. This activity is subject to Policy #5a.

12~~3~~. Wastewater and storm water discharge, see Policy #25 and definition of "facility".

UPPER BAY
15-RS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 15
MANAGEMENT CLASSIFICATION: RS

Boundaries:
Northern boundary - The northeast corner of the dike at the tidegate at the mouth of Kentuck Slough.
Southern boundary - East Bay Drive at the Willanch Slough Bridge.

Management Objective: This unit shall be managed to maintain the present character of and uses in the area, which include low-intensity rural development having minimal association with the adjacent aquatic area. The unit contains three designated mitigation sites: U-8(a) and U-9(a) shall be protected for pre-emptive uses as "medium" priority sites (see Policy #22).

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	N
5.	Fill	*

6.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)		A
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land divisions		*
	a.	Partition	*
	b.	Subdivision	*
	c.	Planned Unit Development	*
	d.	Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

The following conditions apply to all permitted uses.

3. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the "Generalized Zoning" Inventory Map (Map 3.1)~~Special Considerations Map~~", uses in these areas shall be limited to those permitted in Policies #28 and #34.

4. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this Policy.

5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

6. On designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.

7. In rural areas (outside UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Activities:

3,5.– Fill and dredged material disposal shall not be allowed in areas of "wet meadow" wetland, as identified in the "Wet Meadows" Inventory Map (Map M6)~~Special Considerations Map~~", except as otherwise allowed in Policy #22.

6b,6c. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

10. Land divisions are only permitted where they meet the conditions in Policy #15.

UPPER BAY
15-NA

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 15
MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit extends west to the deep-draft channel beginning at a line that extends west along the south edge of the natural Kentuck Channel and ending at a line that extends west from Pierce Point along the north edge of the natural Cooston Channel. It also includes Willanch Slough to head-of-tide (tidegate at East Bay Drive).

Management Objective: This natural aquatic unit shall be managed to protect its natural resource productivity. The unit also contains a designated mitigation site (U-9c), which shall be protected from pre-emptive uses as a "medium" priority site (see Policy #22).

A. Uses:

1.	Aquaculture	*
2.	Bridge crossing support structures and dredging necessary for their installation	*
3.	Bridge crossings	A
4.	Commercial	N
5.	Docks	N
6.	Industrial and port facilities	N
7.	Log dump/sort/storage (in water)	N
8.	Marinas	N
9.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
10.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
11.	Research and educational observation	A
12.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
13.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N
15.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New Construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N/A
2.	Dredging	
	a. New	N
	b. Maintenance Dredging of Existing Facilities	N

c.	To repair dikes and tidegates	N
34.	Fill	N
43.	Flow-lane disposal of dredged material Disposal	N
58.	Mitigation	A
65.	Navigational	
a.	Aids (e.g., beacons, buoys)	A
b.	Minor navigational Improvements	N
c.	Structures	N
d. Water-dependent commercial enterprises and activities		N76.
	Piling/dolphin Installation	N
89.	Restoration	
a.	Active	N
b.	Passive	A
9107.	Shoreline stabilization	
a.	Vegetative	A
b.	Rip-rap	*
c.	Bulkheads	N
100.	Temporary alterations	*
111.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12. Research and educational observations		A
123.	Waste water/storm water discharge	N
134.	Research and educational observation structures	*

GENERAL CONDITIONS: None

1. All uses and activities: Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1, 2 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

11. This use is allowed when it is established that such uses are consistent with the resource capabilities of the area and the purposes of the management unit.

Activities:

910b This activity is only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to

the specific findings for rip-rap.

UPPER BAY
16-RS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 16
MANAGEMENT CLASSIFICATION: RS

Boundaries: This unit is the entire Pierce Point area west of East Bay Drive.
Northern Boundary - East Bay Drive at the bridge over Willanch Slough.
Southern Boundary - A line extending west from the L-turn of the East Bay Drive south of the Pierce Point peninsula.

Management Objective: This unit shall be managed to continue the general low-intensity rural uses and character consistent with objectives to maintain the riparian vegetation.

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	A
5.	Fill	*

6.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)		A
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land divisions		
	a.	Partition	*
	b.	Subdivision	*
	c.	Planned Unit Development	*
	d.	Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities)**:**

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

The following conditions apply to all permitted uses.

3. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the "Generalized Zoning" Inventory Map (Map 3.1), uses in these areas shall be limited to those permitted in Policies #28 and #34.

4. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this Policy.

5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

6. On designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.

7. In rural areas (outside UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Activities:

5. Fill shall not be allowed in areas of "wet meadow" wetland, as identified in the "Wet Meadows" Inventory Map (Map M6)", except as otherwise allowed in Policy #22.

6b,6c. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

10. Land divisions are only permitted where they meet the conditions in Policy #15.

UPPER BAY
16-CA

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 16
MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit extends to the southwest side of the Cooston finger channel, beginning at a line extending west from the northwest tip of Pierce Point and ending at a line extending west from the L-turn in East Bay Drive south of Pierce Point.

