

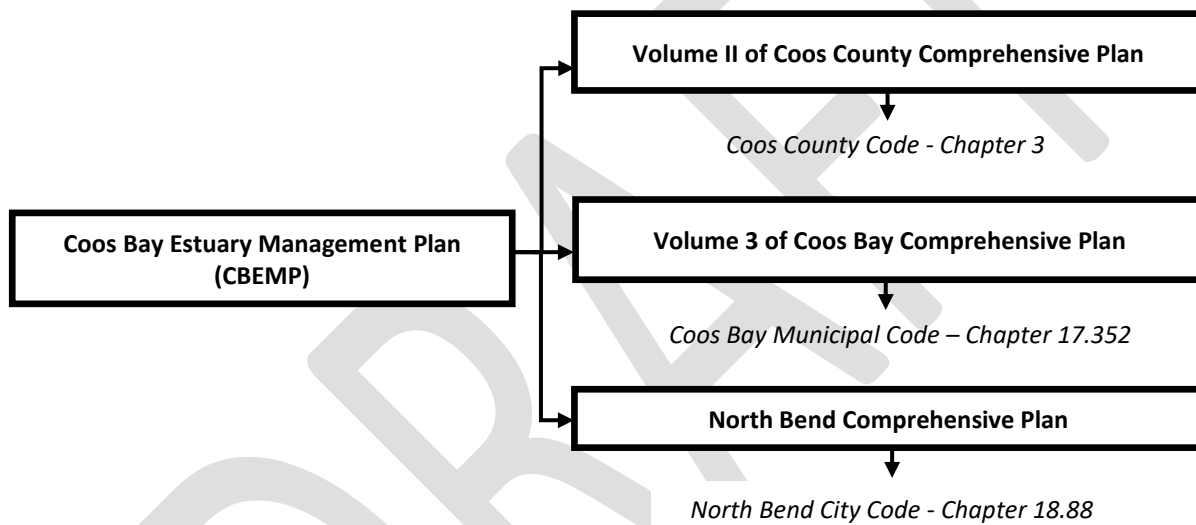
Coos Bay Estuary Management Plan (CBEMP): User Guide

Introduction:

The purpose of this guide is to provide general information regarding the land use planning process for properties located in Coos Bay aquatic and shorelands.

Coos County and the Cities of Coos Bay and North Bend have adopted Comprehensive Plans that set forth goals and policies regarding the use and conservation of land and resources in their respective jurisdictions. Each jurisdiction has also adopted a Zoning and Land Development Ordinance that governs how those laws are implemented. The Coos Bay Estuary Management Plan (CBEMP) is the source document incorporated into each Comprehensive Plan and Ordinance to specifically deal with the management of the Coos Bay Estuary, as shown in Figure 1 below.

Figure 1: Coos Bay Estuary Management Plan's Relationship to Other Plans and Jurisdictions



Insert brief history of Goals 16 and 17

What is the CBEMP?

The CBEMP regulates future natural, conservation, and development uses and activities that are, or may be, allowed at various Coos Bay aquatic and shoreland areas.

What is the CBEMP's Purpose?

To clearly stipulate where, and under what circumstances, development may occur -- thereby creating both predictability and certainty that required development permits will be issued if proposed actions are consistent with the provisions of this Plan.

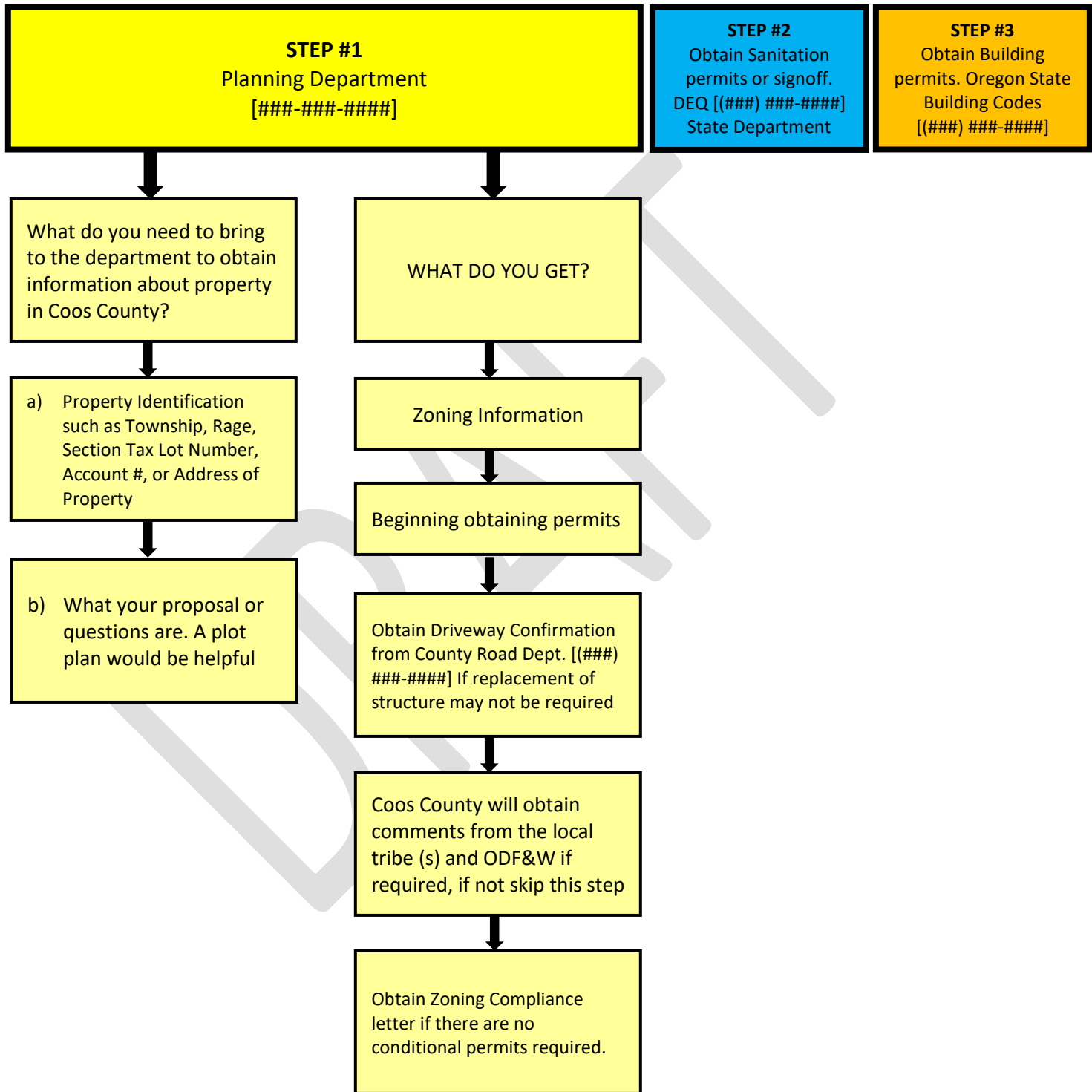
Who Uses the CBEMP?

- Coos County
- City of Coos Bay
- City of North Bend
- International Port of Coos Bay

Navigating Development within the Coos Bay Estuary

This section provides a step-by-step process for the development process in the Coos Bay Estuary. Th

Step 1: Obtaining Permits



e. Plot Plan

FAILURE TO INCLUDE ALL INFORMATION IN THIS CHECKLIST WILL RESULT IN A DELAY OF YOUR PERMIT OR APPLICATION REVIEW.

The following information and elements must be on your plot plan map. The Plot Plan MUST be drawn on white paper that is 8½" x 11". Multiple pages may be used. Please verify that your plot plan contains each of the following elements listed below.

General Information

1. Owner's name, address and phone number
2. Assessor's map and tax lot number
3. North arrow
4. Scale – Standard Engineering Scale – Divisible by 10 (ie. 1"= 10', 20', 30', 40', 50', 60' or 1"= 100', 200', 300', 400')
5. Accurate shape and dimensions of parcel or development site. Draw the property lines in a solid black line
6. Lengths of all property lines
7. Any adjacent public or private roads, all easements and/or driveway locations – including road names
8. All natural features on the entire property. Natural features include: creeks, rivers, ponds, lakes, wetlands, ravines, and slopes.
9. Driveway location and parking areas – including the distance from at least one property line to the intersection of the driveway and the road (apron area)

Existing Structure(s)

1. Clearly label all existing structures on the property and indicate if these structures to remain or are being removed. Existing Structures include: all commercial and non-commercial buildings, dwellings, shops, garages, barns, porches, barns, equine facilities, sheds, propane tanks, pump houses, etc.
2. Show distances to all property lines. If you have a large property you may want to submit a insert map.
3. Location of existing water source (ie. well, lake, pond, etc.) and distance from property lines and development.
4. Location of existing sewage facility (ie. tank, lines, replacement area, etc.) and distance from property lines and development.
5. Show the distances from all Natural Features to the existing development.

Proposed Structure(s)

1. Location of proposed structure showing distances to property lines and Natural Features. These proposed structures can be shown by dashed lines. Indicate dimensions of structures.

2. Distance of proposed development from roadways, water sources and sewage facilities.
3. Location of the proposed structure from existing development.
4. Direction and location of all slopes.
5. Location and dimension of all proposed water sources and sewage facilities.
6. Confirm that all setbacks have been met for the proposed development and project

Step 2 & 3 Obtaining Development Permits From Other Agencies

Step 4 Determining Allowed Uses and Activities in the CBEMP

Follow the steps below to determine whether or not a proposed use or activity is, or may be allowed at any specific site:



Step 1. Locate the subject site on the Plan Map, which is attached.



Step 2. Note on the Plan Map whether the subject property is contained within an aquatic management unit, a shoreland unit, or both. Also, note the numbers and abbreviated unit designations (i.e., "UD", "UW", "CA", etc.) for applicable management units. Document this information below:

Management Unit Type: Aquatic Shoreland Both

Management Unit Designation: _____ (e.g. CS-1)



Step 3. Turn to **Section 5** in the Plan document and review the specific plan provisions for each of the aquatic and shoreland management units. Find the pages that correspond to the map designations for the subject site.

Step 4. For each applicable aquatic and/or shoreland management unit:

- a. Review the unit's overall designation (i.e., Conservation Aquatic [CA], Urban Development [UD], etc.) to determine the general level of development allowed in the unit. **Section 3.5** explains the meaning of these aquatic and shoreland designations.

Unit Designation:

- b. Review the unit's management objective. This narrative provides general policy guidance regarding natural, conservation, and development uses and activities that are, or may be, allowed in the unit. All uses and activities allowed in the unit are consistent with the unit's management objective.
- c. Review the unit's Uses and Activities Matrix to determine whether or not a proposed use or activity is allowable, subject to prescribed development standards (when applicable), or whether the proposed use or activity may be conditionally allowed subject to discretionary approval by local government, and possibly subject to special development conditions as denoted by an "*" symbol described below.

- d. Review the designations which accompany each "use" and "activity" listed in the matrix to determine what is allowed, what is not allowed, and what "Special Conditions" apply.

"A" means "Allowed". The proposed use or activity will be allowed outright.

"*" means "Special Conditions" apply to the proposed use or activity, which may be allowed; in some cases, as discretionary decision by local government is required, as stated in the special condition narrative.

"N" means "Not Allowed". The proposed use or activity is prohibited in the unit.

"N/A" means "Not Applicable". The use or activity is not realistic considering the physical character of the unit and therefore does not apply.

In addition, "General Conditions" provide a convenient cross-reference to applicable Policies which may further limit or condition allowed uses and activities in shoreland areas.

Review the definitions, bay-wide policies, and standards set forth in Volume II, Part 1, Section 3 of this Plan, as the site-specific use and activity policies are subordinate with these.