



May 1, 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 and make it more user-friendly; 2) update Part 2, Inventories and Factual Base, with the Coos Estuary and Shoreland Atlas (Map Atlas) and Community Lands and Waterways Data Source (data source) and adopt digitized versions of the regulatory maps associated with the CBEMP in Part 1 Appendix A; and 3) bring the three jurisdictions (Coos County, City of Coos Bay, and City of North Bend) back into alignment under one guiding document and provide tools for future plan maintenance.

This amendment package is proposed as PHASE 1. The recommended PHASE 2 is a complete update of the CBEMP. This 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 perform PHASE 2 in 2024-2026.

PHASE 1 Changes

Text changes are proposed to the CBEMP Part 1 to re-incorporate policies and management areas from individual 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 five (5) other mylar maps that were originally developed for the 1985 CBEMP adoption (M2, Shoreland Values, M3, 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 background maps created as part of the Community Lands and Waterways Data Source. These digital maps, which are also incorporated into Part 2, Section 9, Coos Estuary and Shoreland Map Atlas, provide updated information on economic, social, and environmental conditions within the Estuary. No management unit boundaries or zone designations have been modified as part of these map updates.

Part 1, Appendix B, Matrices, is proposed for amendment. The three matrices (Goal #16 Linkages, Aquatic Uses and Activities Linkages, and Goal #17/18 Linkages) have been digitized. Content within the matrices has not been changed, however.

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

The Data Source is proposed to replace portions of the written text in the CBEMP Part 2. Part 2 has also been edited for scrivener's errors and formatting.

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. Rather, amendments are proposed to recommend adoption of the CBEMP by reference.

There are no new exceptions proposed at this time.

The CBEMP Part 1 and Part 2 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 by: proposed revisions to CBEMP Part 1 Plan Provisions; recommended changes to Part 2 Inventories and Factual Base; and 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.

CBEMP Part I

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

The CBEMP Part 1 has been digitized with a few hyperlinks to facilitate internal navigation. More hyperlinks may need to be added to increase ease of navigation. 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 and external navigation.

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

The CBEMP document is organized into three (3) parts. Part 1 is then 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 Map Atlas and Data Source into CBEMP.

Two documents, the Communities, Lands and Waterways Data Source (Data Source) and the Map Atlas, are being incorporated into the CBEMP. The Map Atlas is designed to bolster the factual basis of the CBEMP with up-to-date spatial data presented in a digital format. The Map Atlas also includes digitized versions of the original management unit maps and digitized versions of several mylar maps that are necessary for implementation of existing policies. The Data Source is a compilation of all available data describing the socioeconomic and environmental conditions in the Coos Bay area.

The following list (from the CBEMP Part 1, Appendix A) shows the list of maps that have been digitized without content changes (Digitized Mylar Inventory Maps) for this effort, and those that have been updated with new geospatial data (Background Data 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
- M3. Beaches and Dunes
- M4. Dredged Material Disposal Sites
- M5. Mitigation Sites
- M6. Wet Meadows

Background Data 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 Employment Density
- 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 Local Wetlands Inventory
- 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

Note: How the Data Source was integrated into Part 2, Inventories and Factual Base, is explained in Section 2, Table 3 of this document.

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 full-size 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) Remove inconsistencies between implementing jurisdictions and ensure lawful text amendments made at a local level have been incorporated into the CBEMP.
- b) Fix scrivener’s errors (formatting inconsistencies, typographical errors, spelling errors, etc.) within CBEMP.

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 bring into alignment between jurisdictions.

Table 2: Management Units Inserted into the CBEMP by Jurisdiction

Coos Bay Units		North Bend Units	
<u>Shoreland</u>	<u>Aquatic</u>	<u>Shoreland</u>	<u>Aquatic</u>
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 of the definitions.

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 legal and/or align with preferred definition from another jurisdiction. 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 Statutes 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 to ensure that the CBEMP was also updated. 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 advisory committee who will look at and make recommendations related to proposed plan amendments and/or updates prior to their adoption by each jurisdiction.

This joint CBEMP advisory 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 Authority); 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 House on January 7 and through comments received during the open comment period (February – May, 2023)..

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

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 advisory 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.

CBEMP Part 2 – Inventories and Factual Base

The Communities, Lands, and Waterways Data Source (Data Source) is proposed to replace portions of the written text in the CBEMP Part 2. The Data Source is a compilation of all available data describing the socioeconomic and environmental conditions in the Coos Bay area. 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.

The Data Source was developed 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.

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 replaced by sections of 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).

Table 3: CBEMP & DATA SOURCE COMPARISON

CBEMP Subheading	Applicable Data Source Section	Suggested Action
Section 1. Introduction		

CBEMP Subheading	Applicable Data Source Section	Suggested Action
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).
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.

CBEMP Subheading	Applicable Data Source Section	Suggested Action
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		
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		

CBEMP Subheading	Applicable Data Source Section	Suggested Action
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.

I. Digitize and Codify.

For all ordinances, it is recommended to publish searchable PDFs 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):

- 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 this section 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 Map Atlas.

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 Map Atlas.
- 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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ATTACHMENT A

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. <u>Those areas immediately adjacent to the ocean, all estuaries and associated wetlands, and all coastal lakes.</u>

Commercial Uses

CBEMP	Privately-owned or operated facility or place of business open to the public for sale of goods or services. <u>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.</u>
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. <u>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.</u>

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	<u>Not defined in City of Coos Bay Ordinance – new definition taken from Floodplain Ordinance</u>

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

LCDC

CBEMP	Land Conservation and Development Commission of the State of Oregon. <u>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.</u>
Coos County Ordinance	Land Conservation and Development Commission of the State of Oregon. <u>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.</u>
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 <u>(ORS 196.830).</u>
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 <u>(ORS 196.830).</u>
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), <u>(ORS 196.830).</u>

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.
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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.
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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.)
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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 plant 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 Advisory 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 advisory 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 Advisory Committee is recommended to replace the defunct Coos County Citizens Advisory Committee as the committee responsible for on-going maintenance of the CBEMP.

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
- 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 is 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.

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 Advisory 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.”
- Jurisdiction with administrative responsibilities 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:**

- 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.

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.

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)

- 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.

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.

- “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:**
 - Uses:
 - 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).
 - Activities:
 - 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.

18-RS: (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.

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:**
 - Uses:
 - 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.
 - Activities:
 - 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.

44a-UW: (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.

- “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.

- “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:**
 - Uses:
 - 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.
 - Activities:
 - 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).

29-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.

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”.

- 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).