Management Objective: This unit shall be managed to accommodate access through the natural "finger channel" (located in the unit) to the natural Cooston shallow-draft channel (located outside the unit) for upland aquaculture and future industrial uses, particularly storage and transport of logs.

A. Uses:

1.	Aquaculture	*
2.	Bridge crossing support structures and dredging necessary for their installation	A
3.	Bridge crossings	A
4.	Commercial	*
5.	Docks	*
6.	Industrial and port facilities	*
7.	Log sump/sort/storage (in water)	*
8.	Marinas	N
9.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
10.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	N
11.	Research and educational observation	A~~N~~
12.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
13.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N
14.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	*
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*

c.	To repair dikes and tidegates	N
3.	Fill	N
4.	Flow-lane disposal of dredged material ~~Disposal~~	N
5.	Mitigation	A
6.	Navigational	
a.	Aids (e.g., beacons, buoys)	A
b.	Minor navigational Improvements	A
c.	Structures	N
~~d. Water-dependent commercial enterprises and activities~~	~~N~~7. Piling/dolphin installation	A
8.	Restoration	
a.	Active	*
b.	Passive	A
9.	Shoreline stabilization	
a.	Vegetative	A
b.	Rip-rap	*
c.	Bulkheads	*
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12~~1~~.	Waste water/storm water discharge	*
13~~4~~.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

~~1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy #4a.~~

4, 5, 6 These uses are only permitted if water-dependent and need to occupy the water surface by means other than fill (e.g., pilings).

7 New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).

~~8a. Such recreational facilities must be water-dependent. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").~~

10a Such recreational facilities must be water-dependent.

Activities:

1b This activity is only permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units," and subject to findings that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.

~~2b. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.~~

~~In addition to the above requirements, when these activities involve dredging for log storage, these activities are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).~~

2b These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

~~5c. This activity is subject to Policy #12.~~

6c Minor dredging for the purpose of "scalping" shoaled areas is only allowed subject to the making of resource capability findings and subject to the assessment of impacts (Policy #4.) Other minor navigational improvements are allowed outright.

8a Active restoration shall be allowed only when consistent with Policy #22b.

9b, 9c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) a finding that adverse impacts have been minimized (see Policy #5); and (3) Policy #8 requiring mitigation.

10, 12~~1~~ This use is permitted when it is established that the use is consistent with the resource capabilities of the area and the purposes of the management unit.

13~~4~~. Subject to Policy #5d.

~~11. This activity is only permitted subject to Policy #5a.~~

~~13. Wastewater and storm water discharge, see Policy #25 and definition of "facility".~~

UPPER BAY
17-RS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 17
MANAGEMENT CLASSIFICATION: RS

Boundaries:
Northern Boundary - A line extending west from the L-turn in East Bay Drive, south of Pierce Point.
Southern Boundary - The line dividing S.19 and S.30, T.25, R.12 at East Bay Drive.

Management Objective: This unit shall be managed to continue the general low-intensity rural uses and character consistent with objectives to maintain the riparian vegetation. This unit contains two designated mitigation sites (U-10, U-11). U-11 shall be protected from pre-emptive uses as a "medium" priority site; U-10 need not be protected as a "low" priority site (see Policy #22).

An existing heron rookery located in this unit shall be preserved by protecting those trees in the rookery, which are used by the birds.

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A

3.	Dredged material disposal		N
4.	Excavation to create new water surface		A
5.	Fill		*
6.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)		A
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land divisions		*
	a.	Partition	*
	b.	Subdivision	*
	c.	Planned Unit Development	*
	d.	Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

The following conditions apply to all permitted uses.

3. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the "Generalized Zoning" Inventory Map (Map 3.1)~~Special Considerations Map~~", uses in these areas shall be limited to those permitted in Policies #28 and #34.

4. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this Policy.

5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

6. On designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.

7. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Activities:

5. Fill shall not be allowed in areas of "wet meadow" wetland, as identified in the "Wet Meadows" Inventory Map (Map M6)~~Special Considerations Map~~", except as otherwise allowed in Policy #22.

6b,6c. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy #22b.

10. Land divisions are only permitted where they meet the conditions in Policy #15.

UPPER BAY
17-NA

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 17
MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit extends west to the natural Cooston Channel beginning at a line extending west from the L-turn in East Bay Drive south of Pierce Point and ending at the line dividing S.19 from S.30, T.25, R.12, west of East Bay Drive.

Management Objective: This aquatic unit consisting of mudflats and marsh areas shall be managed to protect its natural resource productivity.

A. Uses:

1.	Aquaculture	*
2.	Bridge crossing support structures and dredging necessary for their installation	*
3.	Bridge crossings	*A
4.	Commercial	N
5.	Docks	N
6.	Industrial and port facilities	N
7.	Log dump/sort/storage (in water)	N
8.	Marinas	N
9.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
10.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Research and educational observation	A
12.	Utilities	
	a. Low-intensity	N
	b. High-intensity	N
13.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N
14.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N/A
	c. To repair dikes and tidegates	N
3.	Fill	N

4.	Flow-lane disposal of dredged material ~~Disposal~~	N
5.	Mitigation	A
6.	Navigational	
a.	Aids (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational Improvements	N
~~d. Water-dependent commercial enterprises and activities~~	~~N~~7. Piling/dolphin installation	N
8.	Restoration	
a.	Active	N
b.	Passive	A
9.	Shoreline stabilization	
a.	Vegetative	A
b.	Rip-rap	*
c.	Bulkheads	N
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12~~1~~.	Waste Water/Storm Water Discharge	N
13~~4~~.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1, 2 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

~~1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy #4a.~~

Activities:

9~~10~~b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.~~—~~ may be allowed subject to findings that adverse impacts have been minimized (see Policy #5).

10~~1~~ These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

134. Subject to Policy #5d.

UPPER BAY
18-RS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 18
MANAGEMENT CLASSIFICATION: RS

Boundaries:
Northern Boundary - The northern most dike of the farmland west of East Bay Drive.
Southern Boundary - The northern most dike retaining the dredged material disposal area known as Christianson Ranch.

Management Objective: This unit shall be managed to allow continued use as pasture grazing but shall also be managed to allow dredged material disposal or mitigation. This unit contains two designated mitigation sites, U-12 and U-16(a) ("high" priority). It also contains designated dredged material disposal site 30(b). The development of the disposal site would preclude mitigation use and vice versa. Use of this site for dredged material disposal is the higher priority because of the scarcity of suitable sites (see Policies #20 and #22).

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A

3.	Dredged material disposal		*
4.	Excavation to create new water surface		A
5.	Fill		*
6.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)		A
8.	Mitigation		*
9.	Restoration		
	a.	Active	*
	b.	Passive	*
10.	Land divisions		*
	a.	Partition	*
	b.	Subdivision	*
	c.	Planned Unit Development	*
	d.	Recreation PUD	N

GENERAL CONDITIONS:

1. No permitted use or activity shall pre-empt the use of the designated dredge material disposal site in this unit as required by Policy #20 (but see Special Condition below on Mitigation/Restoration).

2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

3. All uses and activities: Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

The following conditions apply to all permitted uses.

4. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the "Generalized Zoning" Inventory Map (Map 3.1)~~Special Considerations Map~~", uses in these areas shall be limited to those permitted in Policies #28 and #34, except that dredged material disposal is permitted in the designated site.

5. Uses in this unit are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this Policy.

6. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.

7. On designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22, except that dredged material disposal is a higher priority on Site U-12, as stated in the Management Objective.

7. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Uses:

11a,11b. Recreational facilities shall be allowed, provided they do not preclude dredged material disposal and/or needed mitigation.

Activities:

3,5. Land shall be returned to agricultural use after dredged material disposal.

6b,6c. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

8,9a,9b. Mitigation/restoration use in this unit shall only be permitted if an alternative dredged material site is available sufficient to meet projected needs for upper bay dredging or if the site is determined to be no longer needed (see Policy #20, protecting DMD sites).

10. Land divisions are only permitted where they meet the conditions in Policy #15.

UPPER BAY
18A-CA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 18A
MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit extends west to the natural Cooston Channel beginning at a line extending west from the north dike of the agricultural land west of East Bay Drive and ending at a line extending west from the northern most dike retaining the disposal area known as Christianson Ranch.

Management Objective: This aquatic unit shall be managed to continue the present use of the unit and of the adjacent channel for subtidal log storage and other in-water uses which do not conflict with log storage. Restoration of this unit to its natural depth, which has been altered by the upwelling from adjacent upland disposal, shall be encouraged. Disposal of dredged materials on the adjacent dike for dike maintenance shall also be encouraged.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	*
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
9~~12~~.	Research and educational observations	A
10~~9~~.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11~~0~~.	Bridge crossing support structures and dredging necessary for installation	N
12~~1~~.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	*
	c. Installation of tidegates in existing functional dikes	*
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	*

3.	Flow-lane disposal of dredged material ~~Disposal~~	N
4.	Fill	N
5.	Navigational	
a.	Aides (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvements	A
~~d.~~	~~Water-dependent commercial enterprises and activities~~	~~N~~6. Piling/dolphin installation A
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	N
8.	Mitigation	A
9.	Restoration	
a.	Active	*
b.	Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
~~12.~~	~~Research and educational observations~~	~~A~~
12~~3~~.	Wastewater/storm water discharge	*
13~~4~~.	Research and educational observation structure	N

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy #4a.

5. This use shall be limited to log storage only.

   New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).

8a,8b.~~–~~ These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).~~–~~ Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

Activities: