

COOS BAY ESTUARY MANAGEMENT PLAN

2024 REVISION

Part 1 - Plan Provisions

This Plan was revised in 2024 under the joint collaboration of the Board of County Commissioners, Coos Bay City Council, and North Bend City Council with funding from Oregon Department of Land Conservation and Development.

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SECTION 1. INTRODUCTION

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

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1. INTRODUCTION

1.1 General Introduction

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

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

Part 1: Plan Provisions

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

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

[Section 2](#) details how the Plan shall be implemented, revised, and amended.

[Section 3](#) presents definitions and the policy framework developed as part of the Plan's management approval.

[Section 4](#) presents the "Coastal Shorelands Boundary" required by LCDC Goal #17.

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

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

[Section 7](#) presents management considerations related to potential estuarine restoration projects. It is a restoration plan for the estuary.

Part 2: Inventories and Factual Base

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

Part 3: Linkage/Statewide Goal Exceptions/Cumulative Effects

1.2 Authority, Purpose and Scope

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

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

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

Federal Authority

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

- Section 10 Permit (Rivers and Harbors Act of 1899): This permit, administered by the Corps of Engineers is required for any construction or alteration in navigable waterways. (The Corps has identified the extent of the navigable waterways in Oregon and, in most cases, navigable waters extends to the head of tide.) The Section 10 Permit's purpose is to protect the navigability of the nation's waterways and the permit authority extends to the line of Ordinary High-Water (mean high-water)(Figure 1). To assure a thorough analysis of all relevant concerns, review is solicited from federal, state, and local agencies. It is the policy of the Corps of Engineers not to issue a permit over state or local government objections. In addition, the Corps and U.S. Fish and Wildlife have agreed that the Corps will coordinate the permit review with U.S. Fish and Wildlife and will give serious consideration to U.S. Fish and Wildlife concerns before issuing the permit. Depending on the scope of the project, an environmental impact statement may be required.
- 404 Permit (Federal Water Pollution Control Act; PL 92-500): This permit covers only the disposal of dredged or fill material into the national waters, including wetlands associated with these waters. The major purpose of this Act is to protect water quality. The permit program is administered jointly by the Environmental Protection Agency (EPA) and the Corps of Engineers. The permit review process is similar to that for the Section 10 Permit. However, the EPA can override a decision by the Corps of Engineers to issue the permit, if EPA has determined that the discharge would have an unacceptable adverse effect on the aquatic environment.

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

State Authority

- Ownership Interest: The State of Oregon acquired title to the beds and banks of navigable water when Oregon became a state by virtue of sovereignty. In the mid-1870's the State Land Board sold many acres of submersible lands (tide lands) in Coos Bay into private hands. In addition, the State Legislature granted title to the same submersible lands to adjacent upland owners having valid U.S. patents obtained prior to October 18, 1978. As a result, the State of Oregon holds title to existing submerged lands in Coos Bay, while the majority of all submersible lands are held by the Port of Coos Bay, Coos County, or in private ownership.
- Police Power: In addition to ownership rights, the State of Oregon has jurisdiction over the management of natural resources and protection of water quality in all the waterways of the State. As noted previously, the State also has authority over land use planning throughout the State and the Coastal Zone. The most prominent State authorities besides ownership with respect to the Estuary are:
- Fill/Removal Permit [ORS 468B.005 to 468B.070 (amended 1991)]: this permit is required for all fill or removal activities in waters of the state for all area below the line of non-aquatic vegetation. The statute, recently amended by HB 2985 (1981 Legislative Session) states that public concern is the protection, conservation, and best use of the water resources with particular attention to navigation, fishery, and recreational use of waters. In determining whether to issue the permit, the Department of State Lands solicits comments from state and local government bodies. When requesting a fill/removal permit in an estuary, the LCDC Goals must be addressed in addition to the requirements of ORS 468B. The statute establishes criteria under which the Director of Department of State Lands shall evaluate the need for mitigation of impacts caused by removal or filling of intertidal or tidal marsh areas of estuaries.
- State Waste Discharge Permit [ORS 468B.005 to 468B.070 (amended 1991)]: The Department of Environmental Quality (DEQ) issues permits for discharge of wastes into waterways (as well as on land) under State authority and by delegation of the federal Environmental Protection Agency's NPDES (National Pollution Discharge Elimination System) permit authority. In cases where Section 10/404 and State Fill/Removal Permits are not required or do not include all water quality requirements, the State Waste Discharge Permit would be required to assure that water quality is protected.

- State Air Contaminant Discharge Permit [ORS 468A.040 to 468A.060 (amended 1991)]: The Department of Environmental Quality (DEQ) issues permits for the discharges of certain types of air contaminant sources under State authority. The permit program conforms to Federal Clean Air Act requirements and thus ensures against air quality standards violations. It also incorporates Prevention of Significant Deterioration (PSD) provisions, which limits the amount of deterioration in air quality in areas like Coos Bay, which is already cleaner than standards.
- Statewide Comprehensive Planning Program and Coastal Goals (ORS 197.005 to 197.430): this statute requires all cities and counties to develop comprehensive plans consistent with the Statewide Planning Goals. The statutes specify that the goals must specifically address estuarine, tidal, marsh, wetland, and beach and dune areas. These coastal concerns are thus addressed in Goals #16, #17, #18 and #19. As mentioned previously, this Statewide Planning Program has also been approved as part of the State of Oregon Coastal Management Program.

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

State Permit Issuance

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

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

Consistency Review Procedures:

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

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

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

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

- (1) The acknowledged Plan and implementing ordinances do not address or control the activity under consideration;
- (2) The acknowledged Plan allows the activity or use but subject to future goal considerations by an agency; or
- (3) Substantial changes in conditions have occurred which render the Plan and implementing ordinances inapplicable to the proposed activity.

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

- (1) When the agency finds that the local government has made a determination of consistency or inconsistency with its acknowledged Plan and ordinances;
- (2) Where there is not an acknowledged Plan or the State agency makes a finding that the acknowledged Plan does not address or control the proposal or substantial changes in conditions have occurred rendering the Plan inapplicable, and the agency finds:
 - a) The local review addresses the relevant LCDC Goals; and
 - b) The local review provided notice and the opportunity for public and agency review and comment.

If notice and public and agency review and comment were not provided, the agency shall rely on the local determination if not objections are raised during the agency's review.

LISTING OF CLASS A AND B STATE AGENCY PERMITS AFFECTING LAND USE

Class A Permits:

Department of Energy (DOE)

- Energy Facility Site Certificates

Department of Fish and Wildlife (ODFW)

- Salmon Hatchery Permit

Department of State Lands (DSL)

- Fill and Removal Permits

Department of Transportation (ODOT)

- Ocean Shore Improvement Permit

Department of Geology and Mineral Industries (DOGAMI)

- Permit to Drill -- Geothermal Well*
- Permit to Drill -- Oil or Gas Well*

* Agency's legislation does not provide for public hearing on permit review. Some other review process providing opportunity for public and agency comment is used.

Class B Permits:

Department of Environment Quality (DEQ)

- Subsurface Sewage Disposal System permit
- Air Contaminant Discharge Permit
- Waste Discharge Permit (National Pollution Discharge Elimination)
- Indirect Source Construction Permit
- Water Pollution Control Facility Permit
- Solid Waste Disposal Site Permit

Department of Geology and Mineral Industries (DOGAMI)

- Surface Mining Operation Permit

Public Health Division, Oregon Health Authority

- Community Water Supply System Certification
- Organization Camp Sanitation Certificate
- Recreation Park Sanitation Certificate
- Recreational Vehicle Park Plan Review

Water Resources Department (OWRD)

- Groundwater Rights Application
- Water Use Permit
- Water Right Transfer

Public Utility Commissioner (PUC)

- Railroad Highway Crossing Project

Department of Transportation (ODOT)

- Highway Approach Permit
- Airport Site Approval

Source for permit identification: OAR, Chapter 660, Division 31-LCDC

LOCAL AUTHORITY

Cities and counties have direct responsibility for developing and implementing Plans for areas lying within the estuary and its shorelands. This responsibility is set forth in various state statutes including ORS 197, 215, 117 and 92 and the Statewide Planning Goals implemented by LCDC through Oregon Administrative Rules.

Other local governmental authorities include the Port and the Soil and Water Conservation District. The Port has ability to acquire land, levy fees, and initiate developments for improvement of the Port and Port facilities as set forth in ORS 777.005 to 777.725. The Port and the Soil and Water Conservation District have authority to initiate projects to prevent erosion.

1.3 Historical Perspective

i. Overview

The Coos Bay Estuary Management Plan was originally developed in the 1970s and adopted in the early 1980s to serve as the basis of land, water use, and community development regulations for lands lying within the Coos Estuary and its shorelands. This Plan's authority is based upon the Oregon Statewide Planning Goals; applicable state statutes, including ORS 197, 215, 117 and 91; and Oregon's Coastal Management Program as implemented by the Oregon State Land Conservation and Development Commission (LCDC). The purpose of the Plan is to provide predictability in the issuance of local, state, and federal permits by designating appropriate areas for the location of various existing and future uses and activities.

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

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

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

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

The Coos Bay Estuary Management Plan was officially adopted by Coos County as Volume II, an element of the Coos County Comprehensive Plan, in 1984, and by the cities of Coos Bay (as Volume III of their Comprehensive Plan) and North Bend (by reference in Section XII -- Coastal of their Comprehensive Plan). Each jurisdiction has also adopted local Development/Zoning Codes to administer those management units within their boundaries.

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

ii. Prior to 2012 History

The 1984 version of the Coos Bay Estuary Management Plan (CBEMP, original draft in 1980) Coos Estuary and Shoreland came from more than 5 years of effort by local government, state and federal officials, and citizens. Development of the Plan was slow and frustrating. There is value in reflecting on the Plan's historical road.

In April and May of 1979, the Coos County Board of Commissioners decided to develop an intergovernmental, coordinated CBEMP. Various state and federal agencies with local governments were to cooperate in formulating a management plan that would provide the wisest and best use of the bay's resources.

The Board of Commissioners delegated the Coos Curry Council of Governments (CCCOG) to act as lead agency for the project. CCCOG in turn hired a consulting firm, Wilsey and Ham, to facilitate intergovernmental consensus and help prepare plan and inventory documents. CCCOG later decided to produce the documents and to have Wilsey and Ham facilitate the meetings.

An intergovernmental team was formed and known as the Inter-Agency Task Force (IATF). The first meeting was on July 16, 1979. After many meetings and discussions, the formulation of the Plan and its background information was turned over to the County Planning Department to correct and complete. A work program was presented to DLCD by the County Planning Department, which was accepted.

In July 1982, the "Third Draft CBEMP" was released for public review and comment. Local adoption began in September 1982. The County officially submitted the CBEMP to LCDC in September 1982. On April 22, 1983, LCDC responded with a 258-page report with suggested changes and granted a 150-day continuance to work toward correcting the deficiencies. At an October 6, 1983 meeting with three LCDC members, a second 150-day continuance was granted, noting that local government had made substantial progress in addressing the "In Order To Comply" requirements. Two months into the new continuance schedule, the CBEMP was again subjected to a new public review and adoption process for resubmission to LCDC.

The backbone of the Coos Bay Estuary Management Plan is a myriad of complex conservation and development decisions which were reached jointly by the Inter-Agency Task Force participants (officials of local governments, state and federal agencies). The decisions were reached through a process of negotiations leading to a consensus conclusion.

IATF participants represented local governments with land use planning authorities and responsibilities under state law, and state and federal agencies with authorities to implement various state and federal environment regulations. "Consensus" was deemed to exist when all IATF participants agreed to the provisions of a respective decision; that is, "consensus" did not exist if a single IATF participant objected to a proposed decision.

The initial decision by the Board of Commissioners and other local officials to participate in an inter-agency process where decisions would be mediated was reached after years of frustration over seemingly irresolvable conservation and development conflicts between permit-granting agencies and local governments, and upon the recognition that traditional planning approaches would not likely yield timely successes in resolving the conflicts.

The ideal resolution of conflicts with permit-granting agencies would be one where both local governments and agencies mutually agreed to a long-range comprehensive development plan that anticipates and resolves conflicts -- and thus creates predictability and certainty for local governments and agencies alike by conserving areas where development should not occur while at the same time facilitating the development of areas determined appropriate for increased economic growth.

The key expectation for local governments remained that major permit conflicts would not occur for areas designated in the Plan as appropriate for increased economic growth.

The ability to actually resolve future permit conflicts through the inter-agency consensus approach is directly related to the Plan's ability to be long-range, comprehensive, and general.

The outcome of the process -- the Plan itself -- was not clearly conceptualized in the minds of IATF participants.

Confusion about the process created skepticism among Local Officials experienced in the development of comprehensive plans. This in turn created unnecessary dialogue at Task Force meetings, which caused delays and increased the project's cost.

Overall Plan development time probably could have been expedited if critical inventory information would have been formulated early in the process, and presented in a format that would have facilitated LCDC goal compliance evaluation.

The consensus process was extremely expensive -- as one would expect of any decisions "reached by a committee". Extraordinary costs were unavoidable in a consensus process because of the very nature of the approach.

Notwithstanding time delays, cost overruns, and other problems referenced above, completion of the Coos Bay Estuary Management Plan represented a significant milestone along the way toward acknowledgement of compliance with the requirements of Oregon's Coast Management Program.

There were 20 steps in the work program which outlined the steps to develop the Coos Bay Estuary Management Plan, which is in force at this time. The IATF considered key issues and planning problems in accordance with LCDC Goal #2. The key issues and planning problems were listed in Section 1.4.2 of the CBEMP that was acknowledged by LCDC. IATF addressed and considered alternative solutions to resolve the issues and planning problems as consensus decisions were reached. Since the adoption of the CBEMP, the City of Eastside has been taken into the City of Coos Bay.

iii. Partnership of Coastal Watersheds (PCW)

The Partnership for Coastal Watershed (PCW) is described as a local group comprised of civic-minded community members with affiliations to cultural interests, economic development, natural resource protection, government agencies, and business interests in the Coos Bay area. The community recognized the essential need to update land use plans to adapt to changing circumstances, ensuring that communities remain vibrant, sustainable, and resilient. Plan updates are crucial for aligning land use with community values, economic aspirations, environmental concerns, and the evolving needs of a growing population.

PCW included staff from Coos County, the City of Coos Bay, the City of North Bend, and the Port of Coos Bay, along with representatives from local, state, and federal partners interested in estuary health. They initiated an extensive process in 2015 to evaluate the current needs of local governments and the community in relation to the Coos Bay Estuary Management Plan (CBEMP). The PCW effort was modeled after the original CBEMP workgroup setup in the late 1970s and early 1980s, involving extensive input from local, regional, state, and federal agencies, as well as the community-at-large. PCW acted as a steering committee, assisting with identifying needs, funding, community outreach, and products that could be used to update the CBEMP.

All products, including pathways to move forward, were presented to the Coos Bay, North Bend, and County Planning Commissioners, City Councilors, and County Board of Commissioners in 2019. There was a consensus among the appointed and elected officials that the CBEMP was very large and complex, requiring a significant amount of resources for a full revision. However, recognizing the need for a starting point, the 2024 partial update was considered an opportunity to initiate the process toward a comprehensive revision.

1.4 Development of Implementing Measures

Coos County, the Cities of Coos Bay and North Bend each drafted specific zoning and land development ordinance measures that implemented the adopted Estuary Management Plan.

1.5 Citizen Involvement Program

Oregon Statewide Planning Goal 1: Citizen Involvement (OAR 660-015-000(1)) requires local governments "to develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process".

Goal #1 states the following components shall be incorporated in the "Citizen Involvement Program" to:

- a. Provide for widespread citizen involvement; and
- b. Assure effective two-way communication with citizens; and
- c. Provide the opportunity for citizens to be involved in all phases of the planning process; and
- d. Assure that technical information is available in an understandable form; and
- e. Assure that citizens will receive a response from policy-makers; and
- f. Insure funding for the Citizen Involvement Program.

In 1977, the Coos County adopted a Citizen Involvement Program (C.I.P.) to guide the development of the Comprehensive Plan [Volume I (Balance of County), II (Coos Bay Estuary), and III (Coquille River Estuary)]. During the development of the Plan and its Implementing Ordinance the Citizen Involvement Program was essential for the factual information and how to manage the integral estuaries, farmlands and timberlands which define this County

Once the Comprehensive Plan was prepared for Coos County, Section 5.1 in Volume I, Part 1 was created to involve the citizens of Coos County in a productive manner with the on-going planning process for land use.

As part of the Citizen Involvement portion of the CBEMP on November 8, 1982, the Coos Bay Estuary Advisory Commission was established under the title of the 'Coos Bay Estuary and Shorelands Joint Management Agreement.' The local governing bodies, identified as the cities of North Bend, Coos Bay, and Eastside, the Port of Coos Bay, and the County of Coos, were parties to this Joint Management Agreement. The agreement's primary objective was to maintain an internally coordinated Coos Bay Estuary Management Plan and to

coordinate City and County Comprehensive Plans, Port Plans, and Special Functional Plans in accordance with ORS 190 and 197.

The Agreement stipulated the responsibilities of each jurisdiction and mandated that the local governments establish a joint Coos Bay Estuary Advisory Commission. This Advisory Commission consists of elected officials from the Cities of North Bend, Coos Bay, and Eastside, as well as representatives from the Port of Coos Bay and Coos County. A copy of the agreements and changes have been included with this report.

After the Land Conservation and Development Commission's (LCDC) acknowledgement and the County's adoption of Coos County's Comprehensive Plan and Implementation Ordinance, the County felt its Citizen Involvement Program would be better served by appointing the County's Planning Commission to serve as a component of its Citizen Involvement Program in order to continue satisfying Statewide Planning Goal #1. In 1987, Coos County's Citizen Involvement Program was amended to place the County's Planning Commission in this dual role. This did not effect the Coos Estuary and Shorelands Joint Management Agreement.

The Coos County Board of Commissioners determined during the County's Periodic Review process that there was a need for a Citizen Involvement Program separate from the Planning Commission. The citizen involvement group is a "Citizen Advisory committee", which represents the broad geographic areas of the County and varied interests related to land use. This committee's function is to review revisions initiated by Planning Department staff or suggest revisions to the County's Comprehensive Plan and/or Zoning and Land Development Ordinance; it does not include applications submitted by property owners and/or their agents. Also, through periodic review the County amended the CBEMP (Ordinance 94-09-017PL) to remove of the Coos Bay Estuary Advisory Commission and replace that section with a new Coos Bay Estuary and Shorelands Joint Management Agreement. With this agreement and the reliance of the Citizen Advisory Committee the County found that the Goal 1 was satisfied.

In 2024, the Coos Bay Estuary Management Plan (CBEMP) underwent modifications to function as a unified multijurisdictional plan, spanning across Coos County, the City of Coos Bay, and the City of North Bend. These modifications included the establishment of a framework for a Citizen Advisory Involvement program through the incorporation of policies and directives into the Plan, ensuring compliance with Goal #1. See Section 2.

1.6 Agency Involvement and Coordination

LCDC's Goal #2 requires county, cities, state and federal agencies, and special districts plans and land use actions to be consistent with the comprehensive plans of the cities and the county. Coordination between the county, cities, state and federal agencies and special districts will be an on-going process to generate consistent plans and ordinances as well as input.

Agencies, special districts and citizens, which may be affected by a land use decision in Coos County, are given an opportunity to respond to the land use request and/or plan amendment, either in writing or by oral testimony at a public hearing or work session.

The County has entered into coordination and cooperative agreements with special districts, cities, and agencies in order to comply with ORS 197.015(5). These documents are on record in the Coos County Courthouse.

1.7 How to use this Plan

This Plan contains specific language that regulates future natural, conservation, and development uses and activities that are, or may be, allowed at various Coos Bay aquatic and shoreland areas. As previously stated, the Plan's main purpose is to clearly stipulate where, and under what circumstances, development may occur -- thereby creating both predictability and certainty that required development permits will be issued if proposed actions are consistent with the provisions of this Plan.

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

1. Locate the subject site on the Plan Map, which is attached.
2. Note on the Plan Map whether the subject property is contained within an aquatic management unit, a shoreland unit, or both. Note the numbers and abbreviated unit designations (i.e., "UD", "UW", "CA", etc.) for applicable management units.
3. Turn to Section [5](#) the pages in of the Plan document which contains specific plan provisions for each of the aquatic and shoreland management units. Find the pages that correspond to the map designations for the subject site.
4. For each applicable aquatic and/or shoreland management unit:
 - a. Review the unit's overall designation (i.e., Conservation Aquatic [CA], Urban Development [UD], etc.) to determine the general level of development allowed in the unit. Section [3.5](#) explains the meaning of these aquatic and shoreland designations.
 - b. Review the unit's management objective. This narrative provides general policy guidance regarding natural, conservation, and development uses and activities that are, or may be, allowed in the unit. All uses and activities allowed in the unit are consistent with the unit's management objective.
 - c. Review the unit's Uses and Activities Matrix to determine whether or not a proposed use or activity is allowable, subject to prescribed development standards (when applicable), or whether the proposed use or activity may be conditionally allowed subject to discretionary approval by local government, and possibly subject to special development conditions as denoted by an "*" symbol described below.
 - d. Review the designations which accompany each "use" and "activity" listed in the matrix to determine what is allowed, what is not allowed, and what "Special Conditions" apply.

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

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

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

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

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

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

SECTION 2. POLICIES FOR FUTURE PROCESSES

Purpose: This section provides details on how the Plan shall be (1) implemented, (2) revised, and (3) amended.

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2. POLICIES FOR FUTURE PROCESSES

The purpose of this section is to address the maintenance of a coordinated Coos Bay Estuary Management Plan. The County shall be responsible for the following:

- a. Host the Coos Bay Estuary Management Plan on file and on the website,
- b. Appoint Committee members and
- c. Post notices on their website unless otherwise agreed upon with the Cities in a formal agreement.

2.1 Plan Implementation

The Coos Bay Estuary Management Plan shall be implemented by Coos County and the Cities of North Bend and Coos Bay. Coos County and each of the cities will adopt this Plan by ordinance. Each of the local jurisdictions will endorse the uses and activities outlined in this plan for their respective areas. Coos County and the cities will also adopt other implementation measures as necessary to fulfill the plan's objectives. A management agreement between Coos County and the Cities of North Bend and Coos Bay will ensure the maintenance of a coordinated intergovernmental estuary plan.

I. COOS ESTUARY JOINT STEERING COMMITTEE (SEVEN MEMBER COMMITTEE)

The Coos Estuary Steering Committee serves a vital role as a dedicated planning committee responsible for the ongoing and structured maintenance of the Coos Bay Estuary Management Plan (CBEMP).

The County shall appoint members to the Coos Estuary Joint Steering Committee to meet the following requirements:

- a. One Elected Official or their appointed representative from the City of Coos Bay and One Elected Official or their appointed representative from the City of North Bend. Each City shall send an appointment order to the Board of Commissioners for formal appointment.
- b. One International Port of Coos Bay representative. The Port of Coos Bay shall provide an appointment order to the Board of Commissioners for formal appointment;
- c. One Tribal representative (from each Tribe) appointed by Tribal Council. Each Tribal Council shall provide an appointment order or some formal action to the Board of Commissioners for formal appointment;
- d. The Chair of the Coos Estuary Citizen Advisory Committee; and
- e. The Chair of the Coos Estuary Technical Advisory Committee.

2.2 Plan Amendments/Revisions and Periodic Review

- I. Coos County may rely on the formal "Periodic Review" process to satisfy the requirements of this policy.

Coos County shall conduct a formal review of the Plan, including inventory and factual base and implementing measures to determine if any revision is needed; base its review upon re-examination of

data, problems, and issues; issue a public statement as to whether any revision is needed; coordinate with other jurisdictions which are included within the Coos Bay Estuary and its shorelands; and incorporate public input into its decision.

This strategy is based on the recognition that a formal periodic review is necessary to keep this Plan current with local situations and events which may change from time-to-time and reduce the Plan's ability to effectively and appropriately guide growth of the Coos Bay Estuary and its shorelands.

Coos County shall approve minor revisions/amendments to its Comprehensive Plan when justified. Minor revisions/amendments are smaller in scope than major revision/amendments, and generally include, but are not limited to changes in uses and activities allowed and changes in standards and conditions.

- II. The County shall undertake special studies and projects deemed beneficial and/or necessary to the community to keep current key inventories, which are the factual basis of this Plan.

This policy shall be implemented through on-going Planning efforts to keep a statistical data base on Coos County's changing socio-economic characteristics (including, but not limited to, population and housing data, employment statistics, traffic counts, agricultural production, etc.). The County welcomes agency cooperation in providing relevant new data as it is published.

This policy recognizes the necessity of keeping key planning information current and, further, that County efforts to do so would be largely limited to collecting and analyzing data compiled initially by other agencies. Further, the policy recognizes that special projects (i.e., neighborhood traffic studies) may be necessary to help resolve unanticipated small-scale community problems.

- III. The policy recognizes:

- a. The Planning Department may conduct the necessary research or contract with a consultant (if dollars are available);
- b. The County may continue with a skeletal long-range planning staff necessary to provide technical support in efforts to maintain and update the Plan; and
- c. State funds might be available to help defray the local costs of such activities.

2.3 Major and Minor Revisions/Amendments/Process

Minor revisions/amendments are expected to occur when public needs and desires change and when development occurs at a different rate than contemplated by this Plan. Major revisions/amendments will include changes in the management objectives and classifications for management units and changes in bay-wide policies, while minor changes will include changes in uses and activities allowed and changes in standards and conditions. This is because the scope of those changes identified as "Major Revisions/ Amendments" is much greater than other plan changes because management objectives, unit classifications, and policies form the basis for each unit's uses and activities.

When major changes are proposed, issues, problems, and alternatives will be identified, taking into consideration social, economic, energy and environmental needs existing at the time of the proposed revision/amendment. The Statewide Planning goals and state statutes in effect at the time, along with documented changes in local conditions and/or circumstances, shall serve as the basis of any major Plan change.

If uses and activities allowed within various management units or the standards and conditions under which specific uses and activities are allowed are proposed to be changed, new or changed uses and activities will only be allowed when they are consistent with the LCDC Goals and statutes, compatible with adjacent uses and activities set forth in this Plan, and when they are in keeping with the designation and management objective of the management unit and otherwise coordinated with other policies and the inventoried needs set forth within the Plan.

Coos County citizens and affected governmental units shall have opportunities for review and comment during review and any subsequent major or minor revisions/amendments to this Plan.

2.3.1 Process for Plan Amendments

The County Board of Commissioners shall be the final decision makers in all Plan Amendments by adoption of an Ordinance outlining the amendments.

Notice Requirements: Each jurisdiction involved shall be responsible for complying with applicable notice requirements outlined in ORS 197. The county will be the lead agency and notice any plan amendments as required under the law.

2.3.2 Citizen Initiated Application

- I. An application for a plan amendment shall be submitted to Coos County Planning Department (Coos County Community Development).
- II. The Application will be forwarded to all Coos Bay Estuary Advisory Committees, City of Coos Bay, City of North Bend, and affected agencies including the Tribes for comments within five (5) business days of receipt.
- III. Planning Staff shall set up a coordinated pre-application meeting within 30 days of receipt of the formal application. All Coos Bay Advisory Committees, City of Coos Bay, City of North Bend, the Tribes, and affected agencies will be invited to attend. The applicant shall present the proposal.
- IV. A Post Acknowledgment Plan Amendment Shall be filed after the pre-application meeting has been held. All notice requirements shall be followed to ensure compliance.
- V. The Coos Bay Citizen Advisory Committee, Coos Bay Technical Advisory Committee and all affected agencies including the Tribes have 30 days to comment after the date of notice provided in subsection III.
- VI. A joint planning commission work session shall be held with Coos County, City of Coos Bay and City of North Bend to review the proposal for recommendation to the City Councils and to the Coos Estuary Joint Steering Committee.
- VII. A joint work session for City of Coos Bay and City of North Bend Council will be held to review the proposal to make a recommendation for approval, denial, or conditioned approval.
- VIII. All recommendations and comments will be provided to the Coos Estuary Joint Steering Committee to compile a report to the Board of Commissioners.

- IX. At least two formal hearings shall be scheduled before the Board of Commissioners. Testimony shall be taken and a decision shall be made.
- X. Any approved changes to the plan will not be made until all appeals have been exhausted.

2.3.3 Jurisdictional Plan Amendments

The evaluation and revision of the Coos Bay Estuary Management Plan (CBEMP) is a multifaceted process crucial for effective and sustainable community development. The CBEMP comprehensive plan serves as a comprehensive blueprint for guiding various aspects of development, including land use, infrastructure, economic development, conservation, and community goals within the Coos Bay Estuary, encompassing both water and shorelands. The plan amendment process is a response to the changing needs of the community and laws, and is designed to ensure that the CBEMP remains relevant and adaptive to evolving circumstances. Coos County, the City of Coos Bay, and the City of North Bend are charged with ensuring that the CBEMP responds effectively to these circumstances

Staff shall be responsible to ensure that the needs of Section 2.2 are met. The Coos Estuary Joint Steering Committee will take the lead for any Jurisdictional Plan Amendments.

In the case where one or more jurisdictions or the Joint Steering Committee has recommended a Post Acknowledgment Plan Amendment, that review process shall be subject to the following:

- I. An application will be set up by County or City Staff but filed with the County Planning Department.
- II. The Application with draft proposal will be forwarded to all Coos Estuary Advisory Committees, City of Coos Bay, City of North Bend and affected agencies including the Tribes for comments.
- III. Planning Staff shall set up a coordinated pre-application meeting with all of the Coos Estuary Advisory Committees, City of Coos Bay, City of North Bend, the Tribes, and Agencies. County staff shall present the proposal.
- IV. Individual committees shall meet to provide comments to staff.
- V. A coordinated County and City Planning Commission joint work session will be held for comments on the draft.
- VI. A coordinated County Board of Commissioners and City Councilor's joint work session will be held for comments on the draft.
- VII. The draft amendments along with a summary of the comments and changes will be provided to the Coos Estuary Joint Steering Committee. The Committee shall hold at least one meeting and make any final changes to the draft.
- VIII. A Post Acknowledgment Plan Amendment Shall be filed after the Coos Estuary Joint Steering Committee has finalized the draft. All notice requirements shall be followed to ensure compliance.
- IX. A joint planning commission work session shall be held with Coos County, City of Coos Bay, and City of North Bend to review the final draft proposal and to make a recommendation of compliance to the City Councils and to the Coos Estuary Joint Steering Committee.
- X. A joint City of Coos Bay and City of North Bend Council Meeting will be held to review the proposal to make a recommendation for approval, denial, or conditioned approval.
- XI. All recommendations and comments will be provided to the Coos Estuary Joint Steering Committee who will compile a final report of compliance and make a recommendation to the Board of Commissioners.

- XII. At least two formal hearings shall be scheduled before the Board of Commissioners. Testimony shall be taken and a decision shall be made.
- XIII. Any approved changes to the plan will not be made until all appeals have been exhausted.

2.4 Citizen Involvement

The citizen involvement program will involve a cross-section of affected citizens in all phases of the comprehensive planning processes.

I. COOS ESTUARY CITIZEN ADVISORY COMMITTEE

The citizen involvement will include an officially recognized committee for citizen involvement. The committee will be known as the Coos Estuary Citizen Advisory Committee (CECAC) and will broadly be representative of geographic areas and interests related to land use and land use decisions. Committee members shall be selected by an open, well publicized public process. The committee for citizen involvement shall be responsible for assisting the governing body with the development of a program that promotes and enhances citizen involvement in land-use planning, assisting in the implementation of the citizen involvement program, and evaluating the process being used for citizen involvement as required in Oregon Statewide Planning Goal 1.

II. COOS ESTUARY TECHNICAL ADVISORY COMMITTEE

As part of the Citizen Involvement Goal it is important that Information necessary to reach policy decisions shall be available in a simplified, understandable form. Assistance shall be provided to interpret and effectively use technical information. A Coos Estuary Technical Advisory Committee (CETAC) will be established to provide technical guidance and expertise for managing the estuary's economic development

By including experts from diverse fields, the Technical Advisory Committee can provide a well-rounded perspective that ensures the plan considers and balances economic, cultural, historical, recreational, social and conservation interests.

III. COMMITTEE APPOINTMENTS

Committee appointments will be made by the Board of Commissioners, with input from the Coos Estuary Joint Steering Committee. The CECAC and CETAC will be developed in accordance with a resolution signed by all three jurisdictions, providing evidence of a commitment to coordinate efforts among all parties. This commitment is directed towards working collaboratively to achieve the completion of a comprehensive update of the multi-jurisdictional Coos Bay Estuary Management Plan (CBEMP) or any intergovernmental agreement established to facilitate the CBEMP.

By aligning the appointment process and collaborative efforts with a formal resolution, the Board of Commissioners and the City of Coos Bay and City of North Bend provide a unified front, emphasizing the

importance of inter-jurisdictional cooperation in achieving the objectives outlined in the Coos Bay Estuary Management Plan.

I. COMMITTEE ROLES AND RESPONSIBILITIES

The committees shall appoint officers in the form of a Chair, Vice-Chair and Secretary (to provide meeting summaries). A quorum for Committee meetings shall be [simple majority (51%)] of the total members. Decisions shall be made by a majority vote of the members present and voting. If a majority vote cannot be obtained the motion will not pass.

These meetings are open to the public and shall be recorded or written minutes made available to provide a record. All committee meetings shall be noticed on the Board of Commissioners weekly meeting notice at a minimum.

Three unexcused absences may result in termination of appointment.

2.5 Relationship to Other Plans

The Coos Bay Estuary Management Plan shall serve as the basis of land use and community development regulations for lands lying within the Coos Bay Estuary and its Shorelands as defined in Section 4. Applicable portions of the Plan are to be adopted by the Cities of North Bend and Coos Bay and incorporated into their respective comprehensive plans. Coos County and Cities of North Bend and Coos Bay will implement the Coos Bay Estuary Management Plan within the boundaries of their respective jurisdictions through adoption of ordinances and processing of permits. These entities through the Coos Estuary Joint Steering Committee will coordinate planning for the estuary and shoreland areas through the adoption of an intergovernmental agreement which addresses responsibilities of various jurisdictions, Plan amendment procedures, review and update procedures, and Plan implementation.

Port plans and special functional plans, when developed, will be supplemental to and shall not conflict with this coordinated Coos Bay Estuary Management Plan, which designates uses and activities for the estuary and shoreland areas. Figure 1 below for displays these relationships.

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

2.6 Agency Involvement

State and federal agencies will be involved in Plan amendments and updates as required by ORS 197. Agency opinions shall be solicited when local officials discuss the possibilities of potential Plan amendments.

SECTION 3. MANAGEMENT FRAMEWORK

Purpose: This section presents (1) definitions, (2) policies and standards, and (3) plan provisions for Plan’s management approval

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3. MANAGEMENT FRAMEWORK: Definitions, Policies and Standards, and Plan Provisions

3.1 Introduction

The management framework for this Plan consists of ten policy components:

- ~ Definitions
- ~ Policies
- ~ Replacement and Background of the Special Considerations Map
- ~ Management Unit Classification System
- ~ Plan Map (including Management Unit Designations)
- ~ Management Unit Objectives
- ~ Uses and Activities Matrix (including "General" and "Special Conditions")
- ~ Special Dredge Material Disposal Plan
- ~ Special Mitigation/Restoration Plan
- ~ Future Processes (See Section 2.2)

Section [3.3](#) details the above policy components.

3.2 Definitions

The following definitions shall be used in the implementation and interpretation of this Plan. Words and phrases used in this Plan and not specifically defined herein, shall be interpreted according to their ordinary and common meanings. As used in this document, the singular number may include the plural, and the gender may include the feminine and the neuter. The following terms shall refer to:

- ~ County: Coos County
- ~ Cities: North Bend or Coos Bay
- ~ Port: Oregon International Port of Coos Bay
- ~ State: State of Oregon
- ~ Plan: Coos Bay Estuary Management Plan.

DEFINITIONS:

ACCESSORY USE: Structure or use which (1) is subordinate to and serves a principal structure or principal use; (2) is subordinate in area, extent, or purpose to the principal structure or principal use served; (3) contributes to the comfort, convenience, or the necessity of occupants of the principal structure or principal use; and (4) is located on the same lot, parcel, or tract as the principal structure or principal use, unless otherwise permitted or conditionally permitted by this Ordinance. Examples of accessory structures and uses are private garages, storage sheds, playhouses, swimming pools, and parking for recreational vehicle, boat, log truck, or other vehicle.

ACCRETION: The build-up of land along a beach or shore by the deposition of waterborne or airborne sand, sediment, or other material.

ACTIVITY: Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Several activities such as dredging, piling, and fill may be undertaken for a single use such as a port facility. Most activities may take place in conjunction with a variety of uses.

AGRICULTURE: Farm use, as defined by ORS 215.203(2)(a), except that in non-EFU areas, agriculture does not have to be for the primary purpose of obtaining a profit in money. Generally, agriculture includes the raising of livestock and harvesting crops using acceptable farming practices and structures and facilities relating to these uses.

AGRICULTURAL LANDS: Those lands designated in the Coos County Comprehensive Plan (Volume 1 "Balance of County") for inclusion in Exclusive Farm Use (EFU) Zones. These lands include Soil Capability class I, II, III, and IV lands, as defined by the United States Soil Conservation Service in their Soil Capability Classification system, and other lands suitable for farm use.

AIRPORTS: Terminal stations for aircraft, passenger, and cargo operations, including runways, towers, and associated structures.

ANADROMOUS: Referring to fish, such as salmon, which hatch in fresh water, migrate to ocean waters to grow and mature, and return to fresh waters to spawn.

AQUACULTURE: Raising, feeding, planting, and harvesting fish and shellfish and associated facilities necessary for such use.

AQUATIC: Of or pertaining to water.

ARCHAEOLOGICAL RESOURCES: Those districts, sites, buildings, structures, and artifacts which possess material evidence of human life and culture of the prehistoric and historic past.

AVULSION: A tearing away or separation by the force of water. Land which is separated from uplands or adjacent properties by the action of a stream or river cutting through the land to form a new streambed.

BEACH: Gently sloping areas of loose material (e.g., sand, gravel, and cobbles) that extend landward from the low-water line to a point where there is a definite change in the material type or landform or to the line of vegetation.

BENTHIC: Living on or within the bottom sediments in water bodies.

BRIDGE: A structure carrying a pathway or roadway over a depression or obstacle.

BRIDGE CROSSINGS: The portion of a bridge spanning a waterway not including supporting structures or fill located in the waterway or adjacent wetlands.

BRIDGE CROSSING SUPPORT STRUCTURES: Piers, pilings, and similar structures necessary to support a bridge span including fill for causeways or approaches. Pillars, bulkheads, and similar structures used in bridge construction.

BULKHEAD: A retaining wall along a waterfront that separates uplands from aquatic areas.

CARRYING CAPACITY: Level of use which can be accommodated and continued without irreversible impairment of natural resources productivity; the ecosystem; and the quality of air, land and water resources.

CHANNELIZE: Straighten the bed or banks of a stream or river or to line them with concrete or other materials.

CITIZEN: Any individual who resides or owns property within the planning area; any public or private entity or association within the planning area, including corporations, governmental and private agencies, associations, firms, partnerships, joint stock companies, and any group of citizens.

COASTAL HEADLANDS: See "Headlands" definition.

COASTAL LAKES: Lakes in the coastal zone that are bordered by a dune formation and that have a direct hydrologic surface or subsurface connection with saltwater.

COASTAL SHORELAND: Those areas immediately by oceans and land next to estuaries.

COASTAL SHORELAND AREA: The lands lying between the Coastal Shorelands Boundary set forth elsewhere in this Plan and the line of nonaquatic vegetation, which is also known as the Section 404 Line.

COASTAL STREAM: Any stream within the coastal zone.

COASTAL WATERS: Territorial ocean waters of the continental shelf, estuaries, and coastal lakes.

COASTAL ZONE: The area lying between the Washington Border on the north to the California border on the south, bounded on the west by the extent of the state's jurisdiction, and in the east by the crest of the coastal mountain range, with the exception of: (a) The Umpqua River basin, where the coastal zone shall extend to Scottsburg; (b) The Rogue River basin, where the coastal zone shall extend to Agness; (c) The Columbia river basin, where the coastal zone shall extend to the downstream end of Puget Island (Formerly ORS 191.110).

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

CONFLICTING USE: A land use, or other activity reasonably and customarily subject to land use regulations, that could adversely affect a significant Goal #5 resource [except as provided in OAR 660-023-0180(1)(b)]. Local governments are not required to regard agricultural practices as conflicting uses.

CONSERVATION: The act of conserving the environment.

CONSERVATION AQUATIC AREA (CA): An aquatic management unit (See Volume II, Part 1, Section 3.5). **CONSERVATION MANAGEMENT UNIT:** In all estuaries, except those in the overall Oregon Estuary Classification which are classed for preservation, areas shall be designated for long-term uses of

renewable resources that do not require major alteration of the estuary, except for the purpose of restoration. These areas shall be managed to conserve the natural resources and benefits. These shall include areas needed for maintenance and enhancement of biological productivity, recreational and aesthetic uses, and aquaculture. They shall include tracts of significant habitat smaller or of less biological importance than those in the "Natural" management unit, and recreational or commercial oyster and clam beds not included in the "Natural" management unit. Areas that are partially altered and adjacent to existing development of moderate intensity which do not possess the resource characteristics of natural or development units may also be included in this classification.

CONSERVATION SHORELAND AREA (CS): A shoreland management unit (See Volume II, Part 1, Section 3.5).

CONSERVATION USE: Keep in a safe or sound state to avoid wasteful or destructive use of natural resources.

CONSERVE: Manage in a manner which avoids wasteful or destructive uses and provides for future availability.

CONSISTENT: As defined by Black's Law Dictionary: "having agreement with itself or something else; accordant; harmonious; congruous; compatible; compliable; not contradictory". Further, "consistent with" means "in harmony with".

CONTINENTAL SHELF: The area seaward from the ocean shore to the distance when the ocean depth is 200 meters or where the ocean floor slopes more steeply to the deep ocean floor. The area beyond the state's jurisdiction is the **OUTER** Continental Shelf.

DATE OF CREATION AND EXISTENCE (FARM and FOREST LOT OF RECORD): When a lot, parcel, or tract is reconfigured pursuant to applicable law after November 4, 1993, the effect of which is to qualify a lot, parcel, or tract for the siting of a dwelling; the date of the reconfiguration is the date of creation or existence. Reconfigured means any change in the boundary of the lot, parcel, or tract.

DEFLATION PLAIN: The broad interdune area which is wind-scoured to the level of the summer water table.

DETENTION: Temporary storage of water. Typically, low areas that store floodwater.

DEVELOP: Bring about growth or availability, to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights to access.

DEVELOPMENT: The act, process, or result of developing. Within Special Flood Hazard Areas, "development" is defined as any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

DEVELOPMENT AQUATIC AREA (DA): An aquatic management unit (See Volume II, Part 1, Section 3.5).

DEVELOPMENT MANAGEMENT UNIT: In estuaries classified in the overall Oregon Estuary Classification for more intense development or alteration, areas shall be designated to provide for navigation and other identified needs for public, commercial, and industrial water-dependent uses consistent with the level of development or alteration allowed by the overall Oregon Estuary Classification. Such areas shall include deep-water areas adjacent or in proximity to the shoreline, navigation channels, subtidal areas for in-water disposal of dredged material, and areas of minimal biological significance needed for uses requiring alterations of the estuary not included in "Natural and Conservation" management units.

DEVELOPMENT SHORELAND AREA (D): A shoreland management unit (See Volume II, Part 1, Section 3.5).

DEVELOPMENT USE: Any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations located within the area of special flood hazard.

DIKES: Structures designed and built to prevent inundation of a parcel of land by water. A dike is considered new when placed on an area which (1) has previously never been diked or (2) has previously been diked, but all or a substantial part of the area is subject to tidal inundation and tidal marsh has been re-established. Maintenance and repair refer to: (a) existing serviceable dikes (including those that allow some seasonal inundation); and (b) those that have been damaged by flooding, tidegate failure, etc., but where reversion to tidal marsh has not yet occurred, except in drainage ways.

DIVERSITY: The variety of natural, environmental, economic, and social resources, values, benefits, and activities.

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

DRAINAGE (including TIDEGATING): The construction and maintenance of drainage channels including the disposal of resulting dredged material, construction, and maintenance of tidegates, tideboxes, pumphouses, and associated structures.

DREDGED MATERIAL DISPOSAL: The deposition of dredged material in aquatic or upland areas. Methods of disposal include in-water disposal, beach and land disposal, and ocean disposal: (1) **In-water Disposal** is the deposition of dredged materials in a body of water. (2) **Ocean Disposal** is the deposition of dredged materials in the ocean. (3) **Beach Disposal** is the deposition of dredged materials in beachfront areas west of the foredunes. (4) **Land Disposal** is the deposition of dredged materials landward of the line of non-aquatic vegetation, in "upland" areas.

DREDGING: The removal of sediment or other material from a stream, river, estuary or other aquatic area. (1) **Maintenance Dredging** refers to dredging necessary to maintain functional depths in maintained channels or adjacent to existing docks and related facilities. (2) **New Dredging** refers to deepening either an existing authorized navigation channel or deepening a natural channel, or to create

a marina or other dock facilities, or to obtain fill for the North Bend Airport runway extension project. (3) **Dredging to Maintain Dikes and Tidegates** refers to dredging necessary to provide material for existing dikes and tidegates. (4) **Minor Dredging** refers to small amounts of removal as necessary, for instance, for a boat ramp. Minor dredging may exceed 50 cubic yards, and therefore require a permit.

DRYLAND MOORAGE: Boat moorage space provided on dry land, such that boats are mechanically lowered to and raised from the water.

DUNE: A hill or ridge of sand built up by the wind along sandy coasts.

DUNE, ACTIVE: A dune that migrates, grows and diminishes from the face of wind and supply of sand. Active dunes include all open sand dunes, active hummocks, and active foredunes.

DUNE COMPLEX: Various patterns of small dunes with partially stabilized intervening areas.

DUNE, CONDITIONALLY STABLE: A dune presently in a stable condition, but vulnerable to becoming active due to fragile vegetative cover.

DUNE HUMMOCK, ACTIVE: Partially vegetated (usually with beach grass), circular, and elevated mounds of sand which are actively growing in size.

DUNE, OLDER STABILIZED: A dune that is stable from wind erosion, that has significant soil development, and that may include diverse forest cover. They include older foredunes.

DUNE, OPEN SAND: A collective term for active, unvegetative dune landforms.

DUNE, RECENTLY STABILIZED: A dune with sufficient vegetation to be stabilized from wind erosion, but with little, if any, development of soil or cohesion of the sand under the vegetation. Recently stabilized dunes include conditionally stable foredunes, conditionally stable dunes, dune complexes, and younger stabilized dunes.

DUNE, STABILIZATION MEASURES: The use of vegetative materials, structure, or other means to prevent movement of unstable dune forms.

DUNES, YOUNGER STABILIZED: A wind stable dune with weakly developed soils and vegetation.

ECOSYSTEM: The living and nonliving components of the environment which interact or function together, including plant and animal organisms, the physical environment, and the energy systems in which they exist. All the components of an ecosystem are inter-related.

ENCOURAGE: Stimulate; give help to; foster.

ENHANCEMENT: The improvement of conditions in an area which remains under estuarine influence but has experienced past degradation or reduction in productivity due to obstruction of flow, sedimentation, log debris, et cetera.

EROSION HAZARD: Likelihood of soil becoming unstable and subsequently being transported by flooding, surface runoff, or channel velocities.

ESEE CONSEQUENCES: The positive and negative economic, social, environmental, and energy (ESEE) consequences that could result from a decision to allow, limit, or prohibit a conflicting use.

ESTUARINE ENHANCEMENT: An action, which results in a long-term improvement of existing estuarine functional characteristics and processes that are not the result of a creation or restoration action.

ESTUARY: A body of water semi-enclosed by land, connected with the open ocean, and within which saltwater is usually diluted by freshwater derived from the land. The estuary includes: (1) estuarine water; (2) tidelands; (3) tidal marshes; and (4) submerged lands. Estuaries normally extend upstream to the head of tidewater.

EXCAVATION TO CREATE NEW WATER SURFACE: Excavation of shorelands that create a new water surface directly connected to other tidal or nontidal waters. The most common examples are creation of moorage space, fishponds, or restoration/mitigation from uplands.

FARM USE: Farming practices, as defined by ORS 215.203.

FACILITY(IES): (1) **Low-intensity facilities** consist of communication facilities (including power and telephone lines), sewer, water, and gas lines; and (2) **High-intensity facilities** consist of stormwater and treated waste water outfalls (including industrial waste water).

FILL: The placement by man of sand, sediment, or other material, usually in submerged lands or wetlands, to create new uplands or raise the elevation of land. Except that "fill" does not include solid waste disposal or site preparation for development of an allowed use which is not otherwise subject to the special wetland, sensitive habitat, archaeological, dune protection, or other special policies set forth in this Plan (solid waste disposal, and site preparation on shorelands, are not considered "fill"). "Minor Fill" is the placement of small amounts of material as necessary, for example, for a boat ramp or development of a similar scale. Minor fill may exceed 50 cubic yards and therefore require a permit.

FLOODFRINGE: The area of the floodplain lying outside of the floodway, but subject to periodic inundation from flooding.

FLOODPLAIN: The area adjoining a stream, tidal estuary, or coast that is subject to regional flooding.

FLOOD, REGIONAL (100-YEAR): A standard statistical calculation used by engineers to determine the probability of severe flooding. It represents the largest flood which has a one-percent chance of occurring in any one year in an area as a result of periods of higher-than-normal rainfall or streamflows, extremely high tides, high winds, rapid snowmelt, natural stream blockages, tsunamis, or combination thereof.

FLOOD TIDE: A rising tide.

FLOODWAY: The 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.

FOREDUNE, ACTIVE: An unstable barrier ridge of sand paralleling the beach and subject to wind erosion,

water erosion, and growth from new sand deposits. Active foredunes may include areas with beach grass and occur in sand spits and at river mouths, as well as elsewhere.

FOREDUNE, CONDITIONALLY STABLE: An active foredune that has ceased growing in height and that has become conditionally stable with regard to wind erosion.

FOREDUNE, OLDER: A conditionally stable foredune that has become wind stabilized by diverse vegetation and soil development.

FOREST LAND: Those lands designated in the Coos County Comprehensive Plan (Volume I-"Balance of County") for inclusion in a Forest Lands zone. These areas include: (1) lands composed of existing and potential forest lands which are suitable for commercial forest uses; (2) other forested lands needed for watershed protection, wildlife and fisheries habitat, and recreation; (3) lands where extreme conditions of climate, soil, and topography require the maintenance of vegetative cover irrespective of use; and (4) other forested lands which provide urban buffers, wind breaks, wildlife and fisheries habitat, livestock habitat, scenic corridors, and recreational use.

GEOLOGIC: Relating to the occurrence and properties of earth. Geologic hazards include faults, land and mudslides, and earthquakes.

HABITAT: The place or site where a plant or animal naturally lives and grows.

HEADLAND: Bluffs, promontories, or points of high shoreland jutting out into the ocean, generally sloping abruptly into the water. The Coos Head bluff near Charleston, as identified in the inventory document accompanying this Plan.

HEADWATERS: A tributary stream located in the upper watershed.

HISTORIC: Of, relating to, or having the character of history.

HISTORICAL RESOURCES: Those districts, sites, buildings, structures, and artifacts which have a relationship to events of human conditions of the past (see Archaeological Resources definition).

HUMMOCK, ACTIVE: Partially vegetated (usually with beach grass), circular, and elevated mounds of sand which are actively growing in size.

HYDRAULIC: Related to the movement or pressure of water. Hydraulic hazards are those associated with erosion or sedimentation caused by the action of water flowing in a river or streambed or oceanic currents and waves.

HYDRAULIC INFLUENCE: Related to the movement or pressure of water. Areas having hydraulic influence are those which show the effects of moving water or water pressure.

HYDRAULIC PROCESSES: Actions resulting from the effect of moving water or water pressure on the bed, banks, and shorelands of water bodies (oceans, estuaries, streams, lakes, and rivers).

HYDROGRAPHY: The study, description, and mapping of oceans, estuaries, rivers, and lakes.

HYDROLOGIC: Relating to the occurrence and properties of water. Hydrologic hazards include the rise of water, as well as hydraulic hazards associated with the movement of water.

IMPACT: The consequences of a course of action; effect of a goal, guideline, plan, or decision.

IMPACT AREA: A geographic area within which conflicting uses could adversely affect a significant Goal 5 resource.

IMPERVIOUS SURFACE: A surface that cannot effectively absorb or infiltrate water.

INDUSTRIAL (USES) AND PORT FACILITIES: Public or private use of land or structures for manufacturing, processing, port development, and energy generating facilities. Industrial and Port Facilities include large commercial and industrial docks.

INSURE (Ensure): Guarantee; make sure or certain something will happen.

INTEGRITY: The quality or state of being complete and functionally unimpaired; the wholeness or entirety of a body or system, including its parts, materials, and processes. The integrity of an ecosystem emphasizes the inter-relatedness of all parts and the unity of its whole. The integrity of this Plan relates to its faithful execution by local governments and agencies.

INTERDUNE AREA: Low-lying areas, between higher sand landforms, which are generally under water during part of the year (See also "Deflation Plain").

INTERIM: An intervening time.

INTERMITTENT STREAM: A stream that has interrupted flow or does not flow continuously.

INTERTIDAL: Between the levels of mean lower low tide (MLLT) and mean higher high tide (MHHT).

KEY FACILITIES: Basic facilities that are primarily planned for by local government but which also may be provided by private enterprise and are essential to the support of more intensive development, including public schools, transportation, water supply, sewage, and solid waste disposal.

LAND TRANSPORT FACILITIES: Bridges and associated structures, highways, and railroads.

LARGE WOODY DEBRIS: Dead material from trees and shrubs that is large enough to persist more than one season.

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

LITTORAL DRIFT: The material moved, such as sand or gravel, in the littoral (shallow water near shore) zone under the influence of waves and currents.

LOG DUMP/SORT AREA (in-water): An area where logs are transferred to the water from the land or to the land from the water for sorting into groups on the basis of species, size, and quality.

LOG STORAGE (in-water): The use of water surface area to store commercial logs prior to or during processing. Water areas used for log dumping or removal are included in this definition.

LOG STORAGE/SORTING YARD (dry land): An area where logs are gathered from surrounding harvest areas and measured, sorted, and/or stored until ready for transfer to water storage areas or to market.

MAINTAIN: Support, keep, and continue in an existing state or condition without decline.

MANAGEMENT UNIT: A discrete geographic area, defined by biophysical characteristics and features within which particular uses and activities are promoted, encouraged, protected, or enhanced and others are discouraged, restricted, or prohibited. Management units are delineated on the Plan map and provide a framework for policy decisions embodied in Volume II, Part 1, Section 5.2 of this Plan.

~ **Aquatic Management Units include:**

- Natural Aquatic Areas (NA)
- Conservation Aquatic (CA)
- Development Aquatic (DA)

~ **Shoreland Management Units include:**

- Natural Shoreland Areas (NS)
- Conservation Shoreland Areas (CS)
- Rural Shoreland Areas (RS)
- Urban Development Areas (UD)
- Urban Water-dependent Areas (UW)
- Development Shorelands (D)
- Water-Dependent Development Shorelands (WD)

See Volume II, Part 1, Section 3.4 for detailed explanation of management units.

MANUFACTURED DWELLING (ORS 446.003):

- a) **Residential trailer** – structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities; that is intended for human occupancy; that is being used for residential purposes; and that was constructed before January 1, 1962; or
- b) **Mobile home** – structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities; that is intended for human occupancy; that is being used for residential purposes; and that was constructed between January 1, 1962 and June 15, 1976; or
- c) **Manufactured home** – structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities; that is intended for human occupancy; that is being used for residential purposes; and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction.

MANUFACTURED DWELLING PARK (ORS 446.003): Any place where four (4) or more manufactured dwellings are located within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, the primary purposes of which is to rent or lease space or keep space for rent or lease to any person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer space free in connection with securing trade or patronage of such person. Does not include lot or lots located in a subdivision being rented or leased for occupancy by no more than one (1) manufactured dwelling per lot if the subdivision was approved by Coos County (ORS 92.010 to 92.190 and 446.003).

MARINAS: Facilities which provide moorage, launching, storage, supplies, and a variety of services for recreational, commercial fishing, and charter fishing vessels. Moorage facilities with 5 or less berths are excluded from this category.

MARSH, MAJOR: A tract of land often periodically inundated and treeless and usually characterized by grasses, cattails, or other swamp like characteristics.

MINING/MINERAL EXTRACTION: The removal for economic use of minerals, petroleum resources, sands, gravels, or other naturally occurring materials from the shorelands and/or a bed within an aquatic area.

MINOR NAVIGATIONAL IMPROVEMENTS: Alterations necessary to provide water access to existing or permitted uses in conservation management units, including dredging for access channels and for maintaining existing navigation, but excluding fill and in-water navigational structures other than floating breakwaters or similar permeable wave barriers.

MITIGATION: The creation, restoring, or enhancing of an estuarine area to maintain the functional characteristics and processes of the estuary, such as its natural biological productivity, habitats and species diversity, unique features, and water quality (ORS 196.830).

MITIGATION BANK: The creation, restoration, or, under certain circumstances, the protection, of an area of functioning wetland in advance of, and to offset anticipated wetland impacts within the same ecoregion.

MOBILE HOME: See definition "Manufactured dwelling".

MOORAGE: See "Docks and Moorage".

NATURAL: A state of nature untouched by the influences of civilization and society.

NATURAL AQUATIC AREAS (NA): An aquatic management unit (see Volume II, Part 1, Section 3.5).

NATURAL AREAS: Include land and water that has substantially retained its natural character, which is an important habitat for plant, animal, or marine life. Such areas are not necessarily completely natural or undisturbed, but can be significant for the study of natural, historical, scientific, or paleontological features, or for the appreciation of natural features.

NATURAL MANAGEMENT UNIT: In all estuaries, areas shall be designated to assure the protection of

significant fish and wildlife habitats, of continued biological productivity within the estuary, and of scientific, research, and educational needs. These shall be managed to preserve the natural resources in recognition of dynamic, natural, geological, and evolutionary processes. Such areas shall include, at a minimum, all major tracts of saltmarsh, tideflats, and seagrass and algae beds.

NATURAL RESOURCES: Air, land, and water and the elements thereof, which are valued for their existing and potential usefulness.

NATURAL SHORELANDS AREAS (NS): A shoreland management unit (see Volume II, Part 1, Section [3.5](#)).

NAVIGATIONAL AIDS: Beacons, buoys, and similar floating, anchored structures requiring no alteration of the estuary.

NAVIGATIONAL STRUCTURES: Groins, pile dikes, fills, jetties, and breakwaters that are installed to help maintain navigation channels or protect marinas and harbors by controlling water flow, wave action, and sand movement.

NOXIOUS VEGETATION: A plant arbitrarily defined by law as being especially undesirable, troublesome, and difficult to control.

OCCDC: Oregon Coastal Conservation and Development Commission created by ORS 191; existed from 1971 to 1975. Its work is continued by LCDC.

OCEAN FLOODING: The flooding of lowland areas by saltwater owing to tidal action, storm surge, or tsunamis (seismic sea waves). Landforms subject to ocean flooding include beaches, marshes, coastal lowlands, and low-lying interdune areas. Areas of ocean flooding are mapped by the Federal Emergency Management Agency (FEMA). Ocean flooding includes areas of velocity flooding and associated shallow marine flooding.

PAPA: A “post-acknowledgement plan amendment”. The term encompasses actions taken in accordance with ORS 197.610 through 197.625, including amendments to an acknowledged comprehensive plan or land use regulation and the adoption of any new plan or land use regulation. The term does not include periodic review actions taken in accordance with ORS 197.628 through 197.650.

PERENNIAL STREAM: A continuously flowing stream.

PILING/DOLPHIN INSTALLATION: The driving of wood, concrete, or steel piling into the bottom in aquatic areas to support piers or docks, structures, moored floating structures, vessels, or log rafts or for other purposes. A dolphin is a group of pilings held together by steel cable and used for mooring vessels, log rafts, or floating structures.

PLANNING AREA: The air, land, and water resources within the jurisdiction of a governmental agency; jurisdiction within Coos County.

POLLUTION: The violation or threatened violation of applicable state or federal environmental quality statutes, rules, and standards.

POTENTIAL TREE HEIGHT: The potential height of a mature tree for a particular location and determined

by climate, geology, hydrology, and landscape position.

PRESERVE: Save from change or loss and reserve for a special purpose.

PROGRAM: Proposed or desired plan or course of proceedings and action.

PROTECT: Save or shield from loss, destruction, or injury or for future intended use.

PROVIDE: Prepare, plan for, and supply what is needed.

PUBLIC FACILITIES AND SERVICES: Projects, activities, and facilities determined to be necessary for the public health, safety, and welfare.

PUBLIC GAIN: The net gain from combined economic, social, and environmental effects, which accrue to the public because of a use or activity, and its subsequent resulting effects.

QUALITY: The degree of excellence or relative goodness.

RECREATION: Any experience voluntarily engaged in largely during leisure (discretionary time) from which the individual derives satisfaction. (1) **Coastal Recreation:** occurs in offshore ocean waters, estuaries, and streams; along beaches and bluffs; and in adjacent shorelands. It includes a variety of activities from swimming, scuba diving, boating, fishing, hunting, use of dune buggies, shell collecting, painting, wildlife observation, and sightseeing to coastal resorts and water-oriented restaurants; (2) **Low-Intensity Recreation:** does not require developed facilities and can be accommodated without change to the area or resource. For example, boating hunting, hiking, wildlife photography, and beach or shore activities can be low-intensity recreation; (3) **High-Intensity Recreation:** uses specially built facilities, or occurs in such density or form that it requires or results in a modification of the area or resource. Campgrounds, golf courses, public beaches, and marinas are examples of high-intensity recreation.

RECREATION – CIRCUS/CARNIVAL: An arena which may be covered by a tent, and used for variety shows usually including feats of physical skill and daring, wild animal acts, and performances by jugglers and clowns. An enterprise offering amusements in the form of entertainment or exhibition.

RECREATION – GOLF COURSE: An area of land laid out for the game of golf with a series of golf links each including a tee, fairway, and putting green and often one or more natural or artificial hazards.

RECREATION – OFF ROAD VEHICLE RENTAL: An establishment which provides vehicles such as snow mobiles, dune buggies, motorcycles, etc. for rent.

RECREATIONAL PLANNED COMMUNITY: A planned community providing a combination of owner's primary dwelling units, recreational dwelling units, and required open space. A recreational planned community may also contain retail and service establishments not necessarily limited in scope to meet the needs of the recreational planned community users and accessory structures and uses to the extent necessary and normal to uses permitted within a recreational planned community. Recreational planned communities shall contain a minimum of 80 contiguous acres in single ownership. NOTE: this definition is synonymous with "Recreational Planned Unit Development" (R-PUD).

RECREATIONAL VEHICLE (OAR 918-650-0005): A vehicular type unit primarily designed as temporary

living quarters, which has its own motor power or is mounted on or drawn by another vehicle, and that is intended for human occupancy for vacation and recreational purposes; but not for long term residential purposes, and may be equipped with plumbing such as a sink or toilet. The basic entities are:

- a) **Travel trailer** – vehicular unit which has a roof, floor and sides, and is mounted on wheels, but it is not of such size or weight as to require special highway movement permits when towed by a motorized vehicle, and has a floor area of less than 220 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;
- b) **Camping trailer** – vehicle unit mounted on wheels and constructed with collapsible partial side walls which fold when the unit is towed by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use and has a floor area of less than 220 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;
- c) **Truck camper** – portable unit which has a roof, floor and sides, and is designed to be loaded on and off the bed of a truck or pick-up truck, and has a floor area of less than 220 square feet excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;
- d) **Motor home** – vehicular unit build on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van which is an integral part of the complete vehicle and has a floor area of less than 220 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;
- e) **Park trailer** – vehicle built-in single chassis; mounted on wheels; designed to provide seasonal or temporary living quarters which may be connected to utilities for operation of installed fixtures and appliances, of such a construction as to permit set-up by persons without special skills using only hand tools which may include lifting, pulling, and supporting devices; and gross trailer area not exceeding 400 square feet when in the set up mode.

RECREATIONAL VEHICLE PARK (OAR 918-650-0005): A lot, parcel, or tract of land upon which two (2) or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreational or vacation purposes.

RECREATIONAL VEHICLE SITE: A plat of ground within a recreational vehicle park designed to accommodate a recreational vehicle on a temporary basis.

REFERENCE SITE: An undisturbed area that exhibits the potential natural vegetation under a particular set of conditions. Used as a model for restoration or disturbed sites.

RESEARCH AND EDUCATIONAL OBSERVATION: Activities such as sampling of water and vegetation; surveying; inventorying; trapping or taking of fish, birds, or other animals for the purposes of scientific research or education.

RESERVOIRS AND WATER IMPOUNDMENTS: A place where water is collected and stored for use; and may include dam structures, the lakes and ponds behind them, off-stream ponds where water is collected and stored, similar storage areas, and including, but not limited to, water diversion and

transmission facilities, road construction, soil and rock extraction/processing, and related land alterations and activities which are accessory to the construction and maintenance of reservoir and water impoundments and ancillary improvements.

RESIDENTIAL USES: Development of land and structures for human occupancy as living quarters. Residential uses include single-family dwellings, mobile homes, duplexes, and multiple residential apartments. Density of residential development relates to city and county implementing measures and location factors, such as urban growth boundary and natural hazard considerations.

RESORT COMMUNITY: An unincorporated community that was established primarily for and continues to be used primarily for recreation or resort purposes and (a) includes residential and commercial uses and (b) provides for both temporary and permanent residential occupancy, including overnight lodging and accommodations.

RESOURCE CAPABILITY DETERMINATION: a) **Natural:** When either the impacts of the use on estuarine species, habitats, biological productivity, and water quality are not significant or that the resources of the area are able to assimilate the use and activity and their effects and continue to function in a manner to protect significant wildlife habitats, natural biological productivity, and values for scientific research and education; b) **Conservation:** When either the impacts of the use on estuarine species, habitats, biological productivity, and water quality are not significant or that the resources of the area are able to assimilate the use and activity and their effects and continue to function in a manner which conserves long-term renewable resources, natural biologic productivity, recreational and aesthetic values, and aquaculture.

RESOURCE LIST: Includes the description, maps, and other information about significant Goal 5 resource sites within a jurisdiction, adopted by a local government as a part of the comprehensive plan or as a land use regulation. A “plan inventory” adopted under OAR 660-016-0000(5)(c) shall be considered to be a resource list.

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 or reduction of adverse stresses.

RIPARIAN: Of, pertaining to, or situated on the edge of the bank of a river or other body of water.

RIPARIAN AREA: An area adjacent to a water resource which affects or is affected by the water resource.

RIPARIAN CORRIDOR: A Goal 5 resource that includes the water areas, fish habitat, riparian areas, and wetlands within the riparian corridor boundary.

RIPRAP: A layer, facing, or protective mound of stones randomly placed to prevent erosion, scour, or sloughing of a structure or embankment; also, the stone so used. Similar use of other hard material,

such as concrete rubble, is also riprap.

RURAL COMMUNITY: An unincorporated community which consists primarily of permanent residential dwellings but also has at least two other land uses that provide commercial, industrial, or public uses (including but not limited to schools, churches, grange halls, post office) to the community, the surrounding rural area, or to persons traveling through the area.

RURAL SERVICE CENTER: An unincorporated community consisting primarily of commercial or industrial uses providing goods and services to the surrounding rural area or to persons traveling through the area, but which also includes some permanent residential dwellings.

RURAL LAND: Those which are outside the urban growth boundary and are (1) non-urban agricultural, forest, or open space lands or (2) other lands suitable for sparse settlement, small farms or acreage home sites with no or hardly any public services, and which are not suitable, necessary, or intended for urban use.

RURAL SHORELANDS AREAS (RS): A shoreland management unit (see Volume II, Part 1, Section 3.5).

SEDENTARY: Attached firmly to the bottom, generally incapable of movement.

SHORELANDS: Areas located between the Coastal Shoreland Boundary and the line of non-aquatic vegetation fringing the Coos Bay Estuary.

SHORELINE: The boundary line between a body of water and the land, measured on tidal waters at mean higher high water, and on non-tidal waterways at the ordinary high-water mark.

SHORELINE STABILIZATION: The protection of the banks of tidal or non-tidal streams, rivers, or estuarine waters by nonstructural (vegetative) or structural (riprap, bulk heading, etc.) means. See also definitions for "Riprap" and "Bulkhead".

SIGNIFICANT HABITAT AREAS: A land or water area where sustaining the natural resource characteristics is important or essential to the production and maintenance of aquatic life or wildlife populations. (Land or water areas designated as Significant Habitat Areas on resource maps, which are part of the inventory document which accompanies this Plan.)

SOCIAL CONSEQUENCES: The tangible and intangible effects upon people and their relationships with the community in which they live resulting from a particular action or decision.

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

obtained a permit described in ORS 468A.040.

STRUCTURE: Walled and roofed building including a gas or liquid storage tank that is principally above ground.

STRUCTURE OR FACILITY THAT PROVIDES WATER-DEPENDENT ACCESS: means anything constructed or installed, regardless of its present condition, functionality, or serviceability, that provides or provided water-dependent uses with physical access to the adjacent coastal water body (examples include wharves, piers, docks, mooring piling, boat ramps, water intake or discharge structures, or navigational aids).

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

SUBSTRATE: The medium upon which an organism lives and grows. The surface of the land or bottom of a water body.

SUBTIDAL: Below the level of mean lower low tide (MLLT).

TEMPORARY ALTERATION: Dredging, filling, or another estuarine alteration occurring over a specified short period of time which is needed to facilitate a use allowed by an acknowledged plan. Temporary alterations may not be for more than three (3) years and the affected area must be restored to its previous condition. Temporary alterations include: (1) Alterations necessary for federally authorized navigation projects (e.g., access to dredged material disposal sites by barge or pipeline and staging areas or dredging for jetting maintenance); (2) Alterations to establish mitigation sites, alterations for bridge construction or repair, and for drilling or other exploratory operations; and (3) Minor structures (such as blinds) necessary for research and educational observation.

TERRITORIAL SEA: The ocean and seafloor areas from mean low-water seaward three nautical miles.

TIDAL MARSH: Wetlands from lower high-water (LHW) inland to the line of non-aquatic vegetation.

TIDELANDS: Land overflowed during flood tide.

TIMBER FARMING/HARVESTING: Planting, growing, thinning, harvesting, etc., of trees for commercial purposes. Logging road construction is also included in this category.

TOP OF BANK: Topographical break at the top of the streambank; point at which flood water leaves the channel.

URBAN UNINCORPORATED COMMUNITY: An unincorporated community which has the following characteristics: (a) includes at least 150 permanent residential dwellings units; (b) contains a mixture of land uses, including three or more public, commercial or industrial land uses; (c) includes areas served by a community sewer system; and (d) includes areas served by a community water system.

UNINCORPORATED COMMUNITY: A settlement with all of the following characteristics: (a) It is made up primarily of lands subject to an exception to Statewide Planning Goal 3, Goal 4, or both; (b) It was either identified in a county's acknowledged comprehensive plan as a "rural community", "service center", "rural center", "resort community", or similar term before this division was adopted (October 28, 1994), or it is listed in the Department of Land Conservation and Development's January 30, 1997 "Survey of Oregon's Unincorporated Communities"; (c) It lies outside the urban growth boundary of any city; (d) it is not incorporated as a city; and (e) It met the definition of one of the four types of unincorporated communities in Sections (6) through (9) of OAR 660-022-0010 and includes the uses described in those definitions prior to the adoption of OAR 660-022 (October 28, 1994).

UNIT: A piece of apparatus serving to perform one particular function.

URBAN DEVELOPMENT AREAS (UD): A shoreland management unit (see Volume II, Part 1, Section 3.5).

URBAN GROWTH AREA: Includes those lands lying outside an incorporated city, but within an adopted Urban Growth Boundary.

URBAN GROWTH BOUNDARY: Established areas to identify and separate urbanizable land from rural land.

URBAN LAND: Urban areas are those places which must have an incorporated city. Such areas may include lands adjacent to and outside the incorporated city and may also: (1) have concentrations of persons who generally reside and work in the area and (2) have supporting public facilities and services.

URBAN WATER-DEPENDENT AREAS (UW): A shoreland management unit (see Volume II, Part 1, Section 3.5).

URBANIZABLE LAND: Those lands within the urban growth boundary and which are identified and (1) determined to be necessary and suitable for future urban uses; (2) can be served by urban services and facilities; (3) are needed for the expansion of an urban area.

USE: The end to which a land or water area is ultimately employed. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.

UTILITIES: Public service structures which fall into two categories: (1) **Low-intensity facilities** consist of communication facilities (including power and telephone lines), sewer, water, and gas lines, and (2) **High-intensity facilities** consist of storm water and treated waste water outfalls (including industrial waste water). **Note:** in shoreland units this category also includes sewage treatment plants, electrical substations and similar public service structures. However, these structures are defined as "fill for non-water-dependent/related uses" in aquatic areas.

VEGETATION LAYER: Canopy, mid-story, and groundcover levels of vegetation commonly represented by trees, shrubs, and herbaceous plant species. Determined by height of vegetation.

WATER-DEPENDENT: A use or activity which can be carried out only on, in, or adjacent to water areas because the use requires access to the water body for water-borne transportation, recreation, energy production, or source of water.

- A. The following definitions also apply:
1. **Access:** means physical contact with or use of the water.
 2. **Energy production:** means uses which need quantities of water to produce energy directly (e.g., hydroelectric facilities, ocean thermal energy conversion).
 3. **Recreational:** e.g., recreational marinas, boat ramps and support.
 4. **Require:** means the use either by its intrinsic nature (e.g., fishing, navigation, boat moorage) or at the current level of technology cannot exist without water access.
 5. **Source of water:** means facilities for the appropriation of quantities of water for cooling processing or other integral functions.
 6. **Water-borne transportation:** means uses of water access:
 - i. Which are themselves transportation (e.g., navigation);
 - ii. Which require the receipt of shipment of goods by water; or
 - iii. Which are necessary to support water-borne transportation (e.g., moorage fueling, servicing of watercraft, ships, boats, etc, terminal and transfer facilities).
- B. Typical examples of water-dependent uses include the following:
1. Aquaculture;
 2. Certain scientific and educational activities which, by their nature, require access to coastal waters: estuarine research activities and equipment mooring and support;
 3. Commercial: e.g., commercial fishing marinas and support; fish processing and sales; boat sales, rentals, and supplies;
 4. Industrial: e.g., manufacturing to include boat building and repair; water-borne transportation, terminals, and support; energy production which needs quantities of water to produce energy directly; water intake structures for facilities needing quantities of water for cooling, processing, or other integral functions;
 5. Recreation: means water access for fishing, swimming, boating, etc. Recreational uses are water-dependent only if use of the water is an integral part of the activity.

WATER-DEPENDENT DEVELOPMENT SHORELANDS (WD): A shoreland management unit (see Volume II, Part 1, Section 3.5).

WATER ORIENTED: A use whose attraction to the public is enhanced by a view of or access to coastal waters.

WATER-RELATED: Uses which are not directly dependent upon access to a water body, but which provide goods or services that are directly associated with water-dependent land or waterway use and which, if not located adjacent to water, would result in a public loss of quality in the goods or services offered. Except as necessary for water-dependent or water-related uses or facilities, residencies, parking

lots, spoil and dump sites, roads and highways, restaurants, businesses, factories, and trailer parks are not generally considered dependent on or related to water location needs.

WATER RESOURCE: Rivers, streams, lakes, and ponds, and adjacent wetlands.

WETLANDS: Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

3.3 Policies

The plan policies presented below have a general bay-wide application. Site-specific management directives (i.e., "Management Objectives" and "Use/Activity Matrices") are subordinate to the policies in this section (see also Volume II, Part 1, Sections 2.2 and 2.3).

As stated elsewhere in this Plan (Volume II, Part 1, Sections 3.6 and 3.7), plan provisions are presented in a descending order of importance with bay-wide policies at the top of the order, followed by management unit designations and management objectives, followed by uses and activities. Thus, it can be said that uses and activities are subordinate to management objectives and unit designations, which in turn are subordinate to bay-wide policies. Uses and activities are also subordinate to bay-wide policies.

All implementing decisions must maintain consistency with this subordination scheme. See also definition of "consistent".

Policies set forth below are mandatory and provide specific guidance regarding: (i) natural, conservation, and development objectives; and (ii) implementation of the Coos Bay Estuary Management Plan.

POLICIES:

#1 Estuary Classification

The Coos Bay Estuary is recognized as a "Deep-Draft Development Estuary" by the local governments, which is consistent with the overall Oregon Estuary Classification (OAR 660-17-000, as amended). Further, the Estuary Management Plan's allowed uses and activities are, and must remain, consistent with the "Deep-Draft Development" classification and the estuarine management unit requirements of Goal #16.

This strategy recognizes the development mandates of LCDC Goal #16.

#2 General Schedule of Permitted Uses and General Use Priorities

Local government shall restrict estuarine development and/or alteration so it is equal to or less intensive than uses and activities that are allowed or may be allowed pursuant to LCDC Goal #16 and the Oregon

Administrative Rule classifying Oregon Estuaries (OAR 600-17-000 as amended 6/81).

- I. Local government's determination regarding estuarine management unit designation as well as respective uses and activities permitted reflect priorities for estuarine uses and activities necessary to:
 - a. Ensure compatibility with the requirement of LCDC Goal #16 and the administrative rule classifying Oregon Estuaries (OAR 600-17-00 as amended 6/81).
 - b. Maintain the integrity of the estuarine ecosystem. This shall be implemented by limiting uses and activities within Natural, Conservation, and Development Estuarine Management Units so that such uses and activities are not more intensive than those following.

MANAGEMENT UNIT: NATURAL

A) Uses and Activities listed below may be allowed in management units (LCDC Goal #16) without special assessment of the resource capabilities of the area but subject to special conditions and other policies set forth elsewhere in this Plan. Note: existing man-made features may be retained, maintained, and protected if existing on October 7, 1977.

- 1. Undeveloped low-intensity, water-dependent recreation
- 2. Research and educational observations
- 3. Navigational aids (such as beacons and buoys)
- 4. Passive restoration measures
- 5. Protection of habitat, nutrient, fish, wildlife, and aesthetic resources
- 6. Bridge crossings
- 7. Cultural, historical, and archaeological resources
- 8. Research and educational observation structures
- 9. Dredging necessary for on-site maintenance of existing functional tidegates and associated drainage channels and bridge crossing support structures
- 10. Rip-rap for protection of uses existing as of October 7, 1977, unique natural resources, historical and archeological values, and public facilities

B) Uses and Activities listed below MAY be allowed in Natural Management Units established that such are consistent with the resource capabilities of the area and the purpose of the management units (LCDC Goal #16) (pursuant to "Linkage" and "Goal Exception" findings in this Plan) but also subject to special conditions and other policies set forth elsewhere in this Plan.

1. Aquaculture which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) - is subject to Policy #4a.
2. Communication facilities
3. Active restoration of fish and wildlife habitat or water quality and estuarine enhancement
4. Riprap (see Policy #9)
5. Placement of low-water bridge (see Policy #6)
6. Boat ramps for public use where no dredging or fill for navigational access is needed
7. Installation of tidegates in existing functional dikes
8. Temporary alterations
9. Pipelines, cables, and utility crossings, including incidental dredging necessary for their installation
10. Bridge crossing support structures and dredging necessary for their installation

A use or activity is consistent with the resource capabilities of the area when either the impacts of the use on estuarine species, habitats, biological productivity and water quality are not significant or that the resources of the area are able to assimilate the use and activity and their effects and continue to function in a manner to protect significant wildlife habitats, natural biological productivity, and values for scientific research and education

MANAGEMENT UNIT: CONSERVATION

- A) Uses and Activities listed below may be allowed in Conservation Management Units (LCDC Goal #16) without special assessment of the resource capabilities of the area but subject to special conditions and other policies set forth elsewhere in this Plan.
1. All uses permitted in Natural Management Unit (except for "temporary alterations")
- B) Uses and Activities listed below MAY be allowed in Conservation Management Units when it is established that such are consistent with the resource capabilities of the area and the purpose of the management units (LCDC Goal #16) (pursuant to "Linkage" and "Goal Exception" findings in this Plan) but also subject to special conditions and other policies set forth elsewhere in this Plan.

1. High intensity, water-dependent recreation including boat ramps, marinas, and new dredging for boat ramps and marinas
2. Minor navigational improvements
3. Mining and mineral extraction, including dredging necessary for mineral extraction
4. Other water-dependent uses requiring occupation of the water surface area by means other than dredge or fill
5. Waste water/storm water discharge meeting state and federal water quality standards
6. Temporary alterations
7. Aquaculture requiring dredge or fill or other alteration of the estuary
8. Active restoration for purposes other than those listed in A-1 above

MANAGEMENT UNIT: DEVELOPMENT

A) Uses and Activities listed below may be allowed in management units (LCDC Goal #16) without special assessment of the resource capabilities of the area but subject to special conditions and other policies set forth elsewhere in this Plan.

2. Navigation and water-dependent commercial enterprises and activities
3. Water transport channels where dredging may be necessary
4. Dredge or fill as allowed elsewhere in Goal #16 (see special "dredge" or "fill" policy)
5. Navigational structures other than those permitted in Natural and Conservation Management Units
6. Marinas
7. Water storage areas where needed for products in, or resulting from, industry, commerce, and recreation
8. Flow-lane disposal of dredged material monitored to assure that estuarine sedimentation is consistent with the resource capabilities and purposes of affected Natural and Conservation Management Units
9. Energy production where quantities of water are necessary to produce energy directly
10. Water-borne transportation which requires water access for transportation, receipt/shipment of goods, or is necessary to support water-borne transportation (ie, moorage fueling, servicing of watercraft, ships, boats, and terminal and transfer

facilities)

- B. Uses and Activities listed below MAY be allowed in Development Management Units when it is established that such are consistent with the purposes of this management unit and adjacent shorelands designated suitable for water-dependent uses or designated for waterfront redevelopment (pursuant to "Linkage" and "Goal Exception" findings to the Plan) but also subject to special conditions and other policies set forth elsewhere in this Plan.
1. Water-related and non-dependent, non-related uses not requiring dredge or fill
 2. Undeveloped low-intensity, water-dependent recreation
 3. Mining and mineral extraction
 4. All activities allowed in Natural and Conservation Management Units
 5. All uses allowed in Natural and Conservation Management Units

This strategy is based on the recognition that the "Use and Activity Matrices" set forth as policy elsewhere in this Plan conform with and shall be maintained in compliance with the "Priority of Uses" and other "use" requirements of Goal #16. Unless otherwise noted in respective "Use and Activity Matrices", the "resource capability assessments" called for in Goal #16 have been conducted and uses subject to these findings are thus allowed by this Plan, subject only to Policies and Special Conditions set forth herein.

- II. This strategy recognizes that the Plan's estuarine management unit designations and permitted uses and activities are based upon and establish general priorities for the use of estuarine resources.

These general use priorities (from highest to lowest) are:

- a. Uses which maintain the integrity of the estuarine ecosystem;
- b. Water-dependent uses requiring estuarine location, as consistent with the overall Oregon Estuarine Classification;
- c. Water-related uses which do not degrade or reduce the natural estuarine resources and values; and
- d. Non-dependent, non-related uses which do not alter, reduce or degrade the estuarine resources and values.

#3 "Coos Bay Estuary Special Considerations Map"

The 1985 "Special Considerations Map" was NOT a substitute for the detailed spatial information presented on the Coos Bay Estuary Management Plan's inventory maps. The "Special Considerations Map" is merely an INDEX GUIDE designed as a zoning counter implementation tool that indicates when special policy considerations apply in a GENERAL area; thereby, requiring inspection of the DETAILED

Plan Inventory maps. The "Special Considerations Map" must and shall at all times accurately reflect the detail presented on the inventory maps (but at a more general scale).

Policy #3 underwent modifications in 2024, specifically to eliminate references to the Coos Bay Estuary Special Considerations Map. The Coos Bay Estuary Special Considerations Map was essentially a compilation of all plan maps, featuring generalized boundaries. This compilation served as a practical tool for users, enabling them to ascertain whether there were overlays and special considerations applicable to a particular property.

The rationale behind the modification lies in the shift from manual methods to digital processes for mapping and layering. With the advent of digitization, the Coos Bay Estuary Special Considerations Map tool has become obsolete, as navigating overlays and development considerations can now be efficiently achieved through digital means.

Until a map has been adopted in a digital form, it can only be used as a tool in the same way the Special Considerations Map was envisioned. Removal of the Special Development Consideration Map reference has no effect on the adopted plan maps. The replacement tool for this is part of the map atlas that can serve in a similar manner. They are digitized maps but NOT a substitute for the detailed spatial information presented on the Coos Bay Estuary Management Plan's inventory maps with the exception of the ones shown in table 1 below. The inventory maps are as follows:

Table 1 – Regulatory Detailed Plan Maps :

1.	Plan Map Showing Aquatic and Shoreland Management Units (Plan Map)
2.	Substrate Characteristics
3.	Water Contours, Selected Channel Depths and Maintained Channels
4.	Physical Alterations
5.	Historical Analysis of Bay Changes
6.	Estuarine Wetland Habitats: Marshes, Tidelands and Aquatic Beds
7.	Significant Habitat of "Major" Importance Qualifying as Natural Management Units Under Estuarine Resources Goal
8.	Other Significant Estuarine Habitat Qualifying as Conservation Management Units Under Estuarine Goal
9.	Estuarine Areas Qualifying as Development Management Units Under Estuarine Resources Goal
10.	Crustacean Habitats
11.	Clam Beds and Oyster Leases
12.	Clam Species in the Coos Bay Estuary
13.	Fish Habitats
14.	Habitat for Waterfowl, Shorebirds, and Wading Birds
15.	Shoreland Values Requiring Mandatory Protection
16.	Beaches and Dunes
17.	Beaches and Dunes: Development Potential
18.	Political Jurisdictions
19.	Transportation and Public Facilities
20.	Existing Land Use
21.	Existing Water Use
22.	Schematic Land and Water Ownership Patterns

23.	"Scenario #1" Development Needs
24.	Tentative Goal #16/Goal #17 Development Priority Areas
25.	Existing & Potential Commercial Fishing and Recreational Boat Moorage
26.	IATF Moorage Decisions
27.	Selected Dredged Material Disposal Sites
28.	Selected Mitigation and Restoration Sites
29.	Goal #16 "Linkage" Matrix - Retained see regulatory Inventory Maps
30.	Aquatic Uses and Activities "Linkage" Matrix Retained see regulatory Inventory Maps
31.	Goal #17 and #18 "Linkage" Matrix Retained see regulatory Inventory Maps
32.	Agricultural and Forest Lands
33.	Wet Meadows
34.	Coos Bay Estuary Management Plan (1" = 800') – Retained see regulatory Inventory Maps
35.	Coastal Shorelands Boundary Inventory
36.	Candidate Areas Suitable for Increased Economic Growth
37.	Selected Dredged Material Disposal Sites
38.	Selected Mitigation and Restoration Sites
39.	Minimum Lot Sizes/Unincorporated Areas

Regulatory Inventory Maps (Digitized Mylars)

In the event of any error or conflicts arising in the digital mapping layer, the County shall retain the original Mylar map for historical value and as a reference. The original Mylar map will serve as the authoritative source to resolve any discrepancies, ensuring accuracy and consistency in mapping data but the digital map will be the official regulatory map for decision making purposes. Archival preservation is crucial for maintaining historical records and facilitating efficient resolution of any potential issues that may arise in the digital mapping layer.

The following maps have been digitized from the original Mylar maps and will be adopted as plan maps for use in regulatory decisions:

Table 2 – Regulatory Digitized Detailed Plan Maps

Map Number	Title	Date of Adoption
34	Coos Bay Estuary Management Plan	January 10, 2024

Table 3 - Nonregulatory Digitized Inventory Maps used as a tool but not a substitute for the original Plan Map (Map Scale 1" = 40,000')

Map Number	Title
15	Shoreland Values Requiring Mandatory Protection (without Archaeological or Historical sites due to protected information)
16	Beaches and Dunes
17	Beaches and Dunes: Development Potential
29	Goal #16 "Linkage" Matrix
30	Aquatic Uses and Activities "Linkage" Matrix
31	Goal #17 and #18 "Linkage" Matrix
33	Wet Meadows
37	Selected Dredged Material Disposal Sites
38	Selected Mitigation and Restoration Sites

Table 4 – Map Atlas - Generalized Digital Maps (Map Scale 1” = 40,000’) Part of the Map Atlas that should be considered for Future Updates and General Information.

Maps Number	Title
3.1	Generalized Zoning
3.2	Management Units
3.3	Property Use Classification
4.1	Improvement Status
4.2	Improvement Value Ratio
4.3	Public Ownership
4.4	Active and Inactive Diking Districts
4.5	Fire Departments and Districts
4.6	School Districts
4.7	Coos Bay-North Bend Water Board
4.8	RESERVED
5.1a	Species of Concern
5.1b	Species of Concern (<i>continued</i>)
5.2	Oysters, Clams, and Crabs
5.3	Flood Zones
5.4	Landslide Susceptibility
5.5	Slope
5.6	National Wetlands Inventory
5.7	RESERVED
5.8	Sea Level Rise
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

#4 Resource Capability Consistency and Impact Assessment

- I. Local government concludes that all proposed actions (approved in this Plan) which would potentially alter the integrity of the estuarine ecosystem have been based upon a full consideration of the impacts of the proposed alteration, except for the following uses and activities:
 - a. Natural Management Units
 - ~ Aquaculture
 - ~ Log storage
 - ~ Bridge Crossings

- b. Conservation Management Units
 - ~ High-intensity water-dependent recreation
 - ~ Aquaculture
 - ~ New or expanded log storage
 - ~ Log storage dredging
 - ~ Dike maintenance dredging
 - ~ Minor navigational improvements requiring dredging or fill
 - ~ Bulkheading
 - ~ Water intake or withdrawal and effluent discharge
 - ~ Riprap

- c. Development Management Units
 - ~ Aquaculture
 - ~ New or expanded log storage
 - ~ Mining and mineral extraction
 - ~ Water-related and non-dependent, non-related uses not requiring fill
 - ~ Dredging
 - ~ Bulkheading (except for Aquatic Units #3-DA, #5-DA and #6-DA)
 - ~ Fill
 - ~ In-water structures
 - ~ Flow-lane disposal of dredged material and other activities which could affect the estuary's physical processes or biological resources
 - ~ Application of pesticides

- d. Any other uses and activities which require the resource capability consistency test as a condition within a particular management unit or which could affect the estuary's physical processes or biological resources.

Unless fully addressed during the development and adoption of comprehensive plans, actions which that would potentially alter the estuarine ecosystem shall be preceded by a clear presentation of the impacts of the proposed alteration.

For uses and activities requiring the resource capabilities test, a special condition is noted in the applicable management unit uses/activities matrix. A determination of consistency with resource capability and the purposes of the management unit shall be based on the following:

1. A description of resources identified in the plan inventory;
2. An evaluation of impacts on those resources by the proposed use (see Impact Assessment procedure, below); and
3. A determination of whether the proposed use or activity is consistent with the resource capabilities of the area or that the resources of the area are able to assimilate the use and activity and their effects and continue to function in a manner to protect significant wildlife habitats, natural biological productivity, and values for scientific research and education.

Where the impact assessment requirement (of Goal #16 Implementation Requirements #1) has not been satisfied in this Plan for certain uses or activities (i.e., those identified above), then such uses or activities shall not be permitted until findings demonstrate the public's need and gain which would warrant any modification or loss to the estuarine ecosystem, based upon a clear presentation of the impacts of the proposed alteration, as implemented in Policy #4.

- II. An impact assessment need not be lengthy or complex, but it should give reviewers an overview of the impacts to be expected. It may include information on:
 - a. The type and extent of alterations expected;
 - b. The type of resource(s) affected;
 - c. The expected extent of impacts of the proposed alteration on water quality and other physical characteristics of the estuary, living resources, recreation and aesthetic use, navigation, and other existing and potential uses of the estuary; and
 - d. The methods which could be employed to avoid or minimize adverse impacts.

This policy is based on the recognition that the need for and cumulative effects of estuarine developments were fully addressed during the preparation of this Plan and may be mitigated by the imposition, as necessary, of conditions through the administrative conditional use process.

#4a Deferral of (i) Resource Capability Consistency Findings, and (ii) Resource Impact Assessments

Local government shall defer, until the time of permit application, findings regarding consistency of the uses/activities listed in Policy #4 with the resource capabilities of the particular management unit.

Additionally, the impact assessment requirement for those uses/activities as specified in Policy #4 shall be performed concurrently with resource capability findings above at the time of permit application.

- I. This strategy shall be implemented through an Administrative Conditional Use process that includes local cooperation with the appropriate state agencies:
 - a. Where aquaculture is proposed as a use, local government shall notify the Oregon Department of Fish and Wildlife (ODFW) and Department of Agriculture in writing of the request, with a map of the proposed site.
 - b. Where log storage dredging is proposed as an activity local government shall notify the Oregon Department of Environmental Quality (DEQ) in writing of the request, together with a map of the proposed site.
- II. Within twenty (20) days of receipt of the notification, the state agency shall submit in writing to the local government a statement as to whether the proposed use/activity will:
 - a. Be consistent with the resource capabilities of the management unit; or

- b. If determined not to be consistent, whether the proposal can be made consistent through imposition of conditions on the permit.
- III. The appropriate state agency shall also perform the impact assessment required in Policy #4. If no statement is received from the state agency by the expiration of the twenty (20) day period, local government shall:
 - a. Presume consistency of the proposal with the resource capabilities of the management unit;
 - b. Make findings appropriate to that presumption; and
 - c. Perform the assessment of impacts required by Policy #4.
- IV. For all other uses/activities specified above, local government shall:
 - a. Determine through appropriate findings whether the proposed use/activity is consistent with the resource capabilities of the management unit; and
 - b. Perform the assessment of impacts required by Policy #4.
- V. This strategy recognizes:
 - a. That resource capability consistency findings and impact assessments as required by LCDC Goal #16 can only be made for the uses specified above at the time of permit application; and
 - b. That the specified state agencies have expertise appropriate to assist local government in making the required finding and assessments.

This strategy is based upon the recognition that the need for and cumulative effects of estuarine developments were fully addressed during development of this Plan and that no additional findings are required to meet Implementation Requirement #1 of Goal #16.

#5 Estuarine Fill and Removal

- I. Local government shall support dredge and/or fill only if such activities are allowed in the respective management unit, and:
 - a. The activity is required for navigation or other water-dependent use that requires an estuarine location or, in the case of fill for non-water-dependent uses, is needed for a public use and would satisfy a public need that outweighs harm to navigation, fishing, and recreation, as per ORS 196.810 and an exception has been taken in this Plan to allow such fill.
 - b. A need (i.e., a substantial public benefit) is demonstrated and the use or alteration does

not unreasonably interfere with public trust rights.

- c. No feasible alternative upland locations exist.
- d. Adverse impacts are minimized.
- e. Effects may be mitigated by creation, restoration, or enhancement of another area to ensure that the integrity of the estuarine ecosystem is maintained.
- f. The activity is consistent with the objectives of the Estuarine Resources Goal and with other requirements of state and federal law, specifically the conditions in ORS 541.615 and Section 404 of the Federal Water Pollution Control Act (P.L.92-500).
- g. The activity is compliant with local floodplain development permit requirements.
- II. Other uses and activities which could alter the estuary shall only be allowed if the requirements in (b), (c), and (d) are met.

Identification and minimization of adverse impacts as required in "d" above shall follow the procedure set forth in Policy #4.

As required by Goal #16, only dredging necessary for on-site maintenance of existing functional tidegates, associated drainage channels, and bridge crossing support structures is permitted in Natural and Conservation Management Units (applies to 11 NA, 18A CA, 20 CA, 30 CA, 31 NA and 38 CA). Dredging necessary for the installation of new bridge crossing support structures is permitted in Conservation Management Units and may be allowed in Natural Management Units where consistent with the resource capabilities of the area and the purposes of the management unit.

In the Conservation Management Unit, new dredging for boat ramps and marinas, aquaculture requiring dredge or fill or other alteration of the estuary, and dredging necessary for mineral extraction may be allowed where consistent with the resource capabilities of the area and the purposes of the management unit.

This strategy shall be implemented by the preparation of findings by local government documenting that such proposed actions are consistent with the Comprehensive Plan and with the above criteria "a", "b", "c", "d", "e", "f" and "g"; however, where goal exceptions are included within this Plan, the findings in the exception shall be sufficient to satisfy above criteria "a" through "d". Identification and minimization of adverse impacts as required in "e" above shall follow the procedure set forth in Policy #4a. The findings shall be developed in response to a "request for comment" by the Department of State Lands (DSL), which shall seek local government's determination regarding the appropriateness of a permit to allow the proposed action.

"Significant" as used in "other significant reduction or degradation of natural estuarine values", shall be determined by: a) the U.S. Army Corps of Engineers through its Section 10.404 permit processes; or b) the Department of Environmental Quality (DEQ) for approvals of new aquatic log storage areas only; or c) the Department of Fish and Wildlife (ODFW) for new aquaculture proposals only.

This strategy recognizes that Goal #16 limits dredging, fill, and other estuarine degradation in order to

protect the integrity of the estuary.

#5a Temporary Alterations

- I. Local governments shall support as consistent with the Plan:
 - a. Temporary alterations to the estuary, in Natural and Conservation Management Units provided it is consistent with the resource capabilities of the management units. Management units in Development Management Units temporary alterations, which are defined in the definition section of the plan, are allowed provided they are consistent with purpose of the Development Management Unit.
 - b. Alterations necessary for federally authorized Corps of Engineers projects, such as access to dredge material disposal sites by barge or pipeline, or staging areas, or dredging for jetty maintenance).
- II. Further, the actions specified above shall only be allowed provided that:
 - a. The temporary alteration is consistent with the resource capabilities of the area (see Policy #4);
 - b. Findings satisfying the impact minimization criterion of Policy #5 are made for actions involving dredge, fill, or other significant temporary reduction or degradation of estuarine values;
 - c. The affected area is restored to its previous condition by removal of the fill or other structures, or by filling of dredged areas (passive restoration may be used for dredged areas, if this is shown to be effective); and
 - d. The maximum duration of the temporary alteration is three years, subject to annual permit renewal, and restoration measures are undertaken at the completion of the project within the life of the permit.

Mitigation shall not be required by this Plan for such temporary alterations.

This Policy shall be implemented through the administrative conditional use process and through local review and comment on state and federal permit applications.

This Policy is based on the recognition that temporary estuarine fill and habitat alterations are frequently legitimate actions when in conjunction with jetty repair and other important economic activities. It is not uncommon for projects to need staging areas and access that require temporary alteration to habitat that is otherwise protected by this Plan.

#5b Dredging to Repair Existing Functional Dikes & Tidegates

Dredging to repair and maintain existing functional tidegates shall be permitted in Units 11 NA, 18A CA, 20 CA, 30 CA, 31 NA and 38 CA. Dredging (limited to subtidal areas only) shall also be permitted in these

units for repair of dikes where breaching has occurred or is in imminent danger of occurring.

Dredging for routine repair and maintenance of existing functional dikes shall only be permitted in Units 21 CA (Catching Slough), 30 CA (Central Isthmus Slough), and 38 CA (Coalbank Slough) limited to subtidal areas, and only in cases where the alternative of using upland fill material is not reasonably available. The upland fill alternative shall be used if a source of suitable material is available on the landowner's property and access to the dike is feasible for heavy equipment, taking into account soil conditions and road access.

In disposal of material from channel maintenance dredging on Coos River and log storage area maintenance dredging on Isthmus Slough and at Unit 18A CA (Cooston Channel), first consideration shall be given to side-casting materials onto adjacent agricultural lands for dike repair/maintenance.

This policy shall not override the protection of "high priority" mitigation sites U-30(b) and U-32(b) on Catching Slough from pre-emptive uses by Policy #22.

This policy shall be implemented through the state/federal waterway permit review and comment process and through a local administrative review process that includes an evaluation of the availability and suitability of alternative sources of material. Local government shall recommend imposition of a condition on state and federal waterway permits to require that any dredging authorized to repair and maintain tidegates or dikes shall be limited to the minimum necessary to restore the functional operation of the tidegate or dike.

- I. This policy is based on the recognition:
 - a. There is no alternative to dredging for tidegate maintenance or for emergency repair of dikes breached by erosion;
 - b. Dredging for routine dike repair maintenance may be necessary if suitable material such as upland fill is not reasonably available or if access to the dike is not possible for heavy equipment due to wet ground conditions;
 - c. Maintenance and repair of dikes and tidegates is necessary to maintain productive farm land in Coos County and has been a historical farm management practice in the area for over half a century; and
 - d. Any required dredging must be restricted to subtidal areas to minimize adverse impacts to aquatic habitat that might otherwise result.

#5c New and Expanded Log Storage

Where otherwise listed as an allowable use within the respective management unit, new or expanded log storage shall be reviewed and approved by the Department of Environmental Quality in accordance with DEQ's Log Handling Implementation Program which shall include a determination of whether the use is consistent with the resource capabilities of the area and purposes of the estuarine management unit and is consistent with Policy #5 regarding other significant reductions or degradation of estuarine natural values.

This strategy recognizes the technical expertise of Department of Environmental Quality regarding resource capabilities.

#5d Research and Educational Observation Structures

- I. Local government shall support research and educational observation structures, if:
 - a. Such activities are allowed in the respective management unit; and
 - b. The activity is required for research and educational purposes.

This policy shall be implemented through the Administrative Conditional Use review criteria, which is through local review.

- II. Further, where listed as allowable, a "temporary" Research and Educational Observation Structure shall be treated as "temporary" in nature and shall comply with Policy 5a(II).

This strategy recognizes that Goal #16 provides for research and educational observation structures, strictly for the purposes of scientific research or education.

#6 Fill in Conservation and Natural Estuarine Management Units

- I. Local government may allow fill activities in Conservation management units only if listed as an "allowable" use within a respective unit and then only as part of the following use or activity:
 - a. Maintenance and protection of man-made structures existing as of October 7, 1977.
 - b. Active restoration if a public need is demonstrated.
 - c. Low water bridges if:
 1. An estuarine location is required;
 2. Within the estuary, there are no alternative locations such as in a development; management unit; and
 3. Adverse impacts are minimized as much as feasible.
 - d. Support structures if:
 1. The findings of "c" above are made; and
 2. Consistent with the resource capabilities of the area and purposes of the management unit.
 - e. Aquaculture, high-intensity water-dependent recreation and minor navigational improvements if:
 1. The findings of "d" above are made; and
 2. No alternative upland locations exist for the portion of the use requiring fill.
 - f. Flood and erosion control structures if:
 1. Required to protect a water-dependent use as otherwise allowed in "d" above; and

2. Land use management practices and non-structural solutions are inadequate to protect the use.

Further, local government may allow riprap activities in Natural Management Units to a very limited extent where necessary for erosion control to protect (a) uses existing as of 10-7-77; (b) unique natural resource and historical and archaeological values; or (c) public facilities.

If dredged material is placed within a delineated Special Flood Hazard Area, it shall be considered "development" and require approval through a local floodplain development permit.

This strategy shall be implemented through estuarine "Use and Activity" matrices set forth in this Plan and through local review and comment on state and federal permit applications for such projects.

This strategy recognizes the general objectives of LCDC Goal #16 and #17. (June, 1981)

#7 Maintenance Dredging of Authorized Channel

Local government shall support maintenance dredging of all authorized navigation channels.

This strategy recognizes that there are persistent problems with buildup of sediment which interferes with navigation.

#8 Estuarine Mitigation Requirements

Local government recognizes that mitigation shall be required when estuarine dredge or fill activities are permitted in inter-tidal or tidal marsh areas. The effects shall be mitigated by creation, restoration, or enhancement of another area to ensure that the integrity of the estuarine ecosystem is maintained as required by ORS 196.830 (renumbered in 1989). However, mitigation shall not be required for projects which the Department of State Lands determined met the criteria of ORS 196.830(3).

This strategy shall be implemented through procedures established by the Department of State Lands, and as consistent with ORS 196.830 and other mitigation/restoration policies set forth in this Plan.

This strategy recognizes the authority of the Director of the Department of State Lands in administering the statutes regarding mitigation.

#9 Solutions to Erosion and Flooding Problems

Local government shall prefer nonstructural solutions to problems of erosion and flooding to structural solutions. Where shown to be necessary, water and erosion control structures such as jetties, bulkheads, seawalls and similar protective structures, and fill whether located in the waterways or on shorelands above ordinary high water mark shall be designed to minimize adverse impacts on water currents, erosion, and accretion patterns.

- I. Further, where listed as an "allowable" activity within the respective management units, riprap may be allowed in Development Management Units upon findings that:

- a. Land use management practices and nonstructural solutions are inadequate; and
 - b. Adverse impacts on water currents, erosion, and accretion patterns are minimized; and
 - c. It is consistent with the Development management unit requirements of the Estuarine Resources Goal.
- II. Further, where listed as an "allowable" activity within respective management units, riprap shall only be allowed in Conservation Aquatic (CA) units upon findings that:
- a. Land use management practices and nonstructural solutions are inadequate; and
 - b. Adverse impacts on water currents, erosion and accretion patterns are minimized; and
 - c. Riprap is consistent with the resource capabilities of the area and the purposes of maintaining Conservation management units.
- III. Further, where listed as an "allowable" activity within respective management units, riprap shall only be allowed in Natural Aquatic (NA) units upon findings that:
- a. There is a need to protect from erosion uses existing as of October 7, 1977, unique natural resources and historic archaeological values, or public facilities;
 - b. Land use management practices and nonstructural solutions are inadequate;
 - c. It is consistent with the natural management unit as set forth in this Plan and required by Goal #16; and
 - d. Adverse impacts on water currents, erosion and accretion patterns and estuarine organisms and their habitat are minimized.

Implementation of this strategy shall occur through local review of and comment on state and federal permit applications for such projects.

This strategy is based on the recognition that nonstructural solutions are often more cost-effective as corrective measures, but that carefully designed structural solutions are occasionally necessary. The strategy also recognizes LCDC Goal #16 and #17 requirements and the Oregon Administrative Rule classifying Oregon estuaries (OAR 660-17-000 as amended June, 1981).

#10 Proliferation of Single-Purpose Docks and Piers

Local government shall act to restrict the proliferation of individual single-purpose docks and piers when such are allowed within respective management units.

- I. This strategy shall be implemented:
 - a. By preparation of findings by local government in response to a "request for comment" by the Department of State Lands (which shall seek local government's determination regarding the appropriateness of a permit to allow the proposed dock or pier), which documents that:

1. The size and shape of the proposed dock or pier shall be limited to that required for the intended use; and
2. Alternatives to docks and piers (such as mooring buoys, dryland storage, and launching ramps) have been investigated and considered; and

b. By encouraging community facilities common to several uses and interests by:

1. Satisfying community needs for docks and moorage facilities in this Plan; and
2. Encouraging easements to facilitate multi-ownership.

This strategy recognizes the requirements of Goal #16 and the environmental benefits of multi-purpose and multi-ownership docks and moorage facilities.

#11 Authority of Other Agencies

Local government shall recognize the authority of the following agencies and their programs for managing land and water resources:

- ~ The Oregon Forest Practices Act and Administrative Rules for forest lands as defined in ORS 527.620(1991) to 527.730 and Forest Lands Goal;
- ~ The non-point source discharge water quality program administered by the Department of Environmental Quality (DEQ) under Section 208 of the Federal Water Quality Act as amended in 1972 (PL 92-500);
- ~ The Fill and Removal Permit Program administered by the Department of State Lands (DSL) under ORS 196.800-196.880 (renumbered 1989); and
- ~ The programs of the State Soil and Water Conservation Commission and local districts and the Soil Conservation Service and the Agricultural Lands Goal.

This strategy recognizes there are several agencies with authority over coastal waters and that their management programs should be used rather than developing new or duplicate management techniques or controls, especially as related to existing programs functioning to maintain water quality and minimize man-induced sedimentation.

This strategy shall be implemented through the permit coordination with ODFW and the Army Corps of Engineers prior to County sign-off on permits.

#12 Removal of Old Pilings and Snags

Local governments shall support removal of pilings, sunken logs, snags and other obstructions, and accumulations of debris from the Coos Bay Estuary, where "minor navigational improvement" is listed as an allowable use or activity within all management units, except where identified as needed for habitat.

This strategy recognizes that the Coos Bay Estuary contains a number of disused pilings, snags, other obstructions and accumulations which may interfere with navigation and which can adversely affect

habitat and increase erosion hazard.

This strategy shall be implemented through the permit coordination with ODFW and the Army Corps of Engineers prior to County sign-off on permits.

#13 Overall Use Priorities within Coastal Shorelands

- I. Local government shall maintain the following priorities for the overall use of coastal shorelands (from highest to lowest):
 - a. Promote uses which maintain the integrity of estuaries and coastal waters;
 - b. Provide for water-dependent uses;
 - c. Provide for water-related uses;
 - d. Provide for nondependent, non-related uses which retain flexibility of future use and do not prematurely or inalterably commit shorelands to more intensive uses;
 - e. Provide for development, including nondependent, non-related uses, in urban areas compatible with existing or committed uses;
 - f. Permit nondependent, non-related uses, which cause a permanent or long-term change in the features of coastal shorelands, only upon a demonstration of public need.

In addition, priority uses for flood hazard and floodplain areas outside of incorporated cities shall include agriculture, forestry, recreation, and open space.

This strategy recognizes that the Coos Bay Estuary Management Plan's shoreland designations and permitted uses and activities are based upon and establish general priorities for the use of coastal shoreland resources.

#14 General Policy on Uses within Rural Coastal Shorelands

- I. Coos County shall manage its rural areas within the "Coos Bay Coastal Shorelands Boundary" by allowing only the following uses in rural shoreland areas, as prescribed in the management units of this Plan, except for areas where mandatory protection is prescribed by LCDC Goal #17 and CBEMP Policies #17 and #18:
 - a. Farm uses as provided in ORS 215.203;
 - b. Propagation and harvesting of forest products;
 - c. Private and public water-dependent recreation developments;
 - d. Aquaculture;
 - e. Water-dependent commercial and industrial uses, water-related uses, and other uses

only upon a finding by the Board of Commissioners or its designee that such uses satisfy a need which cannot be accommodated on uplands or shorelands in urban and urbanizable areas or in rural areas built upon or irrevocably committed to non-resource use.

- f. Single-family residences on lots, parcels, or units of land existing on January 1, 1977, when it is established that:
 - 1. The dwelling is in conjunction with a permitted farm or forest use, or
 - 2. The dwelling is in a documented "committed" area, or
 - 3. The dwelling has been justified through a goal exception; and
 - 4. Such uses do not conflict with the resource preservation and protection policies established elsewhere in this Plan;

- g. Any other uses, including non-farm uses and non-forest uses, provided that the Board of Commissioners or its designee determines that such uses satisfy a need which cannot be accommodated at other upland locations or in urban or urbanizable areas. In addition, the above uses shall only be permitted upon a finding that such uses do not otherwise conflict with the resource preservation and protection policies established elsewhere in this Plan.

This strategy recognizes (1) that Coos County's rural shorelands are a valuable resource and accordingly merit special consideration and (2) that LCDC Goal #17 places strict limitations on land divisions within coastal shorelands. This strategy further recognizes that rural uses "a" through "g" above, are allowed because of need and consistency findings documented in the "factual base" that supports this Plan.

#15 Land Divisions within Rural Shorelands

Coos County shall permit subdivisions and partitions within the Coos Bay Coastal Shorelands Boundary in rural areas only upon a finding by the County: (1) that the new land division has been justified through a goal exception; (2) that the new land division fulfills a need that cannot otherwise be accommodated in uplands in urban and urbanizable areas or other upland locations; and (3) that such land division would not otherwise conflict with the resource preservation and protection policies established elsewhere in this Plan.

This strategy shall be implemented through provisions in ordinance measures that require the above findings to be made prior to the approval of the tentative plat of a subdivision or partition.

This strategy recognizes: (1) Coos County's rural shorelands area is a valuable resource and accordingly merits special consideration and (2) that LCDC Goal #17 places strict limitations on land divisions within coastal shorelands.

#16 Protection of Sites Suitable for Water-Dependent Uses and Special Allowance for new Non-Water-Dependent Uses in “Urban Water-Dependent (UW) Units”

Local government shall protect shorelands in the following areas that are suitable for water-dependent uses for water-dependent commercial, recreational, and industrial uses.

- a. Urban or urbanizable areas;
- b. Rural areas built upon or irrevocably committed to non-resource use; and
- c. Any unincorporated community subject to OAR Chapter 660, Division 022 (Unincorporated Communities).

This strategy is implemented through the Estuary Plan, which provides for water-dependent uses within areas that are designated as Urban Water-Dependent (UW) management units.

- I. Minimum acreage. The minimum amount of shorelands to be protected shall be equivalent to the following combination of factors:
 - a. Acreage of estuarine shorelands that are currently being used for water-dependent uses; and
 - b. Acreage of estuarine shorelands that at any time were used for water-dependent uses and still possess structures or facilities that provide or provided water-dependent uses with access to the adjacent coastal water body. Examples of such structures or facilities include wharves, piers, docks, mooring piling, boat ramps, water intake or discharge structures, and navigational aids.
- II. Suitability. The shoreland area within the estuary designated to provide the minimum amount of protected shorelands shall be suitable for water-dependent uses. At a minimum, such water-dependent shoreland areas shall possess, or be capable of possessing, structures or facilities that provide water-dependent uses with physical access to the adjacent coastal water body. The designation of such areas shall comply with applicable Statewide Planning Goals.
- III. Permissible Non-Water-Dependent Uses. Unless otherwise allowed through an Exception, new non-water-dependent uses which may be permitted in "Urban Water-dependent (UW)" management units are a temporary use which involves minimal capital investment and no permanent structures or a use in conjunction with and incidental and subordinate to a water-dependent use. Such new non-water-dependent uses may be allowed only if the following findings are made prior to permitting such uses:
 1. Temporary use involving minimal capital investment and no permanent structures:
 - a. The proposed use or activity is temporary in nature (such as storage, etc.); and
 - b. The proposed use would not pre-empt the ultimate use of the property for

water-dependent uses; and

- c. The site is committed to long-term water-dependent use or development by the landowner.
2. Use in conjunction with and incidental and subordinate to a water-dependent use:
 - a. Such non-water-dependent uses shall be constructed at the same time as or after the water-dependent use of the site is established and must be carried out together with the water-dependent use.
 - b. The ratio of the square footage of ground-level indoor floor space plus outdoor acreage distributed between the non-water-dependent uses and the water dependent uses at the site shall not exceed one to three (non-water-dependent to water-dependent).
 - c. Such non-water-dependent uses shall not interfere with the conduct of the water-dependent use.

This policy shall be implemented through provisions in ordinance measures that require an administrative conditional use application be filed and approved and the above findings be made prior to the establishing of the proposed uses or activities.

#16a Minimum Protected Acreage Required for County Estuarine Shorelands

Local government shall protect the minimum for water-dependent use, at least the minimum acreage determined necessary under the standards of Statewide Planning Goal #17, for the protection of sites suitable for water-dependent uses and special allowance for new non-water-dependent uses in urban water-dependent units.

- A. Coos County:
 - As of August 8, 2013, there were 1,406.46 acres of Coos Bay Estuary shoreland planned and zoned for water-dependent use in the unincorporated portions of Coos County.
 - 496.52 acres have been determined to be the minimum amount of acreage required to be protected for water-dependent use within the estuary shoreland units of the unincorporated portions of the Coos Bay Estuary.
 - Any request to rezone shoreland designated for water-dependent use within the unincorporated portions of the Coos Bay Estuary will require a demonstration by the applicant that at least the minimum acreage amount of 496.52 acres will remain designated for water-dependent use.
- B. Coos Bay:

- As of January 1, 2000, there were 106.83 acres of Coos Bay estuary shoreland planned and zoned for water-dependent use in the city of Coos Bay.
- It has been determined that 76.18 acres are the minimum amount of acreage required to be protected for water-dependent use within the estuary shoreland units lying within the city of Coos Bay.
- Any request to redesignate or rezone shoreland designated for water-dependent use within the portions of the Coos Bay estuary in the city of Coos Bay will require a demonstration by the applicant that at least the minimum acreage amount of 76.18 acres will remain designated for water dependent use.
- As of June 15, 2010, 2.04 acres of shoreland designated for water-dependent use was removed from the total 106.83 acre inventory (ZON2010-00015). As a result, there are 104.79 acres of estuarine shoreland designated for water-dependent use remaining in the city of Coos Bay. [Ord. 431 Exhibit B 6/15/2010]
- As of July 6, 2010, 2.59 acres of shoreland designated for water-dependent use was removed from the total of 104.79 acre inventory (ZON2010-00012). As a result, there are 102.20 acres of estuarine shoreland designated for water-dependent use remaining in the city of Coos Bay. [Ord. 435 Exhibit B 7/06/2010]

This policy shall be implemented through provisions in ordinance measures that require the above findings be made at the time an application for rezoning is approved.

#16b Rural, Urban, and Unincorporated Communities Use Standards

- I. Commercial and Industrial uses in Unincorporated Communities and on Rural Lands shall be consistent with OAR 660-022-0030. Commercial and industrial uses shall comply with building square footage requirements set forth in OAR 660-022-0030(10) and (11). New commercial structures authorized outside of an unincorporated community boundary (UCB) or urban growth boundary (UGB) shall not exceed 3,500 square feet of floor area. New industrial structures located outside of a UCB or UGB shall not exceed 35,000 square feet of floor area, unless:
 - a. The industrial use involves the primary processing of raw material(s) produced in the area or from ocean resources; or
 - b. The industrial use is located on an abandoned or diminished mill site as defined by statute; or
 - c. The industrial use is located in an area where an exception to Goal 14 has been taken; or
 - d. As authorized by Goals 3 and/or 4.

This policy shall be implemented through ordinance measures. Implementation shall occur as identified under specific zoning district standards. (04-04-005PL 9/1/04)

- II. It must be demonstrated through findings that the proposed use will not:
 - a. adversely affect agricultural and forest operations and

- b. interfere with the efficient functioning of urban growth boundaries.
- III. The following are development standards for proposed commercial or industrial structures to be located on parcels which are abutting exclusive farm use or forest zoned properties:
- a. All structures, except fences, shall be setback a minimum of thirty-five (35) feet from any road right-of-way centerline or five (5) feet from any right-of-way centerline, whichever is greater; and
 - b. All structures being sited on parcels abutting exclusive farm use (EFU) or forest (F) zoned parcels, property owner(s)/applicant(s) shall acknowledge and file in the deed records of Coos County, a "Farm or Forest" Practices Management Covenant. The covenant shall be recorded in the deed records of the county prior to the County issuing a zoning compliance letter.

#17 Protection of "Major Marshes" and "Significant Wildlife Habitat" in Coastal Shorelands

Local governments shall protect from development major marshes and significant wildlife habitat, coastal headlands, and exceptional aesthetic resources located within the Coos Bay Coastal Shorelands Boundary, except where exceptions allow otherwise.

- I. Local government shall protect:
 - a. "Major marshes" to include areas identified in the Goal #17, "Linkage Matrix" (Appendix B), and the "Shoreland Values" Inventory Map (Map M2); and
 - b. "Significant wildlife habitats" to include those areas identified on the "Shoreland Values" Inventory Map (Map M2); and
 - c. "Coastal headlands"; and
 - d. "Exceptional aesthetic resources" where the quality is primarily derived from or related to the association with coastal water areas.
- II. This strategy shall be implemented through:
 - a. Plan designations and use and activity matrices set forth elsewhere in this Plan that limit uses in these special areas to those that are consistent with protection of natural values; and
 - b. Through use of the Detailed Maps that identify such special areas and restrict uses and activities therein to uses that are consistent with the protection of natural values. Such uses may include propagation and selective harvesting of forest products consistent with the Oregon Forest Practices Act, grazing, harvesting wild crops, and low-intensity water-dependent recreation; and

- c. Contacting Oregon Department of Fish and Wildlife for review and comment on the proposed development within the area of the 5b or 5c bird sites.

This strategy recognizes that special protective consideration must be given to key resources in coastal shorelands over and above the protection afforded such resources elsewhere in this Plan.

#18 Protection of Historical, Cultural and Archaeological Sites

Local government shall provide protection to historical, cultural and archaeological sites and shall continue to refrain from widespread dissemination of site specific information about identified archaeological sites.

- I. This strategy shall be implemented by requiring review of all development proposals involving a cultural, archaeological, or historical site to determine whether the project as proposed would protect the cultural, archaeological, and historical values of the site.
- II. The development proposal, when submitted, shall include a Site Plan Application, showing, at a minimum, all areas proposed for excavation, clearing, and construction. Within three (3) working days of receipt of the development proposal, the local government shall notify the Coquille Indian Tribe and Coos, Siuslaw, Lower Umpqua Tribe(s) in writing, together with a copy of the Site Plan Application. The Tribe(s) shall have the right to submit a written statement to the local government within thirty (30) days of receipt of such notification, stating whether the project as proposed would protect the cultural, historical, and archaeological values of the site or, if not, whether the project could be modified by appropriate measures to protect those values.

"Appropriate measures" may include, but shall not be limited to the following:

- a. Retaining the prehistoric and/or historic structure in situ or moving it intact to another site; or
- b. Paving over the site without disturbance of any human remains or cultural objects upon the written consent of the Tribe(s); or
- c. Clustering development so as to avoid disturbing the site; or
- d. Setting the site aside for non-impacting activities, such as storage; or
- e. If permitted pursuant to the substantive and procedural requirements of ORS 97.750, contracting with a qualified archaeologist to excavate the site and remove any cultural objects and human remains, reinterring the human remains at the developer's expense; or
- f. Using civil means to ensure adequate protection of the resources, such as acquisition of easements, public dedications, or transfer of title.

If a previously unknown or unrecorded archaeological site is encountered in the development process,

the above measures shall still apply. Land development activities which violate the intent of this strategy shall be subject to penalties prescribed in ORS 97.990.

- III. Upon receipt of the statement by the Tribe(s), or upon expiration of the Tribe(s) thirty day response period, the local government shall conduct an administrative review of the Site Plan Application and shall:
 - a. Approve the development proposal if no adverse impacts have been identified, as long as consistent with other portions of this plan, or
 - b. Approve the development proposal subject to appropriate measures agreed upon by the landowner and the Tribe(s), as well as any additional measures deemed necessary by the local government to protect the cultural, historical, and archaeological values of the site. If the property owner and the Tribe(s) cannot agree on the appropriate measures, then the governing body shall hold a quasi-judicial hearing to resolve the dispute. The hearing shall be a public hearing at which the governing body shall determine by preponderance of evidence whether the development project may be allowed to proceed, subject to any modifications deemed necessary by the governing body to protect the cultural, historical, and archaeological values of the site.
- IV. Through the "overlay concept" of this policy and the Coastal Historical and Archaeological Sites Map (available at Coos County), unless an exception has been taken, no uses other than propagation and selective harvesting of forest products consistent with the Oregon Forest Practices Act, grazing, harvesting wild crops, and low intensity water-dependent recreation shall be allowed unless such uses are consistent with the protection of the cultural, historical and archaeological values or unless appropriate measures have been taken to protect the historic and archaeological values of the site.

This strategy recognizes that protection of cultural, historical, and archaeological sites is not only a community's social responsibility; it is also legally required by ORS 97.745. It also recognizes that cultural, historical, and archaeological sites are non-renewable cultural resources.

#19 Management of "Wet-Meadow" Wetlands within Coastal Shorelands

- I. Coos County shall protect for agricultural purposes those rural areas defined as "wet-meadow" wetlands by the U.S. Fish and Wildlife Service but currently in agricultural use or with agricultural soils and not otherwise designated as "significant wildlife habitats" or "major marshes", unless an Exception allows otherwise. Permitted uses and activities in these areas shall include farm use and any drainage activities which are necessary to improve agricultural production. Filling of these areas, however, shall not be permitted so as to retain these areas as wildlife habitats during periods of seasonal flooding and high water tables with the following exceptions:
 - a. For transportation corridors where an exception has been taken to Goal #3 (Agricultural Lands); or
 - b. For agricultural buildings, where no alternative sites exist on the applicant's property; or

- c. Minor improvements for which there is no practical alternative; or
- d. Where no fill permit is required under Section 404 of the Water Pollution Control Act; or
- e. For priority dredged material disposal sites designated by this Plan for protection from pre-emptory uses.

Any activity or use requires notification of Department of State Lands with their comments received prior to the issuance of any permits.

- II. This policy shall be implemented by designating these lands as "Agricultural Lands" on the "Detailed" Inventory Map and by making findings in response to a request for comment by the Department of State Lands (DSL), which show whether the proposed action is consistent with the Comprehensive Plan:
 - a. That protection of these areas for agricultural use is necessary to ensure the continuation of the local agricultural economy;
 - b. That improved drainage is necessary to maintain or enhance productivity by establishing preferred forage types;
 - c. That the present system of agricultural use in the Coos Bay area is compatible with wildlife habitat values because the land is used for agriculture during the season when the land is dry and therefore not suitable as wetland habitat and provides habitat areas for wildfowl during the flooding season when the land is unsuitable for most agricultural uses; and
 - d. That these habitat values will be maintained provided filling is not permitted.

#20 Dredged Material Disposal Sites

Local government shall support the stockpiling and disposal of dredged materials on sites specifically designated in Plan Provisions, Volume II, Part 1, Section 6, Table 6.1, and also shown on the "Selected Dredged Material Disposal Sites" Inventory Map . Ocean disposal is currently the primary disposal method chosen by those who need disposal sites. The dredge material disposal designated sites on the list provided on Table 6.1 has decreased because the ocean has become the primary disposal method, the in-land DMD sites have diminished, and those which have remained on the DMD list are sites which may be utilized in the future and not be cost-prohibitive. Consistent with the "Use/Activity" matrices, designated disposal sites shall be managed so as to prevent new uses and activities which could prevent the sites' ultimate use for dredge material disposal. A designated site may otherwise only be released for some other use upon a finding that a suitable substitute upland site or ocean dumping is available to provide for that need. Sites may only be released through a Plan Amendment. Upland dredged material disposal shall be permitted elsewhere (consistent with the "Use/Activity" matrices) as needed for new dredging (when permitted), maintenance dredging of existing functional facilities, minor navigational improvements, or drainage improvements provided riparian vegetation and fresh-water wetlands are not affected. For any in-water (including intertidal or subtidal estuarine areas) disposal permit requests, this strategy shall be implemented by the preparation of findings by local government consistent with

Policy [#5](#) (Estuarine Fill and Removal) and Policy [#20c](#) (Intertidal Dredged Material Disposal). Where a site is not designated for dredged material disposal, but is used for the disposal of dredged material, the amount of material disposed shall be considered as a capacity credit toward the total identified dredged material disposal capacity requirement.

- I. This policy shall be implemented by:
 - a. Designating "Selected Dredge Material Disposal Sites" plan map ; and
 - b. Implementing an administrative review process (to preclude pre-emptory uses) that allows uses otherwise permitted by this Plan but proposed within an area designated as a "Selected DMD" site only upon satisfying all of the following criteria:
 1. The proposed use will not entail substantial structural or capital improvements (such as roads, permanent buildings, and non-temporary water and sewer connections); and
 2. The proposed use must not require any major alteration of the site that would affect drainage or reduce the usable volume of the site (such as extensive site grading/excavation or elevation from fill); and
 3. The proposed use must not require site changes that would prevent the expeditious conversion of the site to estuarine habitat.
 - c. Local government's review of and comment on applicable state and federal waterway permit applications for dike/tidegate and drainage ditch actions.
- II. This strategy recognizes that sites designated in the Comprehensive Plan reflect the following key environmental considerations required by LCDC Goal #16:
 - a. Disposal of dredged material in upland or ocean waters was given general preference in the overall site selection process;
 - b. Disposal of dredged material in estuary waters is permitted in this Plan only when such disposal is consistent with state and federal law;
 - c. Selected DMD sites must be protected from pre-emptory uses.

#20a Dredged Material Disposal Guidelines

Future dredged material disposal should be carried out in accordance with the guidelines outlined in Volume II, Part I, Section 6.2 of the Plan, which relate to drainage diversion, sediment quality and turbidity, timing of disposal, land surface use, revegetation, toxic materials, land use outfalls and influent discharge points, water quality, and removal of material from approved upland sites. Future land use shall be governed by the uses/activities permitted and the Management Objective in that management unit. Additional guidelines contained in the "Selected Dredge Material Disposal Sites" section of the individual site fieldsheets (see Inventory and Factual Base, Volume II, Part 2, Section 6, Appendix 'A') provide site-specific information on the procedures that should be followed.

These guidelines are intended to indicate the type of conditions that federal and state agencies are likely to impose on dredged material disposal permits, which shall be the primary means of implementation. Local government shall implement this policy by review and comment on permit applications. This policy recognizes that disposal permit conditions are imposed at the discretion of the permitting agency and should not be set down as mandatory requirements in the Plan, but simply as guidelines.

#20b Priority for In-Bay Subtidal Disposal Sites

- I. In-bay disposal site "G" (Coos Head), also known as Aquatic Unit 67A-DA, is the first priority in-bay subtidal disposal site, but shall be used only:
 - a. During rough bar conditions when ocean disposal is not feasible; or
 - b. In conjunction with maintenance dredging of the Charleston marina complex.
- II. In-bay site "8.4" shall be used only when site "F" is inaccessible because of severe weather conditions and/or dredging above R.M. 6. See table 7.6 below.

This policy shall be implemented by state and federal issuance of dredged material disposal permits.

This policy recognizes that there are limitations on the acceptable use of in-bay placement of dredged materials.

TABLE 7.6

SUMMARY: DREDGED MATERIAL DISPOSAL SITES*

SITE NO.	LOCATION	CAPACITY [cu. yds. c.y.]	COMMENTS
4a	North Spit	1,670,000	Federally
4x	Henderson Marsh	2,000,000	Future project
9y	Airport Interior	336,000	FAA approved
E	Offshore	Unknown	Alternate site to site "F" [See Section 6.2.1(a)] approved by USACOE
F	Offshore	Unknown	See Section 6.2.1(b) approved by USACOE
H	Offshore	Unknown	See Section 6.2.1(c) approved by USACOE
Beachfront	North Spit	Unlimited	Biological/Engineering data required
[Ocean]	[Off Bar]	(Unlimited)	[Currently under study]
Inbay 8.4	Airport	Unknown	Limited use allowed
New	Barview	100,000	Port owned
Inbay G	Coos Head	Unknown	Regularly used
15a	East Bay Drive at Kentuck Inlet	200,000	School District #13
25	Lower Isthmus [East]	1,300,000	Private ag. Land
30b	North of Christensen Ranch	696,000	Private ag.
		6,302,000 c.y.	

#20c Intertidal Dredged Material Disposal

Local government shall prohibit dredged material disposal in intertidal or tidal marsh areas except where such disposal is part of an approved fill project.

This strategy shall be implemented through operation of the waterway permit process as a response to a "request for comment" from the Department of State Lands and U. S. Army Corps of Engineers.

This strategy recognizes that upland disposal and ocean disposal are alternatives to intertidal disposal.

#20d DMD Planning Period

Local government recognizes that the Comprehensive Plan does not provide adequate information of dredged material disposal (DMD) sites. Updating information and strategies will occur during the County's periodic review.

This strategy shall be implemented through review of DMD needs during periodic review and through statistical monitoring of DMD fills by the Army Corps of Engineers and Oregon International Port of Coos Bay.

#21 Mitigation and Restoration Sites

Local government shall support mitigation and restoration actions on the sites specifically designated in this Plan (See Plan Inventory, Section 7, Special Mitigation/Restoration Element). However, mitigation and restoration actions shall not necessarily be limited to the identified sites, but may occur in other areas with suitable potential as permitted in the "Uses/Activities" matrices and subject to Policy #8, Mitigation Requirements. Local government shall also cooperate with the Oregon Department of Fish and Wildlife (ODFW) and the Department of State Lands (DSL) to form a "mitigation bank" pursuant to ORS 196.600-655 and 196.830 (renumbered 1989).

This strategy is based upon the recognition of the need for identification of areas to be used to fulfill the mitigation requirements of Goal #17 and this Plan.

#22 Mitigation Sites: Protection Against Pre-emptory Uses

Consistent with permitted uses and activities:

- ~ "High Priority" designated mitigation sites shall be protected from any new uses or activities which could pre-empt their ultimate use for this purpose.
- ~ "Medium Priority" designated mitigation sites shall also be protected from uses which would pre-empt their ultimate use for this purpose.

However, repair of existing dikes or tidegates and improvement of existing drainage ditches is permitted, with the understanding that the permitting authority (Department of State Lands) overrides the provisions of Policy #38. Wetland restoration actions, designed to answer specific research questions about wetland mitigation and/or restoration processes and techniques, may be permitted upon approval by Division of States Lands and as prescribed by the uses and activities table in this Plan.

- ~ "Low Priority" designated mitigation sites are not permanently protected by the Plan. They are intended to be a supplementary inventory of potential sites that could be used at the initiative of the landowner. Pre-emptory uses shall be allowed on these sites, otherwise consistent with uses and activities permitted by the Plan. Any change in priority rating shall require a Plan Amendment.

Except as provided above for research of wetland restoration and mitigation processes and techniques, repair of existing dikes, tidegates and improvement of existing drainage ditches, "high" and "medium" priority mitigation sites shall be protected from uses and activities which would pre-empt their ultimate use for mitigation.

- I. This policy shall be implemented by:

- a. Designating "high" and "medium" priority mitigation sites on the "Selected Mitigation and Restoration Sites" Inventory Map; and
- b. Implementing an administrative review process that allows uses otherwise permitted by this Plan but proposed within an area designated as a "high" or "medium" priority mitigation site only upon satisfying the following criteria:
 1. The proposed use must not entail substantial structural or capital improvements (such as roads, permanent buildings or non-temporary water and sewer connections); and
 2. The proposed use must not require any major alteration of the site that would affect drainage or reduce the usable volume of the site (such as extensive site grading/excavation or elevation from fill); and
 3. The proposed use must not require site changes that would prevent the expeditious conversion of the site to estuarine habitat; or
 4. For proposed wetland restoration research projects in "medium" priority mitigation sites the following must be submitted:
 - i. A written approval of the project, from Division of States Lands, and
 - ii. A description of the proposed research, resource enhancement, and benefits expected to result from the restoration research project.
- c. Local government's review and comment on state and federal waterway permit applications for dike/tidegate and drainage ditch actions.

This policy recognizes that potential mitigation sites must be protected from pre-emptory uses. However, "low priority" sites are not necessarily appropriate for mitigation use and are furthermore in plentiful supply. It further recognizes that future availability of "medium priority" sites will not be pre-empted by repair of existing dikes, tidegates and drainage ditches, or otherwise allowed by this policy. This insures the continuation of agricultural production until such time as sites may be required for mitigation. This policy also recognizes that research activities designed to gain further understanding of wetland restoration and mitigation processes and techniques are needed. The consideration of "medium priority" mitigation sites for this purpose will facilitate future identification and successful use of mitigation sites (OR 95-11-010PL 1/24/96).

#22a Acquisition or Protection of Mitigation/Restoration and Dredged Material Disposal Sites

Local government shall actively promote the acquisition or protection of mitigation/restoration or dredged material disposal sites through purchase of fee title easements or development rights, property exchange, or other similar methods, in addition to mitigation banking, as necessary to meet development needs on the estuary. They shall also investigate such methods of site protection as "limited term freeze" and "open space taxation" or other means of tax reduction.

This policy recognizes that purchase of an interest in a site is often necessary to afford a higher degree of protection than zoning can provide.

#22b Limiting Dredge and Fill as Estuarine Restoration

- I. Local government shall support estuarine dredge or fill actions as estuarine restoration (pursuant to LCDC Goal #16) only when such restoration will meet the requirements of administrative rules adopted by the Department of State Lands and local flood damage prevention ordinances, and only upon findings which demonstrate the following:
 - a. Factual assessment of the nature and extent of the estuarine resource believed to have existed at the proposed restoration site at some time in the past; and
 - b. Factual assessment of how the estuarine resource at the site was lost; and
 - c. Comparison of the resource enhancement expected to result from the proposed restoration project, together with a determination that the proposed project will, in fact, probably restore all or some of the resource values lost at the site; and
 - d. The fill/removal findings at ORS 196.

This policy shall be implemented by an administrative conditional use review process and response to requests for comments by the Department of State Lands and Corps of Engineers regarding state or federal waterway permits.

This policy recognizes that not all estuarine dredge or fill actions may be considered estuarine restoration pursuant to LCDC Goal #16.

#23 Riparian Vegetation and Streambank Protection

- I. Local government shall strive to maintain riparian vegetation within the shorelands of the estuary and, when appropriate, restore or enhance it, as consistent with water-dependent uses. Local government shall also encourage use of tax incentives to encourage maintenance of riparian vegetation, pursuant to ORS 308.792 - 308.803.

Appropriate provisions for riparian vegetation are set forth in the CCZLDO Section 4.5.180 (OR 92-05-009PL).

- II. Local government shall encourage streambank stabilization for the purpose of controlling streambank erosion along the estuary, subject to other policies concerning structural and non-structural stabilization measures.

This strategy shall be implemented by Oregon Department of Transportation (ODOT) and local government where erosion threatens roads. Otherwise, individual landowners in cooperation with the Oregon International Port of Coos Bay and Coos Soil and Water Conservation District, Watershed Councils, Department of State Lands and Oregon Department of Fish and Wildlife shall be responsible for bank protection.

This strategy recognizes that the banks of the estuary, particularly the Coos and Millicoma Rivers are susceptible to erosion and has threatened valuable farmland, roads, and other structures.

#24 Special Forest Protective Regulations in Coastal Shorelands

Local government shall urge the Oregon Department of Forestry to recognize the unique and special values provided by coastal shorelands when developing standards and policies to regulate uses of forestlands within coastal shorelands.

This strategy recognizes LCDC Goal #17 "Implementation Requirement #1" and the need for protection and maintenance of special shoreland values and forest uses especially for natural shorelands and riparian vegetation.

#25 Waste/Storm Water Discharge

Local government recognizes that waste/storm water discharge must meet state and federal water quality standards prior to issuance of any permits by the county.

Local government shall support waste/storm water discharge, if such activity is allowed in the respective management unit and:

- a. The activity is required for waste/storm water discharge; and,
- b. The activity is consistent with the resource capabilities of the area (see Policy 4); and,
- c. Findings must be made satisfying the impact minimization criterion of Policy #4 are made.

This policy shall be implemented through the conditional use process and through local review and comment on state and federal permit applications.

This strategy recognizes that Goal #16 provides for waste/storm water discharge and recognizes the technical expertise of Department of Environmental Quality regarding resource capabilities.

#26 Agricultural Drainage Facilities

Local government shall cooperate with Coos Soil and Water Conservation District, local drainage districts, and individual landowners in their efforts to obtain permits and funding for drainage projects. These projects shall include both improvement and maintenance of existing functional dikes, tidegates and drainage ditches, and construction of new drainage facilities. Areas to be drained may include "wet meadow" areas (see Policy [#19](#)) currently in agricultural use or with agricultural soils not otherwise designated as "significant wildlife habitat" or "major marshes", subject to Policy [#17](#). Local government shall also encourage the formation and expansion of local drainage districts.

The purpose of this strategy is to reduce damage to economically valuable forage crops by controlling flooding of saltwater and by alleviating ponding of floodwater and high water tables that cause serious drainage problems for farmers.

This strategy recognizes that flooding is a particular problem of the Coos Bay area lowlands and that forage crop quality can be improved and grazing seasons lengthened by effective drainage facilities. It further recognizes that drainage districts are effective for local control and financing of agricultural drainage.

#27a Floodplain Protection within Coastal Shorelands

The respective flood regulations of local government set forth requirements for uses and activities in identified flood areas; these shall be recognized as implementing ordinances of this Plan.

This strategy recognizes the potential for property damage that could result from flooding of the estuary.

#27b Natural Hazard Protection within Coastal Shorelands

The respective natural hazard regulations of local government set forth requirements for uses and activities in identified areas impacted by natural hazards; these shall be recognized as implementing ordinances of this Plan.

This strategy recognizes the potential for property damage that could result from natural hazard impacts within the estuary and adjacent shoreland.

#28 Recognition of LCDC Goal #3 (Agricultural Lands) Requirements for Rural Lands within the Coastal Shorelands Boundary

Unless otherwise allowed through an Exception, Coos County shall manage all rural lands designated within the Coastal Shorelands Boundary as being suitable for "Exclusive Farm Use" (EFU) of ORS 215. Allowed uses are listed in Appendix 1, of the Zoning and Land Development Ordinance.

This policy shall be implemented by using the Map 32 (Policy #3) to identify EFU-suitable areas and to abide by the prescriptive use and activity requirements of ORS 215 in lieu of other management alternatives otherwise allowed for properties within the "EFU-overlay" set forth on the "Map (Map 32) and, except where otherwise allowed by exceptions, for needed housing and industrial sites.

The "EFU" zoned land within the Coastal Shorelands Boundary shall be designated as "Other Aggregate Sites" inventories by this Plan pursuant to ORS 215.298(2). These sites shall be inventoried as "1B" resources in accordance with OAR 660-16-000(5)(b). Coos County will re-evaluate these inventoried sites pursuant to the requirements of said rule at, or before, County's periodic review of the Comprehensive Plan. (OR 92-08-013PL 10/28/92).

#28a RESERVED

#29 Restricting Actions in Beach and Dune Areas that are "Unsuitable for Development"

Unless otherwise allowed through an exception, Coos County shall prohibit residential development and commercial and industrial buildings within areas designated as "Beach and Dune Areas Unsuitable for Development" on the "Beaches and Dunes: Development Potential" Inventory Map (Maps 16 and 17) .

- I. Further, Coos County shall permit other developments in these areas only:
 - a. When specific findings have been made which consider:
 - 1. Type of use proposed and the adverse effects it might have on the site and adjacent areas;
 - 2. Temporary and permanent stabilization programs and planned maintenance of new and existing vegetation;
 - 3. Methods for protecting the surrounding area from any adverse effects of the development;
 - 4. Hazards to life, public and private property, and the natural environment which may be caused by the proposed use;
 - 5. Whether drawdown of groundwater would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of saltwater into water supplies; and
 - b. When it is demonstrated that the proposed development:
 - 1. Is adequately protected from any geologic hazards, wind erosion, undercutting, ocean flooding and storm waves, or is of minimal value; and
 - 2. Is designed to minimize adverse environmental effects; and
 - 3. Is designed to comply with specific standards for Coastal High Hazard Flood Zones, if applicable; and
 - c. When specific findings have been made where breaching of foredunes is contemplated, that:

1. The breaching and restoration after breaching is consistent with sound principles of conservation, and either;
2. The breaching is necessary to replenish sand supply in interdune areas; or
3. The breaching is done on a temporary basis in an emergency (e.g., fire control, cleaning up oil spills, draining farm lands, and alleviating flood hazards).

II. This policy shall be implemented through:

- a. Review of the "Beaches and Dunes: Development Potential" Inventory Map (Maps 16 and 17) when development is proposed in these areas; and
- b. An administrative conditional use process where findings are developed based upon a site investigation report submitted by the developer which addresses the considerations set forth above.

III. This policy recognizes that:

- a. The "Beaches and Dunes: Development Potential" Inventory Map (Maps 16 and 17) category of "Beach and Dune Areas Unsuitable for Development" includes the following dune forms:
 1. Beaches;
 2. Active foredunes;
 3. Other foredunes which are conditionally stable and that are subject to ocean undercutting or wave overtopping; and
4. Interdune areas (deflation plains) that are subject to ocean flooding;
 - b. The measures prescribed in this policy are specifically required by LCDC Goal #18 for the above-referenced dune forms; and that
 - c. It is important to ensure that development in sensitive beach and dune areas is compatible with, or can be made compatible with, the fragile and hazardous conditions common to such areas.

#30 Restricting Actions in Beach and Dune Areas with "Limited Development Suitability" and Special Consideration for Sensitive Beach and Dune Resources (moved from Policy #31)

- I. Coos County shall permit development within areas designated as "Beach and Dune Areas with Limited Development Suitability" on the "Beaches and Dunes: Development Potential" Inventory Map (Maps 16 and 17) only upon the establishment of findings that shall include at least:

- a. The type of use proposed and the adverse effects it might have on the site and adjacent areas;
- b. Temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;
- c. Methods for protecting the surrounding area from any adverse effects of the development;
- d. Hazards to life, public and private property, and the natural environment which may be caused by the proposed use; and
- e. Whether drawdown of groundwater would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of saltwater into water supplies.

Implementation shall occur through an administrative conditional use process which shall include submission of a site investigation report by the developer that addresses the five considerations above.

II. This policy recognizes that:

- a. The "Beaches and Dunes: Development Potential" Inventory Map (Maps 16 and 17) category of "Beach and Dune Areas with Limited Development Suitability" includes all dune forms except older stabilized dunes, active foredunes, conditionally stabilized foredunes that are subject to ocean undercutting or wave overtopping, and interdune areas (deflation plains) subject to ocean flooding;
- b. The measures prescribed in this policy are specifically required by LCDC Goal #18 for the above-referenced dune forms; and that
- c. It is important to ensure that development in sensitive beach and dune areas is compatible with, or can be made compatible with, the fragile and hazardous conditions common to beach and dune areas.

III. Permits for beachfront protective structures shall be issued only where development existed on January 1, 1977 (see Section 3. Definitions for "development"). Criteria for review of all shore and beachfront protective structures shall provide that:

- a. Visual impacts are minimized;
- b. Necessary access to the beach is maintained;
- c. Negative impacts on adjacent property are minimized; and
- d. Long-term or recurring costs to the public are avoided.

IV. Local government shall cooperate with state and federal agencies in regulating the following actions in beach and dune areas by sending notification of Administrative Conditional Use

decision:

- a. Destruction of desirable vegetation (including inadvertent destruction by moisture loss or root damage);
- b. The exposure of stable and conditionally stable areas to erosion;
- c. Construction of shore structures which modify current or wave patterns leading to beach erosion; and
- d. Any other development actions with potential adverse impacts.

#30a Future Update of Site Plan Review Procedure

During the first plan review and update, the County shall amend the Coos Bay Estuary Ordinance to include more detailed procedures for site investigations and standards for development in limited suitability areas, consistent with those provisions adopted for the balance of the County (Volume I).

#31 RESERVED

#32 Boat Ramps

Local government shall encourage the provision of new boat ramps and the repair and improvement of existing boat ramps and facilities in areas designated to allow that use.

This strategy recognizes the need for facilities to accommodate recreational boating access.

#33 Water-Based Recreation

Local governments support increased use of the Coos Bay estuary for water-based recreation.

#34 Recognition of LCDC Goal #4 (Forest Lands) Requirements for Forest Lands within the Coastal Shorelands Boundary

Unless otherwise allowed through an Exception, Coos County shall manage all rural lands designated on the Inventory Maps as "Forest Lands" within the Coastal Shorelands Boundary consistent with the "Forest Uses" requirements of LCDC Goal #4. Allowed uses are listed in Appendix 3 of the Zoning and Land Development Ordinance.

Where the County's Comprehensive Plan identified major marshes; significant wildlife habitat; and riparian vegetation on coastal shorelands subject to forest operations governed by the Forest Practices Act, the Forest Practice program and rules of the Department of Forestry shall be carried out in such a manner as to protect and maintain the special shoreland values of the major marshes, significant wildlife habitat areas, and forest uses especially for natural shorelands and riparian vegetation.

This policy shall be implemented by using inventory plan maps Plan Map 32 "Agricultural and Forest

Lands” to identify "Forest Lands", and to abide by the prescriptive use and activity requirements of LCDC Goal #4 in lieu of other management alternatives otherwise allowed for properties within the "Forest Lands-Overlay" set forth on the Inventory Maps and except where otherwise allowed by Exception for needed housing and industrial sites.

This policy recognizes that the requirements of LCDC Goal #4 are equal and not subordinate to other management requirements of this Plan for "Forest Lands" located within the Coastal Shorelands Boundary.

#34a Forest Practices Act

Where the County's Comprehensive Plan identified major marshes; significant wildlife habitat; and riparian vegetation on coastal shorelands subject to forest operations governed by the Forest Practices Act, the Forest Practice program and rules of the Department of Forestry shall be carried out in such a manner as to protect the natural values of the major marshes and significant wildlife habitat areas and to maintain riparian vegetation.

This policy recognizes the special requirements of Goal #17 that must be implemented through the Oregon Department of Forestry and the Forest Practices Act.

#34b Future Update of Policy #34

During the plan review and update, Policy #34 and its implementing provisions shall be reviewed and amended, if necessary, to insure consistency with Volume I, Part 1 of the Coos County Comprehensive Plan, and its implementing ordinance

#35 Plan Implementation

Coos County's, the City of Coos Bay's, and the City of North Bend's on-going land use and community development planning process shall utilize broad-based citizen involvement for public consideration of the following:

- a. Identification of new planning problems and issues;
- b. Collection and analysis of inventories and other pertinent factual information;
- c. Evaluation of alternative courses of action and ultimate policy choices; and
- d. Recommendation of policy directives, based upon consideration of the County's social, economic, energy and environmental needs.

This strategy is based upon the recognition that the public planning process is essential to producing rational land use and community development policies which are the basis of this Plan and which must be the basis for future Plan revisions and modifications.

This Plan includes coordination between the cities of Coos Bay and North Bend through a cooperative agreement which ensures the exchange of information and the maintenance of an adequate supply of

specifically zoned and developable lands in the Bay Area.

This strategy is based on the recognition that the zoning map, zoning, and land development ordinances are simply implementation tools which carry out the expressed policies and intent of the Plan.

#36 Plan Update

As necessary, or at minimum every ten years, Coos County, City of Coos Bay, and City of North Bend shall: a) conduct a comprehensive review of this Plan, including inventory and factual base and implementing measures to determine if any revision is needed; b) shall base its review upon re-examination of data, problems, and issues; c) shall issue a public statement as to whether any revision is needed; d) shall coordinate with other jurisdictions which are included within the Coos Bay Estuary and its shorelands; and e) shall incorporate public input into its decision.

This strategy is based on the recognition that a formal review is necessary to keep this Plan current with local situations and events which may change from time-to-time and reduce the Plan's ability to effectively and appropriately guide growth of the Coos Bay Estuary and its shorelands.

A comprehensive review and update of this Plan shall include review and amendment, as necessary, of policies and management unit implementing measures contained in this plan to reflect changing environmental, social, cultural, and economic circumstances within the estuary. As part of this update, maps used for regulatory plan review shall be reviewed and updated with best available scientific data to the greatest extent possible.

This review shall include extensive engagement with stakeholders and the community. This shall include but not be limited to the development of a citizen advisory committee made up of representatives from key interest groups and the public at large whose aim is to represent the interests of the community.

Coos County, City of Coos Bay, and City of North Bend shall coordinate to approve minor revisions/amendments to this Plan when justified. Minor revisions/amendments are smaller in scope than major revisions/amendments and generally include, but are not limited to, changes in uses and activities allowed and changes in standards and conditions.

The County, and City of Coos Bay, and City of North Bend shall undertake special studies and projects deemed beneficial and/or necessary to the community, to keep key inventories current which are the factual basis of this Plan.

This policy shall be implemented through Planning efforts to keep a statistical database on Coos County's changing socio-economic characteristics (including, but not limited to, population and housing data, employment statistics, traffic counts, agricultural production, etc.). The County, City of Coos Bay, and City of North Bend encourage agency cooperation in providing relevant new data as it is published.

This policy recognizes the necessity of keeping key planning information current and, further, that County and City efforts to do so would be largely limited to collecting and analyzing data compiled initially by other agencies. Further, the policy recognizes that special projects (i.e., neighborhood traffic studies) may be necessary to help resolve unanticipated small-scale community problems.

The policy recognizes: a) the Planning Departments of each jurisdiction may conduct necessary research or contract with a consultant (if dollars are available); b) the County may continue with a skeletal long-range planning staff necessary to provide technical support in efforts to maintain and update the Plan; and c) state funds might be available to help defray the local costs of such activities.

#37 County Plan Revisions and Amendments do not apply to provisions affecting City Management Units: Public Hearing Procedure

Coos County shall exercise due process in considering amendments to this Plan. Public hearing procedures are set forth in the Coos County Zoning and Land Development Ordinance (CCZLDO) Section 5.7 (OR 92-05-009PL).

Coos County shall coordinate all revisions consistent with Section 2 of this plan.

#38 Grandfathering of Existing Nonconforming Uses and Structures

Coos County shall permit the continuation of legally established existing uses and structures (located outside incorporated city limits) that do not conform to the provisions of this Plan and its implementing ordinances.

- I. This policy shall be implemented by:
 - a. Following the provision about non-conforming uses legally required by ORS 215.130 and ORS 215.215, which regulate and allow the continued existence of nonconforming uses and the alteration and expansion of such uses; and
 - b. More specific implementing ordinance measures.

#39 Citizen Involvement

The citizen involvement will include an officially recognized committee for citizen involvement. The committee will be known as the Coos Estuary Citizen Advisory Committee (CECAC) and will broadly representative of geographic areas and interests related to land use and land use decisions. Committee members shall be selected by an open, well publicized public process. The committee for citizen involvement shall be responsible for assisting the governing body with the development of a program that promotes and enhances citizen involvement in land-use planning, assisting in the implementation of the citizen involvement program, and evaluating the process being used for citizen involvement as required in Oregon Statewide Planning Goal 1. [See Section 2](#)

#40 RESERVED

#41 Maintenance of Inventories and Factual Base

The Board of Commissioners shall instruct the Coos Estuary Steering Committee or Staff to undertake special studies and projects deemed beneficial to the community and/or necessary to keep current certain key inventories that are the factual basis of this Plan as funding is provided for such purposes by the Board of Commissioners.

This policy shall be implemented through on-going Planning Commission efforts to keep a statistical data base on Coos County's changing socio-economic characteristics including, but not limited to, population and housing data, employment statistics, traffic counts, agricultural production, etc. The County shall

welcome agency cooperation in providing relevant new data as it is published.

This policy recognizes the necessity of keeping key planning information current and, further, that County efforts to do so would be largely limited to collecting and analyzing data compiled initially by other agencies. Further, the policy recognizes that special projects like neighborhood traffic studies may be necessary to help resolve unanticipated small-scale community problems.

Further, The policy recognizes: (1) that the Planning Director may assist the Planning Commission in conducting necessary research as ordered; (2) that the County may wish to continue a skeletal long-range planning staff as necessary to provide technical support in efforts to maintain and update the Plan; and (3) that state funds will likely be available to help defray the local costs of such activities.

#42 Special Allowance for Accessory Housing

- I. Local government may allow dwellings as an "Accessory Use" to any of the following legally established uses:
 - a. Agriculture, as otherwise consistent with Policy #28
 - b. Airports
 - c. Aquaculture
 - d. Commercial
 - e. Dryland moorage/Marinas
 - f. Industrial and Port Facilities
 - g. Log Storage and Sorting yard
 - h. Mining and Mineral Extraction
 - i. High-Intensity Recreation
 - j. Solid Waste Disposal
 - k. Timber Farming/Harvesting, as otherwise consistent with Policy #34
 - l. High-Intensity Utilities
- II. Accessory dwellings shall only be allowed when findings document that:
 - a. The dwelling is for a watchman or caretaker that needs to reside on-premise; and
 - b. The primary purpose of the dwelling is not to provide rental housing.

This policy shall be implemented through ordinance measures.

This policy recognizes the need for flexibility in allowing watchman and caretaker dwellings in conjunction with certain commercial, industrial, and other uses.

#43 Interpretation of Coastal Shorelands Boundary

When a proposed development is in the immediate vicinity of the Coastal Shorelands Boundary (CSB) and when such proposed development relies on a precise interpretation of the CSB, local government shall establish the precise location of the CSB using the seven criteria specified in Goal #17 (Coastal Shorelands). Establishment of the exact location may require an on-site inspection. If the location of the CSB, as shown on the Plan maps or Coastal Shorelands Inventory map, is subsequently found to be inaccurate or misleading, the Planning Director shall make the appropriate determination and minor adjustments to the maps.

- I. This policy recognizes:
 - a. The precise location of the Coastal Shorelands Boundary may be critical for certain types of actions (e.g., land divisions); and
 - b. Certain features such as riparian vegetation cannot be mapped with complete accuracy at the scale of 1"=800'.

#44 Planned Unit Development or Density Transfer Development on Parcels which are partially within the Coastal Shorelands Boundary

This policy shall apply only to Coastal Shorelands within the unincorporated areas. Where a parcel lies partially within the Coastal Shorelands Boundary (CSB), Coos County shall consider the portion within the CSB to be part of the total acreage for the purposes of Planned Unit Developments, Recreational Planned Unit Developments, and Density Transfer Developments provided that no new parcels are thereby created within the CSB in rural areas.

This policy recognizes that while land divisions are restricted within rural shorelands, this does not preclude the transfer of certain development rights to the portions of a parcel upland from the CSB.

#45 Commercial Clam Harvest

Local government shall permit outright the commercial harvest of naturally occurring clam beds within all areas of the estuary where such harvest is permitted by the Oregon Department of Fish and Wildlife (ODFW).

This policy recognizes the authority and expertise of ODFW to regulate commercial clamming.

#46 Exemption for Subtidal Disposal of Dredged Materials In Conjunction with Deep-Draft Channel Maintenance Dredging

Local government shall exempt certain deep-draft channel maintenance dredging actions of the U.S. Army Corps of Engineers from the requirements of dredge/fill policies and use/activity matrices of this Plan to the effect that the Corps shall be allowed, subject to a finding that adverse impacts have been minimized as much as feasible, to dispose of dredged materials resulting from main channel maintenance dredging by placing the material within subtidal areas adjacent to the main channel which have historically been used for this purpose (see Deep-Draft Navigational Unit).

This policy shall be implemented through review and comment on state waterway project permit reviews and federal public notices of application for permit and through ordinance provisions implementing this Plan.

- I. This strategy recognizes that:
 - a. Placement of dredged materials at selected locations alongside the main channel of Coos Bay increases the velocity and enhances the natural scouring effect of the flow and, thus, reduces future maintenance dredging costs;
 - b. Goal #16 requires identified Development management units to include subtidal areas for in-water disposal of dredged material;
 - c. Areas historically used for this purpose do not qualify as a "Natural or Conservation" management unit because they have been "partially altered" and are needed for development purposes;
 - d. The purpose and thrust of this policy shall be reviewed at the next Plan update, since the policy is an expedient suggested by resource agency representatives at a 1/25/84 agency coordination meeting sponsored by the Department of Land Conservation and Development. Further review is expected to suggest lateral expansion of the boundaries of management unit "DDNC-DA" into adjacent subtidal areas.

#46a Flow-Lane Disposal of Dredged Material Allowed in Development Aquatic Management Units

Flow-lane disposal of dredged materials shall be permitted in the deep-draft navigation channel adjacent to in-bay Site "G" provided that administrative conditional use findings establish that:

- a. Such disposal is consistent with the purposes of the affected development aquatic management unit; and
- b. Any approval shall be conditioned upon the requirement that the flow-lane "project applicant", shall monitor the flow-lane project to assure that estuarine sedimentation resulting from the project is consistent with the resource capabilities and purposes of any natural or conservation management units affected by the flow-lane disposal.

A report regarding (b) above shall be provided to the Coos County Planning Department upon completion of the project or during the project if the project applicant or County have reason to believe unacceptable impacts may be occurring as a result of the project. The Planning Department shall review the report to assure compliance with this policy. If impacts are deemed unacceptable, the project may

be ordered ceased or redesigned or a decision made to not reauthorize the project at future dredging cycles.

This policy is based on provisions for uses in Development Management Units pursuant to LCDC Goal #16.

#47 Environmental Quality

The Coos Bay Estuary Management Plan and Implementing Ordinance shall comply with the Department of Environmental Quality (DEQ) regulations regarding air, water quality, and noise source standards that are established as law.

#48 Weak Foundation Soils

The Building Codes Department (pursuant to the authority vested in it by Section 2905 of the State Structural Specialty Code) shall require an engineered foundation or other appropriate safeguard deemed necessary to protect life and property in areas of weak foundation soils.

This strategy recognizes it is the responsibility of the S, Building Codes Department to determine, based on field investigations, whether safeguards are necessary to minimize potential risks. The general level of detail used in mapping areas known as weak foundation soils is not of sufficient scale to mandate specific safeguards prior to a field investigation by the Building Codes Division.

#49 Rural Residential Public Services

Coos County shall provide opportunities to its citizens for a rural residential living experience where the minimum rural public services necessary to support such development are defined as police (sheriff) protection, public education (but not necessarily a rural facility), and fire protection (either through membership in a rural fire protection district or through appropriate on-site fire precaution measures for each dwelling).

Implementation shall be based on the procedures outlined in the County's Rural Housing State Goal Exception.

- I. This strategy is based on the recognition that:
 - a. Physical and financial problems associated with public services in Coos Bay and North Bend present severe constraints to the systems' ability to provide urban level services; and
 - b. Rural housing is an appropriate and needed means for meeting housing needs of Coos County's citizens.

#50 Rural Public Services

Coos County shall consider on-site wells and springs as the appropriate level of water service for farm and forest parcels in unincorporated areas and on-site DEQ-approved sewage disposal facilities as the appropriate sanitation method for such parcels, except as specifically provided otherwise by Public

Facilities and Services Plan Policies #49 and #51. Further, Coos County shall consider the following facilities and services appropriate for all rural parcels: fire districts, school districts, road districts, telephone lines, electrical and gas lines, and similar, low-intensity facilities and services traditionally enjoyed by rural property owners.

This strategy recognizes that LCDC Goal #11 requires the County to limit rural facilities and services.

#51 Public Services Extension

- I. Coos County shall permit the extension of existing public sewer and water systems to areas outside urban growth boundaries (UGB's) and unincorporated community boundaries (UCB's) or the establishment of new water systems outside UGB's or UCB's where such service is solely for:
 - a. Development of designated industrial sites;
 - b. Development of "recreational" planned unit developments (PUD's);
 - c. Curing documented health hazards;
 - d. Providing domestic water to an approved exception for a rural residential area;
 - e. Development of "abandoned or diminished mill sites" as defined in ORS 197.719(1) and designated industrial land that is contiguous to the mill site.
- II. This strategy shall be implemented by requiring:
 - a. That those requesting service extensions pay for the costs of such extension;
 - b. That the services and facilities be extended solely for the purposes expressed above, and not for the purpose (expressed or implied) of justifying further expansion into other rural areas;
 - c. That the service provider is capable of extending services;
 - d. Prohibiting hook-ups to sewer and water lines that pass through resource lands as allowed by "I, a through d" above; except, that hook-ups shall be allowed for uses covered under "II, a through d" above; and
 - e. That the service allowed by "e" above is authorized in accordance with ORS 197.719. (04-04-005PL 9/1/04)

#52 RESERVED

#53 Shoreland Dwellings on Forest Lands

Coos County may conditionally permit, within forestlands inside the Coos Bay Shorelands Boundary, a single family dwelling, provided the proposed dwelling meets one of the requirements found in the

Zoning and Land Development Ordinance Section 4.8.500.

This policy shall be implemented through the administrative conditional use process and Appendix 3 of the Zoning and Land Development Ordinance.

#54 Forest Dwelling Conflict Minimization

Coos County shall require all owners of forest land within the shorelands boundary requesting a single family dwelling to site the dwelling so as to minimize the conflicts with forest practices on adjacent and nearby lands.

This policy shall be implemented by the imposition, as necessary, of conditions through the administrative conditional use process to achieve this requirement. See the Review Standards and Special Development Conditions in Appendix 3 of the Zoning and Land Development Ordinance.

#55 Recreation Planning

Coos County shall strive to increase recreational opportunities and facilities in proportion to population growth consistent with the guidelines established by the Statewide Comprehensive Outdoor Recreation Plan (see the Recreation Inventory and Assessment).

- I. This strategy shall be implemented by:
 - a. Striving to implement where economically feasible the capital priorities established by the County Parks Advisory Board, as approved by the Board of Commissioners; and
 - b. Encouraging applications for "recreational" PUDs;
 - c. Requiring open space standards in new PUD's/subdivisions;
 - d. Cooperating with state/federal agencies involved in developing recreation facilities; and
 - e. Structuring implementing ordinance measures to permit a variety of small-scale recreational developments.

- II. This strategy is based on the recognition that:
 - a. Future generations have the right to at least an equal level of the recreational opportunities currently available to County residents, but also, that financial constraints limit opportunities; and
 - b. Compliance with the Statewide Comprehensive Outdoor Recreation Plan Action Program will become one of the primary requirements for project eligibility under the new open project selection system for the distribution of land and water conservation fund grants.

#56 Recreational Boating Facility Planning

Coos County shall actively cooperate with state and federal agencies in identifying and establishing recreational boating facilities, including boat ramps.

Implementation shall occur by cooperating with such agencies as the State Marine Board; the State Department of Fish and Wildlife; the U.S. Department of Interior, etc.

This strategy is based on the recognition that fulfillment of the need for public boating facilities requires sharing and coordinating of responsibility between state and local agencies.

#57 Recreational Planned Unit Developments

Coos County shall conditionally permit the establishment of "Recreational Planned Unit Development" (Recreational PUD) within specific land areas of the County.

- I. Implementing ordinance measures shall prescribe at a minimum, the following criteria to identify qualifying sites:
 - a. The area proposed as a Recreational PUD shall contain a minimum of 80 contiguous acres in private ownership; and
 - b. The area proposed as a Recreational PUD contains or is adjacent to a significant natural resource that has value for recreational purposes (such as an estuary, waterfall, lake, or dune formation).

- I. Implementing ordinance measures shall also prescribe at a minimum, the following criteria to review qualifying sites:
 - a. A portion of the total land area within the Recreational PUD shall be conserved as open space to provide sufficient area for active and passive outdoor recreational activities. Such open space shall not be developed except for active and passive recreational activities, non-motorized vehicle or pedestrian trails, hazard control structures, and vegetative alteration such as golf courses and landscaped grounds;
 - b. Clustering of intensive or built-up uses shall be encouraged to provide maximum retention of open space and to provide sufficient access to the recreational resource;
 - c. Residential densities for "owner's-primary-dwelling-unit" housing shall not exceed the densities prescribed by the underlying zone(s);
 - d. "Recreational" dwelling units within a Recreational PUD may be individually owned and occupied year-round, such as, through time-sharing or other concepts; but shall be designed and generally used as "vacation homes" and "second homes" rather than as the owner's primary dwelling; and
 - e. Implementing ordinance measures shall be designed to create flexibility in approving residential density for recreational dwellings. The following general standards shall be employed as the basis for decisions on the residential density of recreational dwellings, that is appropriate for each specific Recreational PUD:
 - i. The minimum number of recreational dwelling units proposed shall not be less than the number of owner-occupied dwelling units permitted within the area of

the Recreational PUD; to ensure that the development is designed to encourage tourist visitation; and

- ii. Substantial increases in the ratio of recreational dwelling units to owner-occupied dwelling units shall be strongly encouraged and are to be used as an incentive for the developer:
 - 1. To conserve additional open space above the minimum required by the implementing ordinance;
 - 2. To provide recreational amenities of significant public beach access; and
 - 3. To provide cultural amenities, a value to the local economy that promote the concept of a "destination-resort" such as a convention center and commercial uses.

III This strategy is based on the recognition that:

- a. Recreational Planned Unit Developments will help meet an identified need for local recreational opportunities;
- b. Recreational PUDs can provide significant diversification of the local economy by increasing the attraction of tourists to the County;
- c. The flexible density provision for recreational dwellings, offers necessary incentives to stimulate the development of destination resort complexes; and
- d. This strategy and the applicable "Shorelands and Dunes" strategies provide complementary protection of significant open space and natural resource areas.

#58 Goal #5 Coordination for Coastal Recreation Trails

Coos County shall continue to cooperate with the Parks and Recreation Division of the Oregon Department of Transportation (ODOT) to assure coordination in addressing Goal #5 requirements of OAR 660-16-000 should site-specific routes for coastal recreation trails be proposed in the County.

#59 Commercial and Industrial Land Supply

Coos County shall continuously plan for and maintain an adequate supply of commercial and industrial land, recognizing that a readily available supply of such land is the basis for a sound economic development program.

#60 Coos, Curry, Douglas Business Development Corporation (CCD-BDC)

Coos County as an active participating member of the CCD-Business Development Corporation (CCD-BDC) shall sanction and support the economic development efforts of that regional organization, recognizing that regional problems are best resolved by a cooperative regional economic development

program.

#61 Economic Program Development Committee

Coos County shall support the regional economic goals and objectives periodically adopted by the Coos County Overall Economic Development Program Committee, recognizing that these regional strategies constitute a coordinated program targeted at resolving impediments to the area's economic development potential as identified by the CCD-BDC.

#62 Adequacy of Urban Commercial Land Supply

Coos County shall ensure that adequate urban commercial land is designated within cities and urban growth areas as necessary to meet future needs for urban commercial uses.

- I. This strategy shall be implemented in two ways:
 - a. Through coordinated urban growth boundary negotiations with cities; and
 - b. Through use of the "Controlled Development" designation as a complementary device to the "Commercial" designation.
- II. This strategy is based on the recognition that:
 - a. Coos County has coordination responsibilities; and
 - b. The Controlled Development designation is necessary and appropriate to guide land use decisions in certain urban growth areas that are experiencing a conversion of land in residential areas to commercial use.

#63 Adequate and Available Housing

Coos County shall provide zoning for adequate buildable lands and shall encourage the availability of adequate numbers of housing units for future housing needs at price ranges and rent levels which are commensurate with the financial capabilities of Coos County households.

- I. This strategy shall be implemented through:
 - a. Appropriate Comprehensive Plan map and zoning designations, as appropriately determined to meet housing and estimates established in this Plan's inventory and assessment; and
 - b. Cooperation by Coos County, Coos-Curry Housing Authority (CCHA) and Southwestern Oregon Community Action in their efforts to develop housing assistance programs for people with low and moderate incomes.
- II. This strategy recognizes that:

- a. The lead role of CCHA in housing assistance planning;
- b. Each city's responsibility for assessing housing needs within its urban growth boundary (UGB); and
- c. The county's responsibility for assessing housing needs within all other unincorporated areas and for coordinating the UGB housing assessments of each city.

#64 Variety in Housing Locations

Coos County shall encourage the availability of a wide variety of housing locations in urban and rural areas.

For urban and urbanizable areas, this strategy shall be implemented through urban growth management agreements and appropriate coordinated land use designations. For rural areas, this strategy shall be implemented through appropriate land use designations for acreage home sites as selected and justified in the County's rural housing exception.

This strategy recognizes that the selected urban and rural locations are necessary to provide flexibility in housing location.

#65 Manufactured Dwelling/Mobile Homes

- I. Coos County shall structure its implementing zoning ordinance such that it:
 - a. Permits mobile homes;
 - b. Permits mobile homes and clustering of dwellings under a Planned Unit Development concept in most residential zones;
 - c. Permits multiple family dwellings in selected locations within urban growth boundaries (UGB's); and
 - d. Permits multiple family dwellings outside UGB's when part of a Recreational Planned Unit Development.

This strategy recognizes that such flexibility of housing type provides greater choice and enhanced ability to meet the housing needs of the citizens of Coos County.

#66 Housing Density

Coos County shall structure its implementing ordinance so that it allows increasing density for (from lowest to highest) acreage home sites, rural centers, and UGA's.

#67 Rights Leasing for Energy Exploration

Coos County shall encourage coal, oil, and gas exploration and recovery by entertaining proposals for

leasing the oil, coal, and gas mineral rights held by Coos County.

This strategy recognizes that Coos County is in a position to promote development of its energy resources by encouraging exploration and recovery operations on lands believed to have non-renewable energy resources and on which Coos County maintains an ownership interest.

#68 Small-Scale Hydroelectric Power Generation

- I. Coos County shall ensure that its implementing ordinances promote the conservation of energy, based upon sound economic principles, by considering utilization of the following techniques as incentives:
 - a. Lot size, dimension, and siting controls;
 - b. Building height, bulk and surface area;
 - c. Density of uses, particularly housing;
 - d. Availability of light, wind, water, and air.

In addition, alternate energy devices (such as wind energy towers) shall be conditionally permitted to exceed the maximum height limitation of its particular zone if found to be visually compatible with the immediate neighborhood.

This strategy recognizes that implementing ordinances can provide incentives in development to promote energy conservation.

#69 RESERVED

#70 Miscellaneous Provisions of Goals #8, #9, #10 and #13

Coos County hereby adopts by reference all language in Coos County Comprehensive Plan, Volume I, Part 1 (Plan Provisions) and Part 2 (Inventories and Factual Base) pertaining to LCDC Goals #8, #9, #10 and #13.

This policy recognizes that certain provisions and inventory information prepared for the "Balance of County" Comprehensive Plan is applicable to the Coos Bay Estuary and Shorelands and that the information and provisions are necessary and sufficient to comply with the requirements of LCDC Goals #8, #9, #10 and #13.

#71 East Catching Slough Road Widening Project

Notwithstanding any other provision of this plan or its implementing ordinance, nothing in this plan or its implementing ordinance shall preclude the minimum fills that are deemed necessary to accomplish the widening of East Catching Slough County Road from Milepost 0.00 to Milepost 2.50. This includes minor fills deemed necessary in the "wet meadows" adjacent to the road widening project and a minor

fill in “low priority” mitigation site #U21(b). No administrative reviews or conditional use permits are deemed necessary for the project to be found consistent with this plan and ordinance.

This policy is based on the recognition that an emergency exists to widen East Catching Slough County Road in order to protect lives and the safety and welfare of the public. It is also justified based on the findings set forth in the post-acknowledgement plan amendment package and process that led to the adoption of this policy. This policy does not, in and of itself, authorize fills in the Catching Slough estuary. (Note: This policy was not adopted by the City of Coos Bay.)

#72 RESERVED

#73 RESERVED

3.4 Coos Bay Estuary Maps

Coos Bay Estuary Plan Maps are listed in Section 3.3 Policy # 3.

3.5 Management Unit Classification System

"Management units" are discrete geographic areas within which particular uses and activities are promoted, encouraged, protected, or enhanced, and where others are discouraged, restricted, or prohibited. Management units are assigned "management classifications" based upon statewide planning requirements and the varied geographical characteristics of the estuary and adjacent lands. Management unit classifications distinguish between aquatic and shoreland areas.

The following describes management unit classifications with a general statement of purpose.

Management Units:

1. **Aquatic:** extend waterward from the "line of non-aquatic vegetation":
 - a. **Natural Aquatic (NA):** areas managed for resource protection, preservation and restoration. Severe restrictions are placed on the intensity and types of uses and activities allowed. Natural Aquatic areas include all major tracts of salt marshes, mud-sand flats, seagrass and algae beds that, because of a combination of factors such as size; biological productivity; and habitat value, play a major role in the functioning of the estuarine ecosystem. Natural Aquatic areas also include ecologically important subtidal areas.
 - b. **Conservation Aquatic (CA):** areas managed for low to moderate intensities of uses and activities. Emphasize maintaining the integrity and continuity of aquatic resources and recreational benefits. Minor alterations may be allowed in conjunction with approved uses as specified in each unit. Conservation aquatic areas include open water portions of the estuary and valuable salt marshes and mud-sand flats of lesser biological significance than those in the Natural Aquatic category.

- c. **Development Aquatic (DA):** areas managed for navigation and other water-dependent uses, consistent with the need to minimize damage to the estuarine system. Some water-related and other uses may be allowed as specified in each respective unit. Development Aquatic areas include areas suitable for deep or shallow-draft navigation (including shipping and access channels or turning basins), in-water dredged material disposal sites, mining or mineral extraction areas, and areas adjacent to developed or developable shorelines which may need to be altered to provide navigational access or create new land areas for water-dependent uses.
2. **Shoreland:** extend inland from the "line of non-aquatic vegetation (Section 404 Line)" to the Coastal Shoreland Boundary.
- a. **Natural Shorelands (NS):** areas managed for the protection of natural resources, including the restoration of natural resources to their natural condition. Direct human influence in these areas will be minimal and primarily oriented toward passive undeveloped forms of recreation, educational, and research needs. Natural shoreland areas include major fresh-water marshes, significant wildlife habitat, and other special areas where a lesser management category would not afford adequate protection.
 - b. **Conservation Shorelands (CS):** areas managed for uses and activities that directly depend on natural resources (such as farm and forest lands). While it is not intended that these areas remain in their natural condition, uses and activities occurring in these areas should be compatible with the natural resources of the areas. Conservation Shorelands include commercial forestlands, areas subject to severe flooding or other hazards, scenic recreation areas, specified public shorelines, and important habitat areas.
 - c. **Rural Shorelands (RS):** areas managed to maintain a rural character and mix of uses and activities. Management in these areas restricts the intensification of uses to maintain a rural environment and to protect the integrity of existing uses. Compatible rural uses and activities may be expanded in Rural Shorelands. Rural Shorelands include Exclusive Farm Use areas (including the farm and non-farm uses set forth in ORS 215), forestlands, rural centers, and low-intensity rural-residential development.
 - d. **Development Shorelands (D):** areas managed to maintain a mix of compatible uses, including non-dependent and non-related uses. Development areas include areas presently suitable for commercial, industrial, or recreational development. Development Shoreland areas are always located outside of urban growth boundaries and satisfy needs that cannot be met within urban growth boundaries.
 - e. **Water-Dependent Development Shorelands (WD):** areas managed for water-dependent uses and some of these areas are suited for water-dependent development. Water-related and other uses are restricted to specific instances prescribed in unit management objectives. Water-Dependent Development Shoreland areas are always located outside of urban growth boundaries, and satisfy needs that cannot be met within urban growth boundaries.
 - f. **Urban Development (UD):** areas managed to maintain a mix of compatible urban uses,

including non-dependent and non-related uses. Urban Development areas include areas presently suitable for residential, commercial, industrial, or recreational development generally at intensities greater than would be found in rural areas. Urban Development areas are primarily within the urban growth boundaries of existing communities but may include other development areas.

- g. **Urban Water-Dependent (UW):** areas managed for water-dependent uses, since these areas are suited for water-dependent development. Water-related and other uses are restricted to specific instances prescribed in unit management objectives.

3.6 The Plan Map

Site-specific aquatic and shoreland management units are geographically delineated on the official Plan Map that is a functional part of the policies of this Estuary Management Plan.

3.7 Management Units Objectives

"Management Objectives" for each specific aquatic and shoreland unit are set forth at the beginning of the management narrative for each unit (Volume II, Part 1, Section [5](#) of this Plan).

Management Objectives are general statements which provide specific policy guidance about the way each management unit must be managed. These statements refine the classifications (i.e., UD, CS, etc.) and prescribe the mandatory intent which is based on the development potentials and constraints of each unit.

Management Objectives are mandatory policy. All uses and activities allowed within each management unit must be consistent with the direction set forth in the units "Management Objective" statements.

As policy, management objectives are "subordinate" to the policies and development standards (set forth in Volume II, Part 1, Sections [3.3](#) and [3.4](#)), where the policies and standards are more specific or restrictive than the policy embodied in the management objectives.

3.8 Uses and Activities Matrix

A detailed "Uses and Activities Matrix" follows the "Management Objective" statement presented for each aquatic and shoreland unit in (Volume II, Part 1, Section [5](#)). The matrix describes specific uses and activities deemed appropriate and inappropriate for each unit. The matrix further refines the "Management Objective" and "Management Classification" for each unit by stipulating exactly what will and will not be allowed.

As policy, use, and activity matrix requirements for each unit are subordinate to the "Management Objectives" for the units in that allowed uses and activities must be consistent with the units' "Management Objective" statements (which must in turn, be consistent with the policies set forth in Volume II, Part 1, Section [3.3](#)).

Interim use and activities are set forth for a few aquatic and shoreland units. These allow temporary actions that do not preclude the ultimate use of the unit for a higher priority action -- such as, use as a dredged material disposal site or fulfilling mitigation/restoration projects.

The following symbols denote whether or not the specific use or activity listed in the matrix is allowed, may be allowed subject to standards or special conditions, or prohibited in the specific unit:

1. "A" means the use or activity is allowed outright, subject only to Policies and Management Objectives.
2. "*" indicates the use or activity may be allowed by submittal of a conditional use application and subject to "Special Conditions. A few of the special conditions are non-discretionary, but most require local judgment and discretion and the development of findings to support any final decision about whether or not to allow the use or activity.
3. "N" means the use or activity is prohibited.
4. "N/A" means Not Applicable; the use or activity is not realistic considering the physical character of the unit and therefore does not apply.
5. If a use or activity is not listed, it is not allowed.

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

Implementing measures are expected to further refine the general uses and activities presented in the matrices. These refinements are encouraged but must be consistent with the general matrix categories presented in the Plan.

3.9 Special Dredged Material Disposal (DMD) Plan

Section [6](#) (Volume II, Part 1) of this Plan sets forth conclusions regarding needs related to the disposal of dredged material. These conclusions are a matter of policy.

DMD background information is contained in Volume II, Part 2 (Inventory Document, Section 7) supporting the conclusions presented in Section [6](#) of this document.

3.10 Special Mitigation/Restoration (M/R) Plan

Section [7](#) (Volume II, Part 1) of this Plan sets forth conclusions regarding mitigation and restoration considerations. These conclusions are a matter of policy.

M/R background information is contained in Volume II, Part 2 (Inventory Document, Section 7) supporting the conclusions presented in Section [7](#) of this document.

SECTION 4: DESIGNATION OF COASTAL SHORELANDS BOUNDARY

Purpose: This section presents the "Coastal Shorelands Boundary" required by LCDC Goal #17.

4. DESIGNATION OF COASTAL SHORELANDS BOUNDARY

Section 3 of Part 2 (Inventory and Factual Base) presents findings related to the delineation and justification of the Coos Bay Estuary Coastal Shorelands, as required by LCDC Goal #17.

The Coastal Shorelands Boundary is also delineated on the official Plan Map and is a matter of policy.

SECTION 5. DESIGNATION OF SITE-SPECIFIC MANAGEMENT UNITS, USES AND ACTIVITIES

PURPOSE: This section sets forth the 164 aquatic and shoreland management units (including navigation channels) for the estuary and adjacent lands. Each management unit details uses and activities that are allowed, or may be allowed subject to special conditions, within each respective unit.

5.0 Authorized Navigation Channels

Navigation Unit	Coos County	Coos Bay	North Bend
DDNC-DA	X	X	
CSDNC-DA	X		
ISSDNC-DA	X	X	
CMRSDNC-DA	X	X	

**LOWER BAY/UPPER BAY
DDNC-DA**

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: Deep-Draft Navigation Channel (37' authorized draft)

MANAGEMENT CLASSIFICATION: DA

Project Description: The entrance and lower bay section includes a federally authorized project extending from the Entrance Bar at the outer (western) extremity of the jetties to the railroad bridge at Bay Mile 9.0 north of Pony Slough. The project specifies a 47-foot deep channel with "suitable" width across the Entrance Bar, a 37-foot deep by 300-foot wide channel to the railroad bridge, a Buoy Storage area between Sitka Dock and Pigeon Point (not part of federal project), and north of Empire at Bay Mile 6.0, and at Anchorage Basin southwest of Roseburg Lumber Company at Bay Mile 7.5. In-bay disposal sites are located off of Coos Head ("G") and North Bend Airport ("D"). Two other in-bay disposal sites at Bay Miles 4 and 5 are included in this unit.

The upper bay section includes a federally authorized project from the railroad bridge (Mile 9.0) to Isthmus Slough at Bunker Hill (Mile 15.0). The federal project involves a navigation channel 37-feet deep by 300 to 400-feet wide, and Turning Basins at North Bend (Mile 12.0) and Coalbank Slough (Mile 14.5).

Management Objective: This unit shall be regularly maintained to authorized depths as the deep-draft navigation channel. Conflicting uses and activities are not permitted.

A. Uses

1.	Aquaculture	N
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	N
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	*
12.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
	a.	New construction N/A
	b.	Repair/Maintenance N/A
	c.	Installation of tidegates in existing functional dikes N/A
2.	Dredging	
	a.	New *
	b.	Maintenance dredging of existing facilities *
	c.	To repair dikes and tidegates N/A
3.	Dredge material Disposal	*
4.	Fill	N
5.	Navigational	
	a.	Aids (e.g., beacons, buoys) A
	b.	Structures N
	c.	Minor navigational improvement A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a.	Vegetative N/A
	b.	Riprap N/A
	c.	Bulkheads N/A
8.	Mitigation	N
9.	Restoration	
	a.	Active N
	b.	Passive N
10.	Protection of habitat, nutrient, fish, wildlife, and aesthetic	A
11.	Temporary alterations	A
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	*

GENERAL CONDITIONS (the following condition applies to **ALL** uses and activities):

1. Inventoried resources requiring mandatory protection in this unit shall be protected, and is subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

13. This use is allowed subject to findings that adverse impacts have been minimized (see Policy [#5](#) and Policy [#8](#)); requiring mitigation.

Activities:

- 2a, 2b. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)).

3. Flow-lane disposal may be permitted, pursuant to Policies [#46](#) and [#46a](#).
- 5c. This activity is subject to Policy #12.
12. Wastewater and storm water discharge, see Policy #25 and definition of "facility".
13. This activity is allowed subject to Policy [#5d](#).

**SOUTH SLOUGH
CSDNC-DA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: Charleston Shallow-Draft Navigation Channel (17-feet authorized draft)

MANAGEMENT CLASSIFICATION: DA

Project Description: This unit consists of a federally authorized channel from the deep-draft navigation channel at Mile 2.0 south through Charleston to the Charleston Highway Bridge. This channel is designed at 17-feet deep by 150-feet wide.

Management Objective: This unit shall be regularly maintained as a shallow-draft navigation channel serving the Charleston Small Boat Basin and associated moorage. Conflicting uses and activities are not permitted.

A. Uses

1.	Aquaculture	N
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	*
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	*
12.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
	a. New construction	N/A
	b. Repair/maintenance	N/A
	c. Installation of tidegates in existing functional dikes	N/A
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N/A
3.	Dredge Material Disposal	N
4.	Fill	N

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvement	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	N/A
	b. Riprap	N/A
	c. Bulkheads	N/A
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Protection of habitat, nutrient, fish, wildlife, and aesthetic	A
11.	Temporary alterations	A
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

- 10a. Low-intensity utilities only permitted if designed so as not to interfere with navigation.
13. This use is allowed subject to findings that adverse impacts have been minimized (see Policy [#5](#) and Policy [#8](#)); requiring mitigation.

Activities:

- 2a, 2b. These activities are only allowed subject to findings that adverse impacts have been minimized (see Policy [#5](#)).
- 5c. This activity is subject to Policy [#12](#).
12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".

**ISTHMUS SLOUGH
ISSDNC-DA**

JURISDICTION: COOS COUNTY, COOS BAY

**AQUATIC UNIT: Isthmus Slough Shallow-Draft Navigation Channel (22-foot authorized draft)
MANAGEMENT CLASSIFICATION: DA**

Project Description: This unit consists of an authorized channel 22-feet deep by 150-feet wide from Mile 15.0 Bunker Hill to Mile 17.0 at Millington.

Management Objective: This channel may be dredged to the authorized depth (22-feet). Private dredging shall continue as in the past.

A. Uses

- | | | |
|-----|--|---|
| 1. | Aquaculture | N |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial and port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Research and educational observations | A |
| 10. | Utilities | |
| | a. Low-intensity | * |
| | b. High-intensity | N |
| 11. | Bridge crossing support structures and dredging necessary for installation | * |
| 12. | Bridge crossings | * |
| 13. | Navigation and water-dependent commercial enterprises and activities | * |

B. Activities:

- | | | |
|----|---|-----|
| 1. | Dikes | |
| | a. New construction | N/A |
| | b. Repair/maintenance | N/A |
| | c. Installation of tidegates in existing functional dikes | N/A |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | N/A |
| 3. | Dredge Material Disposal | * |
| 4. | Fill | N |

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvement	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	N/A
	b. Riprap	N/A
	c. Bulkheads	N/A
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	A
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	N

GENERAL CONDITIONS: (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

- 10a. Low-intensity utilities are only permitted if designed so as not to interfere with navigation.
13. This use is allowed subject to findings that adverse impacts have been minimized (see Policy [#5](#) and Policy [#8](#)); requiring mitigation.

Activities:

- 2a, 2b. These activities are allowed subject to findings that adverse impacts have been minimized (see Policy [#5](#)).
3. Dredge material disposal shall be allowed when consistent with Policy #20. See Management Objective of this Unit for DMD purpose.
- 5c. This activity is subject to Policy [#12](#).
12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".

**COOS RIVER/MILLICOMA RIVER
CMRSDNC-DA**

JURISDICTION: COOS COUNTY, COOS BAY

**AQUATIC UNIT: Coos-Millicoma Rivers Shallow-Draft Navigation Channel
(authorized depth 5-feet; 3-feet above Dellwood)**

MANAGEMENT CLASSIFICATION: DA

Project Description: This unit includes a federally authorized channel project. A 5-foot deep by 50-foot wide channel is authorized for the Coos River, the Millicoma River to Allegany (River Mile 8.3), and the South Fork Coos River to Dellwood (River Mile 8.75). Channel depth is reduced to 3-feet from River Mile 8.75 to River Mile 9.25 on the South Fork Coos River above Dellwood.

Management Objective: This channel shall be maintained to permit continued use for log transport and other shallow-draft navigation within the current authorization. Disposal of dredged materials on the adjacent banks for dike maintenance purposes shall be encouraged.

A. Uses

1.	Aquaculture	N
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log Dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
a.	Low-intensity	N
b.	High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
a.	Low-intensity	*
b.	High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	*
12.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
a.	New construction	N/A
b.	Repair/maintenance	N/A
c.	Installation of tidegates in existing functional dikes	N/A
2.	Dredging	
a.	New	*
b.	Maintenance dredging of existing facilities	*
c.	To repair dikes and tidegates	N/A

3	Dredge Material Disposal	*
4	Fill	N
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvement	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	N/A
	b. Riprap	N/A
	c. Bulkheads	N/A
9.	Mitigation	N
10.	Restoration	
	a. Active	N
	b. Passive	N
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Temporary alterations	A
13.	Wastewater/storm water discharge	*
14.	Research and educational observation structures	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

- 10a. Low-intensity utilities are only permitted if designed so as not to interfere with navigation.
13. This use is allowed subject to findings that adverse impacts have been minimized (see Policy [#5](#) and Policy [#8](#)); requiring mitigation.

Activities:

- 2a, 2b. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)). First consideration for obtaining material shall be given to dredged material disposal on the adjacent banks for dike maintenance purposes.
3. Dredge material disposal shall be allowed when consistent with Policy #20. See Management Objective of this Unit for DMD purpose.
- 5c. This activity is subject to Policy [#12](#).
13. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".

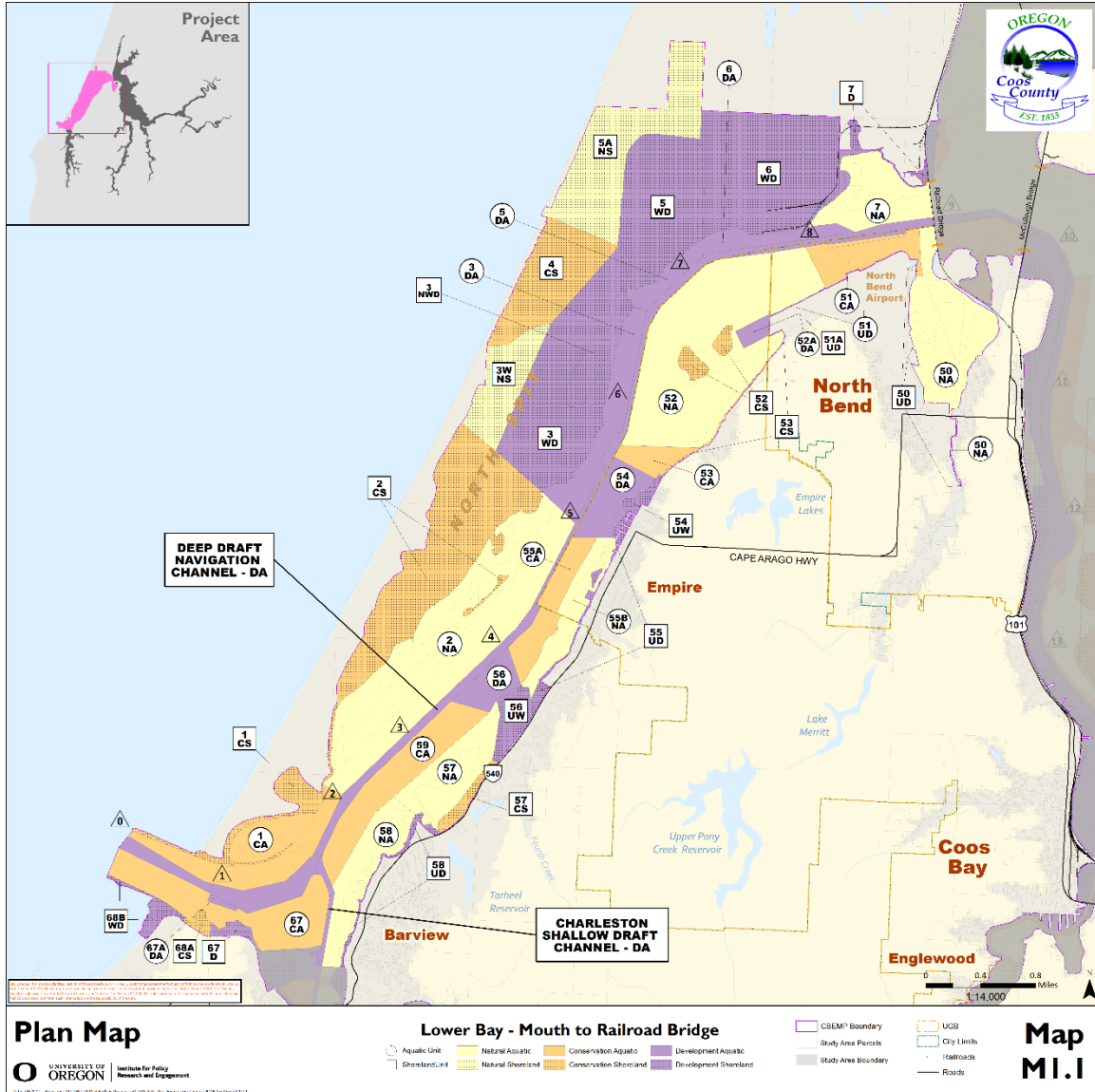
5.1 Lower Bay - Mouth To Railroad Bridge

[R.M.0 - R.M. 9.0 AND ADJACENT SHORELANDS INCLUDING:
NORTH SPIT, PONY SLOUGH

SHORELAND UNITS: 1-7, 50-58 AND 67-68B

AQUATIC UNITS: 1-7, 50-59 AND 67

-Units are listed in numerical order,
Shoreland units first



Shoreland Unit	Aquatic Unit	Coos County	Coos Bay	North Bend
1-CS		X		
	1-CA	X		
2-CS		X		
	2-NA	X		
3-WD		X		
3-NWD		X		
3W-NS		X		
	3-DA	X		
4-CS		X		
5-WD		X		
5A-NS		X		
	5-DA	X		
6-WD		X		
	6-DA	X		
7-D		X		
	7-NA	X		
50-UD				X
	50-NA			X
51-UD				X
	51-CA			X
52-CS			X	
	52-NA		X	X
	52A-DA		X	
53-CS			X	X
	53-CA		X	
54-UW			X	
	54-DA		X	
55-UD		X	X	
	55A-CA	X	X	
	55B-NA	X	X	
56-UW		X		
	56-DA	X		
57-CS		X		
	57-NA	X		
58-UD		X		
	58-NA	X		
	59-CA	X		
67-D		X		
	67-CA	X		
	67A-DA	X		
68A-CS		X		
68B-WD		X		

**LOWER BAY - NORTH SPIT
I-CS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 1

MANAGEMENT CLASSIFICATION: CS

Boundaries:

Northern Boundary - a line approximately 400-feet south of the line between S.26 and S.35, T.25, R.14

Southwestern Boundary - The North Jetty.

Management Objective: This unit shall be managed so as to provide for uses and activities necessary for future jetty construction and maintenance, including road access and construction of unloading and storage facilities. In addition, dredged material shall be placed in Dredged Material Disposal Site 4a, and shall serve as "replacement habitat" for Snowy Plover habitat lost in conjunction with development of the North Bay Marine Industrial Park in Shoreland Unit 3-WD. (See Unit #3-WD for the specific requirements of a Snowy Plover mitigation plan.) If spoils are placed at Disposal Site #4a prior to development of industrial uses and disturbance of Snowy Plover habitat in Unit #3-WD, such spoils placement shall be considered as a "credit" against any plover habitat subsequently disturbed in Unit #3-WD. Another satisfactory method for mitigating loss of Snowy Plover habitat is "blading" for removal of ground cover. This unit shall otherwise be managed as consistent with a Conservation Shorelands designation for protection of important wildlife habitat.

A. Uses

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Log sort/storage yard (land)	N
8.	Marinas	N
9	Mining/mineral extraction	N
10	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
11	Utilities	
	a. Low-intensity	*
	b. High-intensity	N
12	Bridge crossing support structures and dredging necessary for installation	A
13.	Bridge crossings	A
14.	Land transportation facilities	A
15.	Residential	N
16.	Solid waste disposal	N
17.	Timber farming/harvesting	N

B. Activities:

1.	Stream alteration		N/A
2.	Dikes		
	a.	New construction	N
	b.	Repair/maintenance	N
	c.	Installation of tidegates in existing functional dikes	N
3.	Dredged material disposal		*
4.	Excavation to create new water surface		N
5.	Fill		N
6.	Shoreline stabilization		
	a.	Vegetative	*
	b.	Riprap	*
	c.	Retaining wall	*
7.	Navigation aids (e.g., beacons)		A
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Land Divisions		
	a.	Partitions	*
	b.	Subdivision	*
	c.	Planned Unit Development	*
	d.	Recreation PUD	N

GENERAL CONDITIONS (the following conditions applies to ALL uses and activities):

1. Inventoried resources requiring mandatory protection in this unit shall be protected, as required by Policies [#17](#) and [#18](#).
2. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this unit, as required by Policy [#20](#).
3. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
4. Uses in this unit are only permitted as stated in Policy [#14](#) "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
5. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
6. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).

7. In rural areas (outside UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

- 11a. Use of the area as a utility corridor shall be allowed if findings are developed which document that the use will not interfere with the wildlife habitat or the bird flyway.

Activities:

3. Dredged material disposal is permitted, and shall be used as "replacement habitat" for Snowy Plover habitat lost in conjunction with development of the North Bay Marine Industrial Park in Shoreland Unit #3-WD. (See unit description for specific details.)
- 6a, 6b, 6c. Bank line stabilization measures shall be allowed if they are necessary to prevent breaching behind the jetty. Vegetative stabilization must be consistent with the habitat requirements in the area.

These activities are permitted, subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".

- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**LOWER BAY
1-CA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 1

MANAGEMENT CLASSIFICATION: CA

Boundaries: This aquatic unit extends east to the deep-draft navigation channel beginning at the western tip of the North Jetty and extending northward to a line leaving the shoreline approximately 400-feet south of the section line dividing S.26 and S.35, T.25, R.14.

Management Objective: This unit shall be managed to provide for uses and activities associated with jetty maintenance and construction, and for protecting fish and wildlife habitat.

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	*
4.	Industrial and port facilities	*
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	A
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes	N/A
3.	Dredge Material Disposal	*
4.	Fill	*

5.	Navigation	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	*
	c. Minor navigational improvement	A
6.	Piling/dolphin installation	*
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
	12. Wastewater/storm water discharge	
		*
13.	Research and educational observation structures	N

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy #4a.
- 3,4. A temporary dock or other similar facility shall be allowed when necessary for jetty construction or maintenance.

Activities:

- 2b. This activity is only allowed subject (1) to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) to finding that adverse impacts have been minimized (see Policy [#5](#)) and (3) to Policy [#8](#), requiring mitigation.
3. Dredge Material Disposal shall be allowed when consistent with Policy [#20](#).
- 4,6. Temporary fills or piling shall be allowed if necessary for establishing temporary facilities for jetty construction or maintenance. These activities should be the minimum necessary to accomplish the purpose. (See also Policy [#6](#): "Fill in Conservation and Natural Management Units", part A.)

Fill is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)).

- 5b. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)), and to Policy [#8](#), requiring mitigation.
- 5c. This activity is subject to Policy [#12](#).
- 7b. This activity is permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring nonstructural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.
- 11. This activity is permitted subject to Policy [#5a](#).
- 12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".

**LOWER BAY - NORTH SPIT
2-CS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 2

MANAGEMENT CLASSIFICATION: CS

Boundaries:

Northern Boundary - a line extending approximately northwest from the southern boundary of the Oregon International Port of Coos Bay's aquaculture facility.

Southern Boundary - a line about 400-feet south of the section line dividing S.25 and S.35, T.25, R.14.

This unit also contains a small offshore upland known as "Clam Island".

Management Objective: This shoreland unit shall be managed to allow continuation of existing uses and use of the area for undeveloped land transportation. Any relocation of the land access route should be done in a manner that meets the needs of existing uses protecting sensitive resource habitat. The unit shall also be managed to allow development of recreation facilities, including construction of an improved road to serve the facilities.

The unit contains two designated mitigation sites, M-3 and M-4. However, only site M-3 shall be protected from pre-emptive use, as it is rated a "High" priority site, while M-4 is rated "Low" priority (consistent with Policy [#22](#)). The unit also contains part of a dredged material disposal site (4a).

An existing heron rookery located in this unit shall be preserved by protecting those trees in the rookery which are used by the birds.

A. Uses

1.	Agriculture	A
2.	Airports	N
3	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	*
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10	Mining/mineral extraction	N
11	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	*
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A

15	Utilities	
	a. Low-intensity	*
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
3.	Dredged material disposal	*
4.	Excavation to create new water surface	*
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	N
	c. Retaining wall	N
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (The following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit shall be protected, and are subject to Policies [#17](#) and [#18](#).
2. No permitted use or activity shall pre-empt the use of the designated dredge material disposal site in this unit, as required by Policy [#20](#).
3. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
4. Uses in this unit are only permitted as stated in Policy [#14](#) "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
6. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).

7. No permitted use or activity shall pre-empt the use of "High" priority mitigation site M-3, as required by Policy #22.
8. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

- 7, 11b. Any relocation of the present four-wheel drive road to meet current access needs, or any construction and improvement of a road to serve developed recreation facilities, shall be designed so that it avoids sensitive wildlife habitat, including heron rookery and snowy plover nesting sites.
- 14a. Use of the area as a utility corridor shall be allowed if findings are developed which document that the use will not interfere with wildlife habitat or the bird flyway.

Activities:

3. Dredged material disposal shall be managed as part of a Snowy Plover habitat mitigation program for the North Spit in connection with development of the Port of Coos Bay Marine Industrial Park. See Unit #3-WD for specific details.
4. This activity is permitted if in conjunction with an approved mitigation project on "High" priority mitigation site M-3.
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**LOWER BAY
2-NA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 2

MANAGEMENT CLASSIFICATION: NA

Boundaries: This aquatic unit extends to the deep-draft channel beginning at a line extending approximately southeast from a point 400-feet south of the section line dividing S.26 and S.35, T.25, R.14, and running north to a line extending approximately southeast from the southern boundary of the Oregon International Port of Coos Bay's aquaculture facility.

Management Objective: This aquatic unit shall be managed to maintain aquatic resource productivity consistent with the present mix of low-intensity uses and structures and the uses and activities allowed in the unit.

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	*
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities

1.	Dikes	
	a. New construction	N
	b. Repair/maintenance	N
	c. Installation of tidegates in existing functional dikes	N/A
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N/A

3.	Flow-lane disposal of dredged material	N
4.	Fill	N
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvement	N
6.	Piling/dolphin installation	*
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	N
	b. Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife, and aesthetic	A
12.	Wastewater/storm water discharge	N
13.	Research and educational observation structures	N

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).
3. Docks shall be limited to maintenance of the existing dock facility.

Activities:

6. Piling/dolphin installation shall be limited to replacement of piling to maintain the existing dock.
- 7b. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
10. This activity is only permitted subject to Policy [#5a](#).

**LOWER BAY - NORTH SPIT
3-WD**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 3

MANAGEMENT CLASSIFICATION: WD

Boundaries:

Northern Boundary - A line extending from the northeast corner of the waste-treatment lagoon to the southwest, and along its eastern edge, including an area of about 73 acres.

Southern Boundary - A line to the northwest from the southern boundary of the aquaculture facility.

Western Boundary - A line running approximately SSW across dune hummocks from the southern side of the lagoon to an open sand dune.

The area and boundaries of this unit have been reduced by approximately 50 acres being designed 3-NWD as described in that Shoreland Unit.

Management Objective: This shoreland unit shall be managed to efficiently utilize the property for water-dependent or related commercial/industrial development. Development must be conducted in a manner that is consistent with the Plan's general policy regarding beaches and dunes. Any area of disturbed snowy plover habitat shall be replaced elsewhere on the North Spit (see Units #1CS and #2CS) such that: (1) sites created as habitat are made available before or concurrently with alteration of existing habitat, and (2) there is no net loss of habitat.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	*
5.	Dryland moorage	*
6.	Industrial and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	*
9.	Marinas	A
10.	Mining/mineral extraction	A
11.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

- 16. Energy production *
- 17. Water-borne transportation *

B. Activities:

- 1. Stream alteration A
- 2. Dikes
 - a. New construction A
 - b. Repair/Maintenance A
- 3 Dredged material disposal N
- 4. Excavation to create new water surface A
- 5 Fill *
- 6 Shoreline stabilization
 - a. Vegetative A
 - b. Riprap *
 - c. Retaining wall *
- 7 Navigation aids (e.g., beacons) A
- 8. Mitigation A
- 9 Restoration
 - a. Active *
 - b. Passive A
- 10. Land divisions
 - a. Partition *
 - b. Subdivision *
 - c. Planned Unit Development *
 - d. Recreation PUD N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

- 1. Uses in this unit shall normally be water-dependent or water-related. Other uses shall only be permitted subject to the findings required by Policy [#14](#).
- 2. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this unit, as required by Policy [#20](#).
- 3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
- 4. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
- 5. All permitted uses and activities must be consistent with a Snowy Plover habitat mitigation plan; see Management Objective.
- 6. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).
- 7. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

5. New or expanded dryland moorage shall be subject to review and approval only when consistent with Policies [#20](#), [#27](#) and [#14](#).
8. Log storage and sorting yards shall be allowed, provided that: (i) such uses are conducted on an interim basis and do not pre-empt use of the property for more intense, water-dependent developments, or (ii) such uses are accessory to a primary use involving waterborne shipment of logs.
- 11a,11b. A public boat ramp facility designated to meet the needs of and accommodate small private crafts shall be allowed and shall be located on public lands, provided that such is compatible with other uses allowed in this Management Unit.
- 4, 6, 16,17. These uses are subject to review and approval when consistent with Policy #16.

Activities:

5. Fill and other alterations may be permitted, only if in conjunction with a specific and approved industrial development.

A Snowy Plover habitat mitigation plan that ensures (1) that sites created as habitat are made available before or concurrently with alteration of existing habitat, and (2) that there is no net loss of Snowy Plover habitat. "Plover habitat" shall be construed to comprise only those areas so designated in Figure III-5 on page III-18 of the Final Environmental Impact Statement for the North Bay Marine Industrial Park.
- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**LOWER BAY – NORTH SPIT
3-NWD**

JURISDICTION: COOS COUNTY

MANAGEMENT CLASSIFICATION: NWD

SHORELAND UNIT: 3

Boundaries:

Northern Boundary: Beginning at a point located on the easterly right-of-way line of Trans-Pacific Lane (formerly Transpacific Parkway) where it intersects with the north line of Government Lot 1 in Section 7; thence east 850 feet along said north line of Government Lot 1;

Eastern Boundary: Thence South 22' 15' 00" West 2,850 feet to where it intersects with the southerly line of Government Lot 6 of said Section 18;

Southern Boundary: Thence west 550 feet along said southerly line of Government Lot 6 to said easterly right-of-way line of Trans-Pacific Lane.

Western Boundary: Thence northerly 2,840 feet along said easterly right-of-way line of Trans-Pacific Lane to the point of beginning, containing approximately 52 acres, more or less.

Management Objective: This shoreland unit shall be managed to efficiently utilize the property for non-water-dependent commercial/industrial development. Development must be conducted in a manner that is consistent with the Plan's general policy regarding beaches and dunes.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	A
5.	Dryland moorage	N
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	*
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	*
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons, buoys)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions applies to all permitted uses):

1. Uses in this district shall normally be non-water-dependent industrial.
2. All permitted uses shall be consistent with the respective flood regulations of local governments, as required by Policy #27.
3. All permitted uses and activities must be consistent with a snowy plover habitat migration plan; see management objective.
4. In rural areas (outside of UGBs) utilities, public facilities and services shall only be provided subject to Policies #50 and #51.
5. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

- 8. Log storage and sorting yards shall be allowed.
- 16,17. These uses are subject to review and approval when consistent with Policy [#16](#)

Activities:

- 3,5. Dredged material disposal, Fill and other alterations may be permitted only if in conjunction with a specific and approved industrial development.

Further, dredged material disposal shall be permitted in accordance with aA Snowy Plover habitat mitigation plan that ensures (1) that sites created as habitat are made available before or concurrently with alteration of existing habitat, and (2) that there is no net loss of snowy plover habit. "Plover habitat shall be construed to comprise only those areas so designated in Figure III-5 on page III-18 of the final Environmental Impact Statement for the North Bay Marine Industrial Park".

- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
- 10. Land divisions are only permitted where they meet the conditions in Policy #15.

**LOWER BAY - NORTH SPIT
3W-NS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 3W

MANAGEMENT CLASSIFICATION: NS

Boundaries: This unit is entirely in the uplands surrounded by shoreland units and uplands.
Northern Boundary - the south and east berms of the lagoon.

Southern Boundary - a line extending approximately northwest from the southern property line of the Oregon International Port of Coos Bay's aquaculture facility.

Eastern Boundary - a line following the western edge of an area of deflation plain wetland.

Management Objective: This shoreland unit shall be managed to protect habitat while maintaining the stability of dunes. Mitigation projects shall be allowed consistent with the resource capabilities of this unit. This unit contains a mitigation site designated in conjunction with the "Henderson Marsh Agreement", which shall be protected from pre-emptive uses.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	N
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	N
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N/A
2.	Dikes	
	a. New construction	*
	b. Repair/Maintenance	*

3.	Dredged material disposal	N
4.	Excavation to create a new water surface	*
5.	Fill	N
6	Shoreline stabilization	
	a. Vegetative	*
	b. Riprap	N/A
	c. Retaining wall	N/A
7	Navigation aids (e.g., beacons)	N
8.	Mitigation	A
9	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Uses in this unit are only permitted as stated in Policy [#14](#) “General Policy on Uses within Rural Coastal Shorelands”. Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
2. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
3. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
4. In rural areas (outside of UGB’s) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Activities

- 2a,2b,4,6a. New construction/maintenance of dikes, excavation to create new water surfaces, and shoreland vegetation stabilization shall only be allowed in conjunction with mitigation for Henderson Marsh as addressed in Shoreland Unit [#5](#).
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**LOWER BAY
3-DA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 3

MANAGEMENT CLASSIFICATION: DA

Boundaries: This aquatic unit extends east to the deep-draft channel beginning at a line extending east from the south shore of the drainage inlet east of the waste treatment lagoon and ends at a line extending to the southeast from the southern property line of the Oregon International Port of Coos Bay's aquaculture facility.

Management Objective: This deep-water unit close to shore shall be managed to efficiently utilize the aquatic area for necessary water access and moorage associated with water-dependent industrial uses in the adjacent uplands.

A. Uses:

- | | | |
|-----|--|-----|
| 1. | Aquaculture | * |
| 2. | Commercial | * |
| 3. | Docks | A |
| 4. | Industrial and port facilities | * |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | * |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | * |
| 8. | Recreation facilities | |
| a. | Low-intensity | * |
| b. | High-intensity | * |
| 9. | Research and educational observations | A |
| 10. | Utilities | |
| a. | Low-intensity | A |
| b. | High-intensity | A |
| 11. | Bridge crossing support structures and dredging necessary for installation | N |
| 12. | Bridge crossings | N/A |
| 13. | Navigation and water-dependent commercial enterprises and activities | * |

B. Activities:

- | | | |
|----|--|-----|
| 1. | Dikes | |
| a. | New construction | * |
| b. | Repair/maintenance | * |
| c. | Installation of tidegates in existing functional dikes | A |
| 2. | Dredging | |
| a. | New | * |
| b. | Maintenance dredging of existing facilities | * |
| c. | To repair dikes and tidegates | N/A |
| 3. | Flow-lane disposal of dredged material | * |

4	Fill	*
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	*
	c. Minor navigational improvement	A
6.	Piling/dolphin installation	A
7.	Shoreline Stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	A
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) - is subject to Policy [#4a](#).
- 2,4. Commercial, industrial/port facilities: if the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent use.
6. Marina development shall be limited to providing moorage for large fishing trawlers and other deep-draft vessels. A recreational boat marina would not be consistent with the Management Objective for this unit.
7. Mining/mineral extraction is permitted only if compatible with navigation and moorage uses and if consistent with the resource capabilities of the area and the purpose of the management objective for this unit.

8a,8b. A public boat ramp facility designed to meet the needs of and accommodate small private crafts shall be allowed provided that such is compatible with other development allowed in the management unit. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

13. This use is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#) and to Policy [#8](#), requiring mitigation.

Activities:

1a,1b. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

2a,2b,3,4,5b. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

5c. This activity is subject to Policy [#12](#).

7b,7c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

In addition, bulkheads are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

9a. Active restoration shall be allowed only when consistent with Policy #22b.

12. Wastewater and storm water discharge, see Policy [#2](#) and definition of "facility".

13. This activity is subject to Policy [#5d](#).

LOWER BAY - NORTH SPIT

4-CS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 4

MANAGEMENT CLASSIFICATION: CS

Boundary: This unit comprises the waste treatment lagoon and the berms that contain it.

Management Objective: This shoreland unit shall be managed to maintain the existing lagoon and its ability to handle effluents and to allow development of a freshwater marsh.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	*
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream Alteration	N
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*

7	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this unit are only permitted as stated in Policy [#14](#), “General Policy on Uses within Rural Coastal Shorelands”. Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
2. All permitted uses are subject to Policy [#13](#), which states general use priorities in coastal shorelands.
3. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
4. In rural areas (outside of UGB’s) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).
5. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

3. Aquaculture shall be allowed in the lagoon provided that it is consistent with state and federal water quality regulations (subject to Policy [#4a](#)).
6. Continued secondary treatment of industrial effluents shall be allowed.

Activities:

3. Dredge material disposal shall be allowed when consistent with Policy [#20](#).
- 6b,6c. These activities are subject to Policy [#9](#), “Solutions to Erosion and Flooding Problems.”
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
 10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**LOWER BAY - NORTH SPIT
5-WD**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 5

MANAGEMENT CLASSIFICATION: WD

Boundaries:

Northern Boundary - a line extending from the northeast corner of the waste-treatment lagoon to the southwest and along its eastern edge, including an area of about 73 acres.

Southern Boundary - a line to the northwest from the southern boundary of the Oregon International Port of Coos Bay's aquaculture facility.

Western Boundary - a line running approximately SSW across dune hummocks from the southern side of the lagoon to an open sand dune.

Management Objective: A large portion of this unit, compared to other areas of the bay, possesses characteristics that make it an exceptional future development resource not only for the Bay Area, but for Coos County and the State of Oregon as well. The site's location on the deep-draft channel in the lower bay gives it even greater attributes as a water-dependent industrial development site. Therefore, the Plan reserves this portion of the unit for an integrated industrial use that takes advantage of the site's unique characteristics, particularly its attributes for deep-draft development. Uses need not be limited to those specifically mentioned in Exception [#22](#).

Utilizing the site for development purposes as described will require the filling of 123 acres of freshwater and saltwater wetlands, commonly known as Henderson Marsh (Dredged Material Site #4x).

The Plan intends that development within the road corridor will be for the purposes of developing and maintaining an access road, rail and utility corridor, and pulp mill effluent pipeline.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	*
5.	Dryland moorage	N
6.	Industrial and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N

13.	Solid waste disposal	A
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	*
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	*
9.	Restoration	
	a. Active	*
	b. Passive	*
10.	Land divisions	
	a. Partitions	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses Within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in the Plan (see Coastal Shorelands Goal "Linkage Findings" section), uses are only allowed subject to the findings in this policy.
2. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy [#27](#).
3. Wherever possible, dredged material, especially from the federal channel or other major project, is to be used for the fill material. This method of obtaining fill will be incorporated into the overall project phasing, unless it can be demonstrated that it will have an adverse impact on the development effort.

4. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
4. No use or activity shall pre-empt the use of the designated dredged material disposal site in this unit, as required by Policy [#20](#).
6. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
7. In rural areas (outside UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

4. This use is allowed in association with other permitted uses and activities.
- 4,6,16,17. These uses are subject to review and approval when consistent with Policy [#16](#).

Activities:

3. Dredge material disposal shall be allowed when consistent with Policy [#20](#).
- 3,5. Dredge material disposal is only allowed in conjunction with a specific project and any incremental filling is not permitted without phased restoration actions.
- 6b,6c. A retaining wall is a temporary activity that will not pre-empt the ultimate use of the site. These activities, where occurring at the interface with the estuary, are only permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 8,9a,9b. These activities are permitted in the portion of the site agreed on for mitigation as per the Henderson Marsh Mitigation Plan.
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**LOWER BAY - NORTH SPIT
5A-NS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 5A

MANAGEMENT CLASSIFICATION: NS

Boundaries:

Southern: the berm containing the waste treatment lagoon.

Western: the coastal shorelands boundary (western edge of the deflation plain).

Northern: northern extent of privately-owned or leased lands.

Eastern: the transportation corridor and a line extending north from the western edge of the dredged material disposal site on the eastern side of Henderson Marsh.

Management Objective: to conserve and enhance vital wildlife habitat resources. This also contains a corridor and access road for the Oregon International Port of Coos Bay's effluent outfall pipeline from eastern boundary of the site with Transpacific Parkway and running west along the southern boundary of the management unit into the ocean.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land Transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	*

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	N
	c. Retaining wall	N
7.	Navigation aids (e.g., beacons)	N
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partitions	N
	b. Subdivisions	N
	c. Planned Unit Development	N
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses in dune areas shall be consistent with the requirements of Policies [#30](#).
2. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
3. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), , and [#51](#).

SPECIAL CONDITIONS:

Uses:

- 15b. Repair/Maintenance/replacement of the wastewater outfall pipeline shall be permitted.

Activities:

- 9a. Active restoration shall be allowed only when consistent with Policy #22b.

**LOWER BAY - NORTH SPIT
5-DA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 5

MANAGEMENT CLASSIFICATION: DA

Boundaries:

This unit extends southeast to the deep-draft channel beginning at the south side of the inlet east of the waste treatment lagoon and ending at a line extending south from the east edge of Henderson Marsh.

Management Objective:

This unit shall be managed so as to efficiently this unit shall be managed so as to efficiently utilize the aquatic area for access to the deep-draft channel in support of upland water-dependent uses.

Uses, Activities and Special conditions.

A. Uses:

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Commercial | N |
| 3. | Docks | A |
| 4. | Industrial and port facilities | * |
| 5. | Log dump/sort/storage (in-water) | * |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | * |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 10. | Bridge crossing support structures | N |

B. Activities:

- | | | |
|----|--|-----|
| 1. | Dikes | |
| | a. New construction | N/A |
| | b. Repair/Maintenance | N/A |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | N/A |
| 3. | Dredge Material Disposal | N |
| 4. | Fill | *5. |
| | Navigation structures | * |
| 6. | Minor navigational improvements | A |

7.	Piling/dolphin Installation	A
8.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
9.	Navigation aids (e.g., beacons, buoys)	A
10.	Mitigation	A
11.	Restoration	
	a. Active	*
	b. Passive	A

GENERAL CONDITIONS:

None

SPECIAL CONDITIONS:

Uses:

1. This use is only allowed subject to the making of resource capability consistency findings and subject to the assessment of impacts [see Policy #4a].4. Water-dependent uses are allowed. If the use is water-related or non-dependent/related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
5. Log dump uses shall be allowed, but only for a limited amount of time to unload bundled logs using easy-let-down techniques. Log bundles in the water must be immediately hauled to other locations for storage.
7. Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

Activities:

4. Fills shall be allowed when findings are made which document that the fill will not adversely impact the wetland drainage in the southwest shoreline portion of the unit.

In addition, this activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 2a., 2b., 5. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 8b, 8c. These activities are only permitted subject to the general findings required by Policy #9, "Solutions to erosion and flooding problems" preferring non-structural to structural solutions, and to the specific findings for rip-rap.

In addition, bulkheads are only allowed subject to findings that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 11a. Active restoration shall be allowed only when consistent with Policy #22b.

**LOWER BAY - NORTH SPIT
6-WD**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 6

MANAGEMENT CLASSIFICATION: WD

Boundaries:

Western Boundary - a line extending north from the western edge of the filled dredged material disposal site that borders on Henderson Marsh.

Eastern Boundary - the Roseburg Forest Products access road and a line extending to the north where the road curves to the east.

Management Objective: This unit shall be managed so as to protect the shoreline for water-dependent uses in support of the water-related and non-dependent, non-related industrial use of the area further inland. To assure that the unit's shoreline is protected for water-dependent uses while still allowing non-water-dependent uses of the inland portion of the property (outside of the Coastal Shoreland Boundary), any new proposed use of the property must be found by the Board of County Commissioners (or their designee) to be located in such a manner that it does not inhibit or preclude water-dependent uses of the shoreline. Further use of wetlands in the unit must be consistent with state and federal wetland permit requirements.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	*
5.	Dryland moorage	N
6.	Industrial and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	*
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	*
2.	Dikes	
	a. New construction	N/A
	b. Repair/Maintenance	N/A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Land divisions	
	a. Partitions	*
	b. Subdivisions	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
3. Uses in this unit are only permitted as stated in Policy [#14](#) "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
4. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
5. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
6. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS

Uses:

4. Commercial uses shall be allowed only if they are support services to existing or planned industrial uses and will not preclude water-dependent use of the shoreline.

4,6,16,17. These uses are subject to review and approval when consistent with Policy [#16](#).

13. Timber harvesting shall be allowed as an interim use until the property is required for industrial development.

Activities:

1. Alteration of waterways may be necessary in association with the development of a new Port road and shall be allowed, provided that the relocation of culverts and similar alterations are done in a manner so as to not alter the hydrologic characteristics of existing wetlands.

3. Dredge material disposal shall be allowed when consistent with Policy [#20](#).

6b,6c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".

10. Land divisions are only permitted when they meet the conditions in Policy [#15](#).

**LOWER BAY
6-DA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 6

MANAGEMENT CLASSIFICATION: DA

Boundary: This unit extends south to the deep-draft channel beginning at a line running south from the west boundary of the filled dredged material disposal site that borders Henderson Marsh and ending at a line approximately 1200-feet east of a point where the shoreline changes from a southerly to a southeasterly aspect.

Management Objective: This aquatic unit shall be managed to provide water access for the industrial uses in the adjacent uplands.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	A
4.	Industrial and port facilities	*
5.	Log dump/sort/storage (in-water)	*
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	*
8.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N/A
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
	a. New construction	N/A
	b. Repair/maintenance	N/A
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	*

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	*
	c. Minor navigational improvement	A
6.	Piling/dolphin installation	*
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	A
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) - is subject to Policy [#4a](#).
4. Water-dependent uses are allowed. If the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
5. Log dump uses shall be allowed only for a limited amount of time for unloading bundles of logs using easy-let-down techniques. Log bundles in the water shall be immediately hauled to other locations for storage.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy [#5c](#)).
7. Mining/mineral extraction is only allowed if compatible with navigation and moorage uses and if consistent with the resource capabilities of the area and the purposes of the management objective.

13. This use is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

Activities:

4. Fill is permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".

6. Maintenance/replacement of the eastern-most dolphin of the Roseburg docks shall be permitted.

2a,2b,5b. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

- 5c. This activity is subject to Policy [#12](#).

7b,7c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

In addition, bulkheads are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".
13. Subject to Policy [#5d](#).

**LOWER BAY - NORTH SPIT
7-D**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 7

MANAGEMENT CLASSIFICATION: D

Boundaries:

Western boundary - the Roseburg Forest Products access road and a line extending to the north where the road curves to the east.

Eastern boundary - the Southern Pacific Railroad line.

Northern boundary - the inland limits of the 100-year floodplain (including freshwater wetlands associated with it).

Management Objective: This shoreland unit, which borders a natural aquatic area, shall be managed for industrial use. Continuation of and expansion of existing non-water-dependent/non-water-related industrial uses shall be allowed, provided that this use does not adversely impact Natural Aquatic Unit #7. In addition, development shall not conflict with state and federal requirements for the wetlands located in the northwest portion of this unit.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	*
5.	Dryland moorage	N
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	*
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream Alteration	A
2.	Dikes	
	a. New construction	*
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	*
5.	Fill	*
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partitions	*
	b. Subdivisions	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Uses in this unit are only permitted as stated in Policy [#14](#) "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
2. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
3. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
4. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
5. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
6. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS

Uses:

4. Commercial uses shall be allowed only when necessary to support the primary industrial use.
13. Timber harvesting shall be allowed as an interim use until the site is converted to industrial development.

Activities:

- 2a. New dikes may be constructed, provided that findings are developed which document that in proposed future development the use of a dike, berm, or buffer setback will protect the natural aquatic area to the south from major development impacts.
3. Dredge material disposal shall be allowed when consistent with Policy [#20](#).
4. Excavation to create a new water surface shall be allowed only for the purposes of an approved restoration project.
5. The wetland in the southeast portion of this unit can be filled for a development project contingent upon satisfaction of the prescribed mitigation described in Shoreland Unit [#5](#).
- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed when consistent with Policy [#22b](#).
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**LOWER BAY
7-NA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 7

MANAGEMENT CLASSIFICATION: NA

Boundary: This unit extends south to the deep-draft channel beginning at a point where the shoreline changes from a southerly aspect to a southeasterly aspect and ending at the railroad bridge.

Management Objective: This aquatic unit shall be managed to protect natural resources. Maintenance, replacement, and repair of bridge crossing support structures shall be allowed.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and education observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	*
12.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N/A
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	N
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A

	b.	Structures	N
	c.	Minor navigational improvements	N
6.		Piling/dolphin installation	N
7.		Shoreline stabilization	
	a.	Vegetative	A
	b.	Riprap	*
	c.	Bulkheads	N
9.		Mitigation	A
10.		Restoration	
	a.	Active	N
	b.	Passive	A
11.		Temporary alterations	*
12.		Protection of habitat, nutrient, fish, wildlife and aesthetic	A
13.		Wastewater/storm water discharge	N
14.		Research and educational observation structures	N

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).
- 11,12. This use is allowed subject to the findings in Policy [#6](#), "Fill in Conservation and Natural Management Units".

Activities:

- 7b. This activity is only permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring nonstructural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
10. This activity is only permitted subject to Policy [#5a](#).

LOWER BAY – (PONY SLOUGH) NORTH BEND

50-UD

JURISDICTION: NORTH BEND (ADDED TO CBEMP)

SHORELAND UNIT: 50

MANAGEMENT CLASSIFICATION: UD

Boundaries: This unit borders Pony Slough on three sides and includes the shore of Pony Creek to 1000 feet above head of tide at Crowell Lane (tide gate).

Eastern boundary – The unit begins on the east shore at the south end of the railroad bridge.

Western boundary – the unit ends on the west shore at the northeast point of the airport at the mouth of Pony Slough.

Management Objective: This development shore land unit shall be managed to accomplish the following objectives:

1. The North Bend Municipal Airport shall be maintained as a permitted use.
2. The land area adjacent to Aquatic Unit #51 can be developed for recreational purposes (an improved boat ramp and limited tie-up dock), as envisioned in the Airport Master Plan.
3. The upland bordering the east side of the slough, adjacent to the proposed Pony Slough marina, shall be managed to protect its habitat values.

In any case, development within this shore land unit must be done in such a manner that it does not adversely impact the adjacent sensitive aquatic area.

A. Uses:

1.	Agriculture	N
2.	Airports	A
3.	Aquaculture	*
4.	Commercial	A
5.	Dryland moorage	*
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	A
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
16.	Navigation and water-dependent commercial enterprises and activities	A

B. Activities:

1.	Stream alteration		A
2.	Dikes		
	a.	New construction	*
	b.	Repair/Maintenance	A
3.	Dredging		
	a.	New	N
	b.	Maintenance dredging of existing facilities	A
	c.	To repair dikes and tide gates	A
4.	Dredged material disposal		*
5.	Excavation to create new water surface		A
6.	Dredge or fill		*
7.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Rip-rap	*
	c.	Retaining wall	*
8.	Navigation aids (e.g., beacons)	A	
9.	Mitigation		A
10.	Restoration		
	a.	Active	*
	b.	Passive	A
11.	Land divisions		A
12.	Water transport channels where dredging may be necessary		A
13.	Water storage areas		*

GENERAL CONDITIONS

1. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
2. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.
3. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.
4. Inventoried resources requiring mandatory protection in this unit shall be protected as required by Policies #17 and #18.

SPECIAL CONDITIONS

Uses:

3. Aquaculture is no considered to be a primary use of this area but shall be allowed if findings are developed which document that the particular proposal is consistent with the upland and aquatic character of the area.
5. Dry land moorage in the northwestern portion of this unit is consistent with the management objective if water access is confined to that specified in Aquatic Unit #51.

Activities:

- 2a. New upland dikes shall be allowed if they are associated with use of the airport.
4. Dredge Material Disposal shall be allowed when consistent with Policy #20.
- 7b.c. These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems."
- 10a. Active restoration shall be allowed only when consistent with Policy #22b.
13. Where needed for products used in or resulting from industry, commerce and recreation.

LOWER BAY (PONY SLOUGH)

50-NA

JURISDICTION: NORTH BEND (ADDED TO CBEMP)

AQUATIC UNIT: 50

MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit consists of the aquatic area of Pony Slough.

Management Objective: This aquatic unit shall be managed to protect its natural resource productivity. Repair/Maintenance of the railroad bridge crossing support structures is allowed.

Alterations and fill of Pony Slough, along the southern end of runway 13-31 in accordance with FAA requirements for Runway Safety Areas shall be allowed.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreational facilities	
	a. Low-intensity	*
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
10.	Bridge crossing support structures	A
11.	Research and educational observation	A
12.	Communication Facilities	*
13.	Boat Ramps	*

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	*
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tide gates	N/A
3.	Dredge Material Disposal	N
4.	Fill	N
5.	Navigational structures	N

6.	Minor navigational improvements	N
7.	Piling/dolphin installation	N
8.	Shoreline stabilization	
a.	Vegetative	A
b.	Rip-rap	*
c.	Bulkheads	N
9.	Navigation aids (e.g., beacons, buoys)	A
10.	Mitigation	A
11.	Restoration	
a.	Active	*
b.	Passive	A
12.	Protection of habitat, nutrient, fish, wildlife and aesthetic resources	A
13.	Temporary alterations	*

SPECIAL CONDITIONS:

Uses:

1. Aquaculture which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) is subject to policy #4a.
- 8a. Undeveloped Low-intensity, water dependent recreation.
12. Subject to policy 4a.
13. Boat ramps for public use where no dredging or fill for navigational access is needed.

Activities:

- 1b., 2b. Permitted subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.
- 8b. This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems."
- 11a. Active restoration shall be allowed only when consistent with Policy #22b.
13. This activity is only permitted subject to Policy #5a.

LOWER BAY – NORTH BEND

51-UD

JURISDICTION: NORTH BEND (ADDED TO CBEMP)

SHORELAND UNIT: 51

MANAGEMENT CLASSIFICATION: UD

Boundaries: This unit consists of the rip-rapped bank along the northwest and west edges of the airport from the mouth of Pony Slough to the end of the altered shoreline south of the west end of Runway 4-22.

Management Objective: This shore land unit shall be managed to maintain the shoreline as necessary to protect the continued upland airport use and to allow its expansion.

A. Uses:

1.	Agriculture	N
2.	Airports	A
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	N
8.	Log storage/sorting yard (land)	N
9.	Marinas	*
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
16.	Navigation and water-dependent commercial enterprises and activities	A

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tide gate	*

4.	Dredged Material Disposal		N
5.	Excavation to create new water surface		N
6.	Fill		*
7.	Shoreline stabilization		
	a. Vegetative		A
	b. Rip-rap		*
	c. Retaining wall		*
8.	Navigation aids (e.g., beacons)	A	
9.	Mitigation		N/A
10.	Restoration		
	a. Active		*
	b. Passive		A
11.	Land divisions		A
12.	Water transports channels where dredging may be necessary		A
13.	Water storage areas		*

SPECIAL CONDITIONS:

Uses:

9. Where consistent with the purposes of the Development Management Unit and adjacent shore lands designated for water-dependent uses or designated for waterfront redevelopment, water-related and non-dependent, non-related uses not requiring dredge or fill; mining and mineral extraction; and activities as identified in the Natural Management Units and Conservation Management Units.

Activities:

- 3b.,c. Permitted subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.
- 7b.,c. These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems."
- 10a. Active restoration shall be allowed only when consistent with Policy #22b.
13. Where needed for products used in or resulting from industry, commerce and recreation.

LOWER BAY
51-CA

JURISDICTION: NORTH BEND (CBEMP)

AQUATIC UNIT: 51

MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit extends north to the deep draft navigation channel beginning at the northeast corner of the airport near the mouth of Pony Slough and ending where the shoreline changes configuration about midway along Runway 4-22. It also includes the area around the existing pier at the mouth of Pony Slough.

Management Objective: This aquatic unit shall be managed to maintain any aquatic resources in the area as consistent with the needs of the airport flyover area and the navigation channel. It shall also be managed to allow continued public access to the water at the present location and to allow rebuilding of the existing boat ramp. There may also be a need for a limited boat dock for transient recreation craft tie-up in association with the boat ramp and possible hotel development on nearby uplands. Minor maintenance dredging for the boat ramp and minor new dredging for the boat dock shall also be allowed.

A. Uses:

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Commercial | N |
| 3. | Docks | * |
| 4. | Industrial and port facilities | N |
| 5. | Log dump/sort/storage (in water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 8. | Recreational facilities | |
| | a. Low-intensity | * |
| | b. High-intensity | * |
| 9. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 10. | Bridge crossing support structures | A |
| 11. | Research and educational observation | A |
| 12. | Communications Facilities | * |
| 13. | Boat Ramps | * |

B. Activities:

- | | | |
|----|-----------------------|---|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Repair/Maintenance | * |

2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tide gates	N/A
3.	Dredge Material Disposal	N
4.	Fill	N
5.	Navigational structures	N
6.	Minor navigational improvements	A
7.	Piling/dolphin installation	A
8.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
9.	Navigation aids (e.g., beacons, buoys)	A
10.	Mitigation	A
11.	Restoration	
	a. Active	A
	b. Passive	A
12.	Protection of habitat, nutrient, fish, wildlife and aesthetic resources	A

SPECIAL CONDITIONS:

Uses:

- 1.,8b. These uses are only allowed subject to the making of resource capability consistency findings and subject to the assessment of impact (see Policy #4a)
Recreational facilities must be water-dependent.
- 3. This use is only permitted if it needs to occupy the water surface by means other than fill (e.g. pilings).
- 8a. Such recreational facilities must be water-dependent.
- 12. Subject to Policy 4a.
- 13. Boat ramps for public use where no dredging or fill for navigational access is needed.

Activities:

- 1b. This activity is only permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units", and to findings that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 2a.b. These activities are only allowed subject (1) to a finding that adverse impacts have been minimized (see Policy #5); and (2) to Policy #8 requiring mitigation. In addition, where these activities involve dredging for log storage, they shall only be allowed subject to the making of resource capability on consistency findings and subject to the assessment of impacts (see Policy #4a).

8b.,c. These activities are only permitted subject to the general findings by Policy #9.

Further, bulkheads are permitting only subject (1) to making of the resource capability consistency findings and impact assessments (see Policy #4a); (2) to the findings required by Policy #6, "Fill in Conservation and Natural Management Units"; (3) to a finding that adverse impacts have been minimized (see Policy #5); and (4) to Policy #8 requiring mitigation.

**LOWER BAY – COOS BAY
52-CS**

JURISDICTION: COOS BAY (ADDED TO CBEMP)

SHORELAND UNIT: 52

MANAGEMENT CLASSIFICATION: CS

Boundaries: This shoreland unit consists of the two dredged material disposal islands Southwest of Runway 4-22 of the North Bend Airport.

Management Objective: This shoreland unit, which includes designated mitigation sites (M-5[a] and [b] “high” priority) for the proposed extension of the South runway of the airport, shall be managed in its natural state with mitigation as a future use. (See Policy #22). In the interim the islands serve as the site of navigational aids.

A. Uses

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	N
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreational facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged Material Disposal	N
4.	Excavation to create new water surface	*
5.	Fill	N

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	N
7.	Navigation aids (e.g., beacons)	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	A

GENERAL CONDITIONS

1. On designated “high” priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.

SPECIAL CONDITIONS

Activities:

- 4 Excavation to create new water surface shall be allowed for mitigation for the proposed runway extension.
- 6b This activity is only permitted subject to the findings required by Policy #9, “Solutions to Erosion and Flooding Problems”.
- 7 The islands presently provide siting for air navigation aids. Continuation of this use shall be allowed provided that the aids do not preclude mitigation.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

**LOWER BAY
52-NA**

JURISDICTION: COOS BAY, NORTH BEND (ADDED TO CBEMP)

AQUATIC UNIT: 52

MANAGEMENT CLASSIFICATION: NA

[ORD 313 11-6-2001]

Boundaries: This unit extends north to the deep-draft navigation channel beginning at a line extending northwest from the configuration change in the shoreline that parallels Runway 4-22. The unit ends at a line extending west from a point at the approximate center of Section 17 and surrounds the disposal islands southwest of Runway 4-22.

Management Objective: The supporting documentation for the CBEMP acknowledges the importance of the Southwest Regional Airport (formerly North Bend Municipal Airport) and allows for its continued operation through adoption of Exception 21 in the Plan. This aquatic unit contains extensive eelgrass beds with associated fish and waterfowl habitat, and shall accordingly be managed to maintain these resources in their natural condition in order to protect their productivity, while allowing alteration, including fill for airport uses, in accordance with FAA requirements for safety.

Dredging of a small channel on the north side of the proposed airport fill shall be necessary as a form of mitigation to maintain tidal currents.

Maintenance only of the existing sewage treatment plant outfall shall be permitted.

A. Uses:

1.	Airport lighting		*
2.	Aquaculture		*
3.	Bridge crossing support structures and dredging necessary for their installation		*
4.	Bridge crossings		A
5.	Commercial		N
6.	Docks		N
7.	Industrial and port facilities		N
8.	Log dump/sort/storage (in water)		N
9.	Marinas		N
10.	Mining/mineral extraction, including dredging necessary for mineral extraction		N
11.	Recreation facilities		
	a. Low-intensity		N
	b. High-intensity		N
12.	Research and educational observations	A	
13.	Utilities		
	a. Low-intensity		A
	b. High-intensity		N
14.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation		N

B. Activities:

1.	Dikes		
	a.	New construction	N
	b.	Repair/Maintenance	N/A
2.	Dredging		
	a.	New	*
	b.	Maintenance dredging of existing facilities	N
	c.	To repair dikes and tidegates	N/A
3.	Fill		N
4.	Dredge Material Disposal		N
5.	Mitigation		A
6.	Navigational		
	a.	Aids (e.g., beacons, buoys)	N
	b.	Minor navigational improvements	N
	c.	Structures	N
7.	Piling/dolphin installation		N
8.	Restoration		
	a.	Active	N
	b.	Passive	A
9.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Rip-rap	*
	c.	Bulkheads	N
10.	Temporary alterations		*
11.	Waste water/storm water discharge		*
12.	Fill and bulkhead for airport runway/taxi relocation		*

GENERAL CONDITIONS:

None

SPECIAL CONDITIONS:

Uses:

1. This use is only permitted for the 1,425 foot "Medium-Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR)" at the southern end of Runway 04 of the North Bend Municipal Airport. The maintenance walkway, which will support the MALSR, is permitted as set forth by Exception #26.
- 2, 3 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

Activities:

- 2a New dredging shall be allowed only to dredge a small channel on the north side of the proposed airport fill as necessary to maintain tidal currents. In addition, this activity is only allowed subject to a finding that adverse impacts have been minimized (see Policy #5).
- 9b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.
- 10, 11 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 12. This activity is only permitted for the fill of approximately 53,580 square feet (total) of estuary immediately south of Runway 4-22 in order to allow the existing portion of parallel Taxiway C that is built on fill, to be shifted an additional 75 feet from the runway to bring the airport into compliance with FAA safety requirements. The bulkhead or seawall is permitted to protect the relocated taxiway. See Exception #28. (Upon completion of the fill activity, the filled area will be administratively re-designated as Shoreland Unit 51-UD.)

**LOWER BAY
52A-DA**

JURISDICTION: COOS BAY (ADDED TO CBEMP)

AQUATIC UNIT: 52A

MANAGEMENT CLASSIFICATION: DA

INTERIM USES

Boundaries: Beginning at a point on the extended centerline of Runway 4-22, North Bend Municipal Airport, North Bend, Oregon; said point bearing South 63 degrees 13' 56" West, a distance of 200 feet from the west end of Runway #4; thence running north 26 degrees 46' 04" west 362.5 feet; thence south 63 degrees 13' 56" west 2,000 feet; thence south 26 degrees 46' 04" east 725 feet; then north 63 degrees 13' 56" east 2,000 feet; thence north 26 degrees 46' 04" west 500 feet to the point of beginning.

Management Objective: This aquatic area shall be managed to protect natural resources until such time as the unit is filled to allow for extension of North Bend Municipal Airport Runway 4-22, which shall be allowed. Upon completion of required filling, the unit shall become new Shoreland Unit 51A; interim uses and activities shall be in effect until filling is completed. This unit comprises dredged material disposal site 9x.

SEE ALSO EXCEPTION #21.

A. Interim Uses:

- | | | |
|-----|--|---|
| 1. | Aquaculture | N |
| 2. | Bridge crossing support structure and dredging necessary for their installation | N |
| 3. | Bridge crossings | N |
| 4. | Commercial | N |
| 5. | Docks | N |
| 6. | Industrial and port facilities | N |
| 7. | Log dump/sort/storage (in water) | N |
| 8. | Marinas | N |
| 9. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 11. | Research and educational observations | N |
| 12. | Utilities | |
| | a. Low-intensity | * |
| | b. High-intensity | * |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation. | N |

B. Interim Activities:

- | | | |
|----|---------------------|---|
| 1. | Dikes | |
| | a. New construction | * |

	b.	Repair/Maintenance	*
2.		Dredging	
	a.	New	N
	b.	Maintenance dredging of existing facilities	N
	c.	To repair dikes and tidegates	N/A
3.		Fill	*
4.		Flow-lane dredged material disposal	*
5.		Mitigation	A
6.		Navigational	
	a.	Aids (e.g., beacons, buoys)	N
	b.	Minor navigational improvements	N
	c.	Structures	N
7.		Piling/dolphin installation	N
8.		Restoration	
	a.	Active	N
	b.	Passive	N
9.		Shoreline stabilization	
	a.	Vegetative	A
	b.	Rip-rap	*
	c.	Bulkheads	*
10.		Temporary alterations	*
11.		Waste water/storm water discharge	*

INTERIM SPECIAL CONDITIONS

Uses:

- 12 Utilities shall be allowed in this unit, as consistent with the North Bend Municipal Airport Master Plan (including the runway extension project).

Activities:

1a, b, These activities shall be allowed as consistent with the North Bend Municipal Airport

3, 4, Master Plan (including the runway extension project).
9b, c

1a, b, 3,4 In addition, these activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.

9b, c These activities are only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems,” preferring non-structural to structural solutions, and to the specific findings for rip-rap.

Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.

LONG-TERM USES AND ACTIVITIES (for new Shoreland Unit 51A)

A. Long-Term Uses:

1.	Agriculture	N
2.	Airports	A
3.	Aquaculture	N
4.	Bridge crossing support structures and dredging necessary for their installation	N/A
5.	Bridge crossings	N
6.	Commercial	N
7.	Dryland moorage	N
8.	Industrial and port facilities	N
9.	Land transportation facilities	A
10.	Log storage/sorting yard (land)	N
11.	Marinas	N
12.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
13.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
14.	Residential	N
15.	Solid waste disposal	N
16.	Timber farming/harvesting	N
17.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
18.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N

B. Long-Term Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
3.	Dredged material disposal	A
4.	Excavation to create new water surface	N
5.	Fill	A
6.	Land divisions	A
7.	Mitigation	N/A
8.	Navigation aids (e.g., beacons, buoys)	N
9.	Restoration	
	a. Active	N/A
	b. Passive	N/A
10.	Shoreline stabilization	
	a. Vegetative	N
	b. Rip-rap	*
	c. Retaining Wall	*

- 11. Temporary alterations *
- 12. Waste water/storm water discharge *

LONG-TERM GENERAL CONDITIONS

None

LONG-TERM SPECIAL CONDITIONS

Activities:

- 10b,c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems."
- 11,12 These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.

LOWER BAY – COOS BAY/NORTH BEND

53-CS

JURISDICTION: COOS BAY, NORTH BEND (ADDED TO CBEMP)

SHORELAND UNIT: 53

MANAGEMENT CLASSIFICATION: CS

Boundaries:

Northern Boundary – A line inland from the Southern edge of the altered shoreline South of the airport runway.

Southern Boundary – A line extending waterward from Division Street.

Management Objective: The steep and scenic bluff between residential uses inland and natural and conservation aquatic areas shall be managed to protect scenic and riparian values and to prevent geologic hazards. The Southern portion of the unit shall be managed to protect recreational beach access and to maintain historic and archaeological resources.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	N
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	*
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	A

GENERAL CONDITIONS:

The following condition applies to all permitted uses and activities.

1. Inventoried resources requiring mandatory protection in this unit shall be protected, as required by Policies #17 and #18.
2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
3. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.

SPECIAL CONDITIONS:

Uses:

- 12 Residential development within 50 feet from the edge of the bluff shall be subject to site plan design review to assure that structures are suitably engineered for the geologic nature of the bluff.

Activities:

- 6b, c These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

**LOWER BAY
53-CA**

JURISDICTION: COOS BAY (ADDED TO CBEMP)

AQUATIC UNIT: 53

MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit extends east of the deep-draft navigation channel beginning at a line extending waterward from the north end of Cape Arago Mill, and ending at a similar line 2,400 feet to the north, measured along the shoreline.

Management Objective: This unit shall be managed to (1) conserve its aquatic resources, and (2) to permit subtidal log storage in support of the mill to the south of the unit.

A. Uses:

1.	Aquaculture	*
2.	Bridge crossing support structures and dredging necessary for their installation	A
3.	Bridge crossings	A
4.	Commercial	N
5.	Docks	N
6.	Industrial and Port Facilities	N
7.	Log Dump/Sort/Storage (in water)	*
8.	Marinas	N
9.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
10.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
11.	Research and educational observation	N
12.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
13.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/maintenance	N/A
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To Repair Dikes and Tidegates	N/A

3.	Fill	N
4.	Flow-lane Dredged Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor navigational improvements	A
	c. Structures	N
8.	Piling/Dolphin Installation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
11.	Temporary Alterations	*
12.	Waste Water/Storm Water Discharge	*

GENERAL CONDITIONS:

None

SPECIAL CONDITIONS:

Uses:

- 1, 3 The use is allowed when it is established that the use is consistent with the resource capabilities of the area and the purposes of the management unit. (See Policy 4a.)
- 7 This use shall be limited to log storage and shall not conflict with the ultimate development of a marina.
New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).

Activities:

- 2b Maintenance dredging *is* permitted for log storage and access to nearby docks. In addition this activity is only allowed subject (1) to making of resource capability consistency findings and impact assessments (see Policy #4a); (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.
- 10b These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring nonstructural to structural solutions, and the specific findings for rip-rap.
- 11,12 The use is allowed when it is established that the use is consistent with the resource capabilities of the area and the purposes of the management unit. (See Policy 4a.)

**LOWER BAY - COOS BAY
54-UW**

JURISDICTION: COOS BAY (ADDED TO CBEMP)

SHORELAND UNIT: 54

MANAGEMENT CLASSIFICATION: UW

Boundaries:

Northern Boundary – A line West from Division Street.

Southern Boundary – A line West from Johanneson Avenue to the line of non-aquatic vegetation.

Management Objective: The distance to the channel and the shallow depths make this area ideally suited for shallow-draft (up to 20 feet) water-dependent/related uses such as the current mix of uses for barge and small fishing craft loading and unloading. This unit shall be managed to allow continuation of current uses, and, particularly, continued use and improvement of the boat ramp and associated facilities for public recreational use.

Non-water-dependent/related uses shall only be allowed as per Policy #16a, except in the area encompassed by the Hollering Place (HP) zoning designation whereby uses listed in the zoning district are permitted as set forth by Coos Bay Municipal Code 17.127 [Ord. 431 Exhibit B 6/15/2010]

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	A
5.	Dryland moorage	A
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	A
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	*
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	N/A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	A

GENERAL CONDITIONS:

1. Inventoried resources requiring mandatory protection in this unit shall be protected as required by Policy #18.
2. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
3. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.
4. All uses shall be consistent with Policy #16, regarding protection of areas “especially-suited for water-dependent uses”.

SPECIAL CONDITIONS:

Uses:

- 13 Industrial solid waste disposal shall be allowed if findings are developed which document that the use is consistent with the surrounding uses and the character of the area.

Activities:

- 6b, c These activities are only permitted subject to the findings required by Policy #9, “Solutions to Erosion and Flooding Problems”.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

**LOWER BAY
54-DA**

JURISDICTION: COOS BAY (ADDED TO CBEMP)

AQUATIC UNIT: 54

MANAGEMENT CLASSIFICATION: DA

Boundaries: This unit extends East of the deep-draft channel beginning at a line Northwest from the North end of Cape Arago Mill and ending at a line that projects at an angle from the shoreline North from an extension of Johanneson Avenue and then runs Southwest 100 feet South of a city pier.

Management Objective: This aquatic unit shall be managed to maintain water access for water-dependent/related industrial and recreational uses located in the upland.

SEE ALSO EXCEPTION #4

A. Uses:

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Commercial | * |
| 3. | Docks | A |
| 4. | Industrial and port facilities | * |
| 5. | Log dump/sort/storage (in water) | * |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | * |
| 8. | Recreation facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 9. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 10. | Bridge crossing support structures | N |

B. Activities:

- | | | |
|----|--|---|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Repair/maintenance | * |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | N |
| 3. | Dredge Material Disposal | N |
| 4. | Fill | * |
| 5. | Navigational structures | * |
| 6. | Minor navigational improvements | A |

7.	Piling/dolphin installation	A
8.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
9.	Navigation aids (e.g., beacons, buoys)	A
10.	Mitigation	A
11.	Restoration	
	a. Active	*
	b. Passive	A

SPECIAL CONDITIONS:

Uses:

- 1 This use is only allowed subject to the making of resource capability consistency findings and subject to the assessment of impacts (see policy #4a).
- 2, 4 If the use is water-related or non-dependent/related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 5 Log dump and storage uses are allowed only to the North of the existing T-dock to provide a buffer for these uses and the recreational clam bed to the South of the unit.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 7 Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

Activities:

- 1b, 2a,B, 4,5 These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 8b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for rip-rap.

In addition, bulkheads are only allowed subject:

- 1. to the making of resource capability consistency findings and impact assessments (see Policy #4a);
 - 2. to a finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 11a Active restoration shall be allowed only when consistent with Policy #22b.

LOWER BAY - COOS BAY (Part)
55-UD

JURISDICTION: COOS COUNTY, COOS BAY

SHORELAND UNIT: 55

MANAGEMENT CLASSIFICATION: UD

Boundaries:

Northern boundary - a line west from Johanneson Avenue to the line of non-aquatic vegetation.

Southern boundary - a line west from Spaw Boulevard.

This unit also contains an offshore spoil island immediately north of the Coos Bay sewage treatment plant.

Management Objective: This unit shall be managed to allow continuation of the existing mix of residential and commercial uses to the west of Cape Arago Highway since the unit is not especially suited to commercial and industrial water-dependent/water-related uses. This unit also contains designated mitigation site M-1b (medium priority) which must be protected from pre-emptive uses, consistent with Policy [#22](#).

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	*
5.	Dryland moorage	*
6.	Industrial and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	A
11.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
12.	Residential	A
13.	Solid waste disposal	A
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3	Dredged material disposal	N
4.	Excavation to create new water surface	*
5	Fill	A
6	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partitions	A
	b. Subdivisions	A
	c. Planned Unit Development	A
	d. Recreation PUD	A

GENERAL CONDITIONS:

1. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
2. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
3. On "medium" or "high" priority designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
4. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
5. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

- 4,6. Commercial and industrial uses within the urban unincorporated communities are subject to Policy [#16a](#).
5. Dryland moorage shall be allowed in this unit if its water access is not from this unit.

11a,11b. Recreation activities requiring access to the water from this unit shall be allowed only as permitted in Unit #56.

Activities:

4. Creation of ponds that do not connect to the estuarine area shall be allowed.

6b,6c. These activities are only permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**LOWER BAY
55A-CA**

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 55A

MANAGEMENT CLASSIFICATION: CA

Boundaries: This aquatic unit extends east of the channel with the North boundary extending easterly toward the point where Noble Avenue meets the shoreline, the south boundary about 400-feet north of Sitka Dock and the east boundary at the landward edge of the subtidal area.

Management Objective: This aquatic unit shall be managed to allow recreational uses consistent with aquatic resource characteristics.

A. Uses:

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Commercial | N |
| 3. | Docks | * |
| 4. | Industrial and port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | * |
| | b. High-intensity | * |
| 9.. | Research and educational observations | A |
| 10. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | * |
| 11. | Bridge crossing support structures and dredging necessary for installation | N |
| 12. | Bridge crossings | N |
| 13. | Navigation and water-dependent commercial enterprises and activities | N |

B. Activities:

- | | | |
|----|---|-----|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Repair/Maintenance | N/A |
| | c. Installation of tidegates in existing functional dikes | N |
| 2. | Dredging | |
| | a. New | N |
| | b. Maintenance dredging of existing facilities | N |
| | c. To repair dikes and tidegates | N/A |
| 3. | Dredge Material Disposal | N |
| 4. | Fill | N |

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvement	A
6.	Piling/dolphin installation	*
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy [#4a](#).
3. This use is only permitted if it needs to occupy the water surface by means other than fill (e.g. pilings).
- 8a. Such recreational facilities must be water-dependent. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").
- 8b. These uses are only allowed subject to the making of resource capability consistency findings and subject to the assessment of impacts (see Policy [#4a](#)).
- 10b. Maintenance of the sewage treatment plant outfall shall be allowed.

Activities

- 5c. This activity is subject to Policy [#12](#).
6. Piling/dolphins shall be allowed if necessary to support recreational uses.

- 7b. This activity is permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring nonstructural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
- 11. This activity is only permitted subject to Policy [#5a](#).
- 12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".
- 13. Subject to Policy [#5d](#).

**LOWER BAY
55B-NA**

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 55B

MANAGEMENT CLASSIFICATION: NA

Boundaries: This aquatic unit begins at a line running westerly from a point on the shoreline at Noble Avenue and ends at a line extending west from Spaw Boulevard. The west boundary is the waterward edge of the intertidal flats.

Management Objective: This aquatic unit shall be managed to protect its natural resources. However, a recreational pier is proposed in this unit to provide public fishing access to the lower bay.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	N

5.	Navigational	
a.	Aids (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvements	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	N
8.	Mitigation	A
9.	Restoration	
a.	Active	N
b.	Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Wastewater/storm water discharge	N
13.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).
- 8a. This use is limited to a recreational pier, which is only permitted if it needs to occupy the water surface by means other than fill (e.g. pilings). Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

Activities:

- 7b. This activity is permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
10. This activity is only permitted subject to Policy [#5a](#).
13. Subject to Policy [#5d](#).

**LOWER BAY
56-UW**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 56

MANAGEMENT CLASSIFICATION: UW

Boundaries:

Northern boundary - a line west from Spaw Boulevard.

Southern boundary - a line west from a point 400-feet south of the junction of Cape Arago Highway and Grinnell Avenue.

Management Objective: This shoreland unit shall be managed so as to insure that the unique qualities of the unit closest to deep-water access for water-dependent uses are protected and utilized for such development. However, non-water-dependent uses may be allowed as per Policy #16. Water-related and non-water-dependent/non-water-related uses shall be appropriate for portions of the unit not "suitable for water-dependent uses". (see Mylar Inventory Map 24: "Goal #16/Goal #17 Development Priority Areas")

Development of the unit shall be consistent with a plot development plan that must be submitted to and reviewed by the County Planning. The plot plan may only be approved if it protects the area's unique qualities for water-dependent uses. Water-related and non-water-dependent/non-water-related uses may only be approved if such uses do not inhibit or preclude water-dependent uses of the shoreline and are compatible with the overall development plan for the unit.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	*
5.	Dryland moorage	A
6.	Industrial and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	A
10.	Mining/mineral extraction	A
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	A
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

- 16. Energy production *
- 17. Water-borne transportation *

B. Activities:

- 1. Stream alteration A
- 2. Dikes
 - a. New construction A
 - b. Repair/Maintenance A
- 3 Dredged material disposal N
- 4. Excavation to create new water surface A
- 5 Fill A
- 6 Shoreline stabilization
 - a. Vegetative A
 - b. Riprap *
 - c. Retaining wall *
- 7 Navigation aids (e.g., beacons) A
- 8. Mitigation A
- 9 Restoration
 - a. Active *
 - b. Passive A
- 10. Land divisions
 - a. Partitions A
 - b. Subdivisions A
 - c. Planned Unit Development A
 - d. Recreation PUD A

GENERAL CONDITIONS:

- 1. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
- 2. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
- 3. All uses shall be consistent with Policy [#16](#), regarding protection of areas suitable for water-dependent uses".
- 4. All uses and activities: Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
- 5. In rural areas (outside UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#) and [#51](#).

SPECIAL CONDITIONS:

Uses:

4,6,16,17. These uses are subject to review and approval when consistent with Policy [#16](#).

4,6. Commercial and industrial uses within urban unincorporated communities are subject to Policy [#16a](#).

Activities:

6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**LOWER BAY
56-DA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 56

MANAGEMENT CLASSIFICATION: DA

Boundaries: This aquatic unit extends east from the deep-draft channel beginning at a line extending west 400-feet north of Sitka Dock and ending at a line extending west to the channel from the base of the dock.

Management Objective: This aquatic unit shall be managed (1) to provide water access for future more intensive water-dependent uses of adjacent uplands and (2) to provide a 14 acre marina site for meeting in-water moorage needs in conjunction with the construction of a protective breakwater. Though the area is naturally scoured, new dredging may be required and shall be permitted. Other uses shall not pre-empt the use of this site for in-water moorage.

A. Uses:

1.	Aquaculture	*
2.	Commercial	*
3.	Docks	A
4.	Industrial and port facilities	*
5.	Log dump/sort/storage (in-water)	*
6.	Marinas	A
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	*
8.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N/A
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N

3.	Dredge Material Disposal	N
4.	Fill	*
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	*
	c. Minor navigational improvement	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).
- 2,4. Commercial, Industrial/Port facilities: if the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of this unit.
5. In-water log dumping/sorting/storage shall be allowed in conjunction with adjacent development related to loading and unloading of logs for shipment.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy [#5c](#)).
7. Mining/mineral extraction is only allowed if compatible with navigation and moorage uses and if consistent with the resource capabilities of the area and the purposes of the management objective.

13. This use is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

Activities:

2a,2b,4,5b. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

5c. This activity is subject to Policy [#12](#).

7b,7c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

In addition, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) to a finding that adverse impacts have been minimized (see Policy [#5](#)) and (3) to Policy [#8](#), requiring mitigation.

9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

11. This activity is permitted subject to Policy [#5a](#).

12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".

13. Subject to Policy [#5d](#).

**LOWER BAY
57-CS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 57

MANAGEMENT CLASSIFICATION: CS

Boundaries:

Northern boundary - a line west from a point 400-feet south of the junction of Cape Arago Highway and Grinnell Boulevard.

Southern boundary - southern shore of Tarheel Creek

Management Objective: This shoreland unit shall be managed to maintain and expand recreational access for use of natural aquatic resources, consistent with protection of riparian vegetation.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	N
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	*
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	

	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	N
7.		Navigation aids (e.g., beacons)	A
8.		Mitigation	A
9.		Restoration	
	a.	Active	*
	b.	Passive	A
10.		Land divisions	
	a.	Partitions	A
	b.	Subdivisions	A
	c.	Planned Unit Development	A
	d.	Recreation PUD	A

GENERAL CONDITIONS (The following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
4. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
5. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

12. Low-intensity residential uses only shall be allowed.

Activities:

- 6b. This activity is permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**LOWER BAY
57-NA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 57

MANAGEMENT CLASSIFICATION: NA

Boundaries: This aquatic unit begins at Sitka Dock to the north and ends at a line extending west from the tip of Pigeon Point, extending west to the edge of a subtidal algal bed.

Management Objective: This important recreational area shall be managed so as to continue public access into the area and maintain its valuable aquatic resources.

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and Port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossing	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	N
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A

	b.	Structures	N
	c.	Minor navigational improvement	N
6.		Piling/dolphin installation	N
7.		Shoreline stabilization	
	a.	Vegetative	A
	b.	Riprap	N
	c.	Bulkheads	N
8.		Mitigation	A
9.		Restoration	
	a.	Active	N
	b.	Passive	A
10.		Temporary alterations	*
11.		Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.		Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).
- 8a. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

Activities:

10. This activity is only permitted subject to Policy [#5a](#).
12. Subject to Policy [#5d](#).

**LOWER BAY
58-UD**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 58

MANAGEMENT CLASSIFICATION - UD

Boundaries:

Northern boundary - the south bank of Tarheel Creek.

Southern boundary - the southern edge of the residential area north of Barview Wayside.

Management Objective: This unit shall be managed so as to allow continuation and expansion of the area's scenic, archaeological, and residential values, which exist in harmony with each other. If the Army Corps of Engineers should reconstruct the groin in this area, provision or an associated public fishing pier should be considered. This unit contains a designated mitigation site (M-1a, "medium" priority) which must be protected from pre-emptive uses, as consistent with Policy [#22](#).

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	*
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and Port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	N
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N/A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
3.	Dredged material disposal	N

4.	Excavation to create new water surface	N
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partitions	A
	b. Subdivisions	A
	c. Planned Unit Development	A
	d. Recreation PUD	A

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
4. On designated "medium" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
5. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).

SPECIAL CONDITIONS:

Uses:

3. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) subject to Policy [#4a](#).
- 11a. Low-intensity recreation facilities shall be allowed in this area only if findings document that such are consistent with the aquatic resources in the adjoining unit.

Activities:

- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**LOWER BAY
58-NA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 58

MANAGEMENT CLASSIFICATION: NA

Boundaries: This aquatic unit extends from a line to the west from the tip of Pigeon Point to a line to the west from the southern edge of the residential area north of Barview Wayside, extending west to the Charleston Channel at the southern end and to the edge of a subtidal algal bed to the north.

Management Objective: This unit shall be managed so as to protect the area for its resource productivity. A rock groin will be permitted as an adjunct to an extension to the Charleston Breakwater if findings are made that it is necessary to prevent channel sedimentation (see Exception).

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N/A
3.	Dredge Material Disposal	N
4.	Fill	N

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	*
	c. Minor navigational improvements	N
6.	Piling/Dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	N
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	N
	b. Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife, aesthetic,	A
12.	Wastewater/storm water discharge	N
13.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).

Activities:

- 5b. This activity (rock groin) is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
10. This activity is only permitted subject to Policy [#5a](#).
13. Subject to Policy [#5d](#).

**LOWER BAY
59-CA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 59

MANAGEMENT CLASSIFICATION: CA

Boundaries: This subtidal unit extends south from Sitka Dock to the Charleston Channel. The east boundary is the western edge of a subtidal algal bed and the west boundary is the deep-draft channel.

Management Objective: This unit shall be managed to allow conservation of the aquatic area as intended by the Goals.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N/A
	b. Repair/Maintenance	N/A
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N/A
3.	Dredge Material Disposal	N
4.	Fill	N

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvements	A
6.	Piling/dolphin installation	*
7.	Shoreline Stabilization	
	a. Vegetative	N/A
	b. Riprap	N/A
	c. Bulkheads	N/A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy [#4a](#).

Activities:

- 2b. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 5c. This activity is subject to Policy [#12](#).
6. Pilings or dolphins for temporary moorage only shall be allowed.
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
11. This activity is only permitted subject to Policy [#5a](#).
12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".
13. Subject to Policy [#5d](#).

**LOWER BAY
67-D**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 67

MANAGEMENT CLASSIFICATION: D

Boundaries:

Southern boundary - a line inland from a point 400-feet north of the Charleston Breakwater.

Northwestern boundary - the western edge of the Coast Guard facility.

Management Objective: This shoreland unit shall be managed to maintain the existing uses and the riparian and scenic values of the steeper slopes in the area as consistent with the uses and activities matrix for this unit.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland Moorage	N
6.	Industrial and Port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	*
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	A
5.	Fill	A

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
2. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
3. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
4. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the "", uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
5. In rural areas (outside of UGB's) utilities, public facilities, and services shall be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

12. Residential uses are limited to (i) the U.S. Coast Guard facility, and (ii) conversion of an existing paint locker into one dwelling in conjunction with the Oregon Institute of Marine Biology.

Activities:

- 6b,6c. These activities are only allowed subject to findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
10. Land divisions are only permitted when they meet the conditions of Policy [#15](#).

**LOWER BAY
67-CA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 67

MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit extends south and west from the Charleston and deep-draft navigation channels and includes the area from the Charleston breakwater to the mouth of the Estuary at the west end of the South Jetty, excluding the area for in-water dredged material disposal.

Management Objective: This unit shall be managed to maintain the jetty for navigation.

A. Uses:

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial and Port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 8. | Recreation facilities | |
| a. | Low-intensity | * |
| b. | High-intensity | N |
| 9. | Research and educational observations | A |
| 10. | Utilities | |
| a. | Low-intensity | A |
| b. | High-intensity | N |
| 11. | Bridge crossing support structures and dredging necessary for installation | N |
| 12. | Bridge crossings | N |
| 13. | Navigation and water-dependent commercial enterprises and activities | N |

B. Activities:

- | | | |
|----|--|-----|
| 1. | Dikes | |
| a. | New construction | N |
| b. | Repair/Maintenance | N |
| c. | Installation of tidegates in existing functional dikes | N/A |
| 2. | Dredging | |
| a. | New | N |
| b. | Maintenance dredging of existing facilities | * |
| c. | To repair dikes and tidegates | N/A |
| 3. | Dredge Material Disposal | N |
| 4. | Fill | N |

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	*
	c. Minor navigational improvements	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structure	N

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy [#4a](#).
- 8a. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

Activities:

- 2b. Maintenance dredging shall be permitted only for maintenance access to the jetty and breakwater.

This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 5b. Maintenance and/or repair of the South Jetty and the breakwater shall be allowed; the expansion of the area of fill as necessary for added strength or to prevent sediment accretion.

This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

- 5c. This activity is subject to Policy [#12](#).
- 7b. This activity is allowed subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems" preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
- 11. This activity is only permitted subject to Policy [#5a](#).
- 12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".

**LOWER BAY
67A-DA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 67A

MANAGEMENT CLASSIFICATION: DA

Boundaries: This unit lies to the south of and contiguous with the deep-draft channel and north of the Charleston breakwater within Unit [#67](#) CA.

Management Objective: This unit shall be managed exclusively for in-water dredged material disposal. This site (In-bay "G") is intended for emergency disposal of channel maintenance spoils during rough bar conditions when ocean disposal is not possible and for disposal of spoils generated by maintaining the marina complex at Charleston.

A. Uses:

1.	Aquaculture	N
2.	Commercial	N
3.	Docks	N
4.	Industrial and Port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	N
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N/A
3.	Dredge Material Disposal	*
4.	Fill	N

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	*
	b. Structures	N
	c. Minor navigational improvement	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	N/A
	b. Riprap	N/A
	c. Bulkheads	N/A
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Protection of habitat nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	N
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Activities:

3. Dredged material disposal site is only to be used for disposal of channel maintenance spoils when rough bar conditions prohibit ocean disposal and subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and for disposal of spoils generated by maintaining the marina complex at Charleston.
- 5a. Navigation aids are permitted as necessary to mark the DMD site.
12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".
13. Subject to Policy [#5d](#).

**LOWER BAY
68A-CS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 68A

MANAGEMENT CLASSIFICATION: CS

Boundaries:

Eastern boundary - Coast Guard Facility's western boundary

Western boundary - South Jetty's eastern end where elevation descends to the beach sand.

Management Objective: This steep rugged bluff which overlooks the mouth of the Estuary shall be managed to maintain its riparian habitat and scenic qualities.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	N
	b. Subdivision	N
	c. Planned Unit Development	N
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
3. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
4. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
5. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Activities:

- 6b,6c. These activities are permitted to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**LOWER BAY
68B-WD**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 68B

MANAGEMENT CLASSIFICATION: WD

Boundaries:

Eastern boundary - Eastern end of the South Jetty.

Western boundary - Western end of the South Jetty

Southern boundary - Southern end of dredged material disposal site about 1100-feet south of South Jetty.

Management Objective: This unit shall be managed to allow uses and activities associated with jetty construction and maintenance, including road access and construction of unloading and storage facilities and water-dependent recreational uses. This unit also contains a designated dredged material disposal site, which shall be protected from pre-emptive uses (see Policy [#20](#)).

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and Port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
3.	Dredged material disposal	*
4.	Excavation to create new water surface	N
5.	Fill	*
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining Wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	N
	b. Subdivision	N
	c. Planned Unit Development	N
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this unit are only permitted as stated in Policy [#14](#), “General Policy on Uses within Rural Coastal Shorelands”. Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
1. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this unit, as required by Policy [#20](#).
3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
4. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
5. In rural areas (outside of UGB’s) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).
6. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

16,17. These uses are subject to review and approval when consistent with Policy [#16](#).

Activities:

3,5. Fill material must be compatible with existing sand material. Recreational and aesthetic values must not be impacted. State and federal fill permit required if aquatic area is affected.

6b,6c. These activities are allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation, and Policy [#9](#), "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

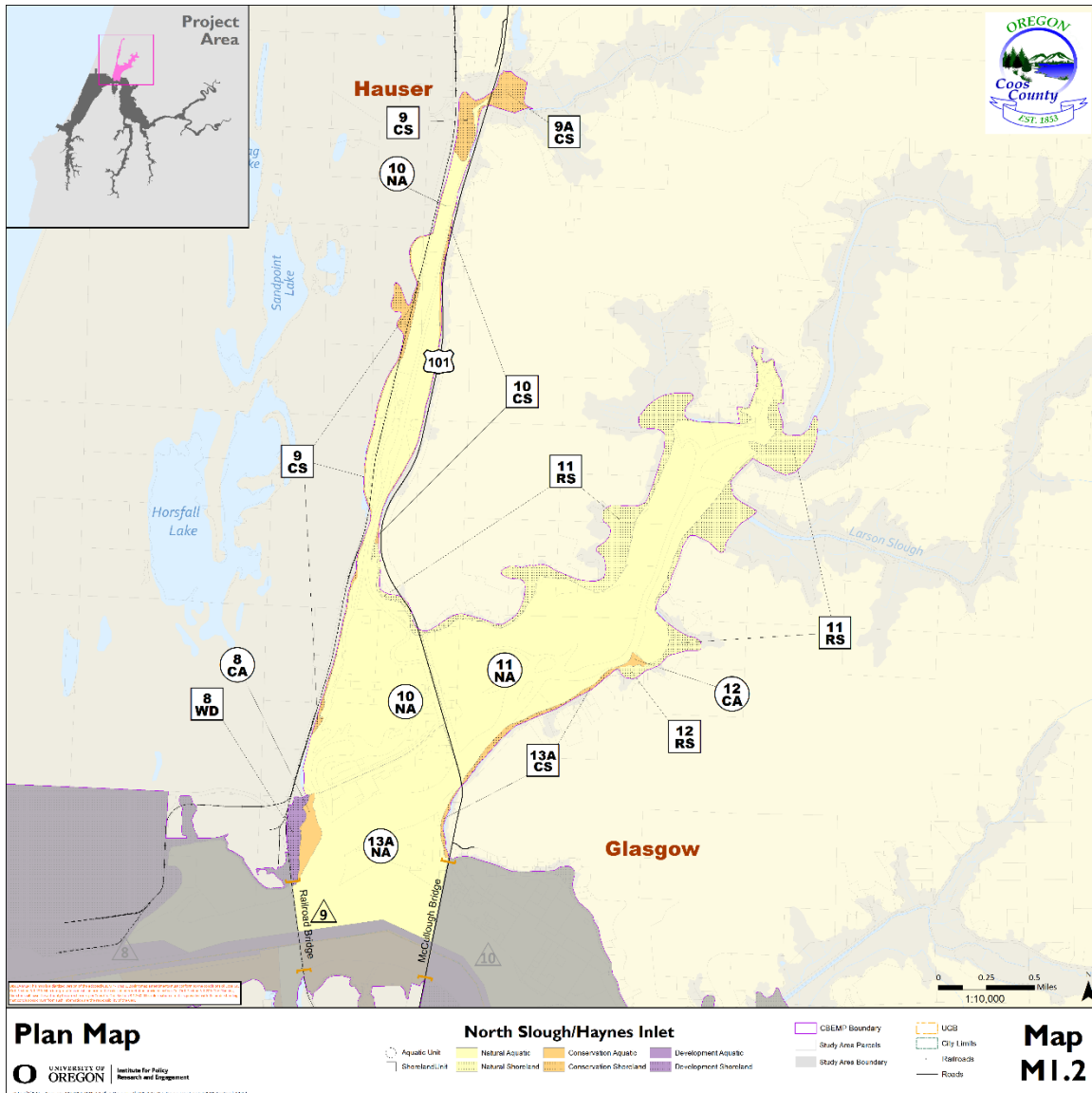
5.2 North Slough/Haynes Inlet And Adjacent Shorelands

Including: Aquatic Area Between Railroad Bridge
and McCullough Bridge

Shoreland Units: 8 - 13A

Aquatic Units: 8 - 13A

Units are listed in numerical order,
Shoreland Units first.



Shoreland Unit	Aquatic Unit	Coos County	Coos Bay	North Bend
8-WD		X		
	8-CA	X		
9-CS		X		
9A-CS		X		
10-CS		X		
	10-NA	X		
11-RS		X		
	11-NA	X		
12-RS		X		
	12-CA	X		
13A-CS		X		
	13-NA	X		

**NORTH SLOUGH
8-WD**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 8

MANAGEMENT CLASSIFICATION: WD

Boundaries:

Northern boundary - a line to the east along the north property line of the Coos Sand mining operation.

Southern boundary - the rail line extending south as it meets the shore at the north end of the railroad bridge.

Western boundary - Southern Pacific railroad track.

Management Objective: This shoreland unit shall be managed to allow the continuation of and expansion of aquaculture, along with development of a boat ramp and limited tie-up facilities to permit public access to the Estuary.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	*
5.	Dryland moorage	A
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
12.	Residential	*
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	N/A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
4. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
5. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

4. Commercial uses shall be allowed only if they are direct support uses to the primary uses of the unit: aquaculture or the boat ramp.
- 11a,11b. All recreational uses shall be water-dependent; except that water-related recreational uses are allowed if findings are made that there is no upland alternative site within an urban area or urban growth area.
12. Residences may be allowed as accessory uses only pursuant to Policy [#14](#).
- 4, 16, 17. These uses are subject to review and approval when consistent with Policy [#16](#).

Activities:

- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**NORTH SLOUGH
8-CA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 8

MANAGEMENT CLASSIFICATION: CA

Boundaries: This aquatic unit begins at a line extending east from the north property line of the Coos Sand mining operation and ends at the north end of the railroad bridge, consisting mainly of a narrow intertidal area.

Management Objective: This unit, because of its sheltered condition and location near productive aquatic resource areas, shall be managed for development of low-intensity recreational facilities. The uses shall be limited by the small size of the area and the natural depths of the channel. The low-intensity recreational facilities must be located in such a manner that conflicts will not arise with the existing aquaculture use, which is also a permitted use.

A. Uses:

1.	Aquaculture	*
2.	Commercial	*
3.	Docks	A
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
11.	Bridge crossing support structures and dredging necessary for installation	*
12.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
	c. Installation of tidegates in existing functional dikes	*
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N/A

3.	Dredge Material Disposal	N
4.	Fill	*
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	A
	c. Minor navigational structures	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy [#4a](#).
2. Commercial: these uses are only permitted if water-dependent and need to occupy the water surface by means other than fill (e.g. pilings).
- 8a. Such recreational facilities must be water-dependent. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").
- 8b. These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)). Further, such recreational facilities must be water-dependent.
- 11,12. This use is allowed subject to the findings in Policy [#6](#), "Fill in Conservation and Natural Management Units".

Activities:

- 1c. These activities are permitted subject to the findings required by Policy [#6](#), "Fill in Conservation and Natural Management Units", and subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 2a,2b. When these activities involve dredging for log storage, these activities are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) finding that adverse impacts have been minimized (see Policy [#5](#)) and (3) Policy [#8](#), requiring mitigation.
- 2a. Further, new dredging shall be allowed only for the purposes of establishing the boat ramp, limited moorage facilities and access to the natural channel as described in the Management Objective (see also Exception).
4. This activity is only permitted subject to the findings required by Policy [#6](#), "Fill in Conservation and Natural Management Units" and subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 5c. This activity is subject to Policy [#12](#).
- 7b,7c. Riprap, bulkheads: These activities are only permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) a finding that adverse impacts have been minimized (see Policy [#5](#)) (3) the findings required by Policy [#6](#), "Fill in Conservation and Natural Management Units"; and (4) Policy [#8](#), requiring mitigation.
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
11. This activity is only permitted subject to Policy [#5a](#).
12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".
13. Subject to Policy [#5d](#).

**NORTH SLOUGH
9-CS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 9

MANAGEMENT CLASSIFICATION: CS

Boundaries:

Northern boundary - the end of North Slough at the tidegate under the Highway 101 Bridge.

Southern boundary - the north property line of the Coos Sand mining operation on the west shore of North Slough, approximately 2,000 -feet north of the Horsefall Causeway.

Management Objective: This unit shall be managed to facilitate continued use of the area as a transportation corridor, while conserving the natural resources of the area at the same time. This unit contains two designated mitigation sites: M-9(a), a "medium" priority, and M-11(a), a "low" priority. Site M-9(a) shall be protected as required by Policy #22.

The existing heron rookery located in this unit shall be preserved by protecting those trees in the rookery which are used by the birds.

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	A
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	A
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	N/A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	N
	b. Subdivision	N
	c. Planned Unit Development	N
	d. Recreation PUD	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
3. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
4. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
5. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
6. On designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
7. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Activities:

3. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
- 6b,6c. These activities are permitted subject to the required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**NORTH SLOUGH
9A-CS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 9A

MANAGEMENT CLASSIFICATION: CS

Boundaries: Shorelands of North Slough up to 1,000-feet above the tidegate under Highway 101.

Management Objective: This unit shall be managed to facilitate the continuation of agricultural and other existing activities, which are consistent with protecting the integrity of the natural aquatic unit downstream of this unit.

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	N

7.	Navigation aids (e.g., beacons)	N/A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	N
	b. Subdivision	N
	c. Planned Unit Development	N
	d. Recreation PUD	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.

The following condition applies to all permitted uses.

3. Where "agricultural lands" or "forest lands" occur within this unit as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
4. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
6. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
7. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Activities:

- 6b. This activity is permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**NORTH SLOUGH
10-CS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 10

MANAGEMENT CLASSIFICATION: CS

Boundaries:

Northern boundary - Highway 101 south of the tidegate on North Slough.

Southern boundary - a line extending west from the pumphouse north of the Highway 101 Causeway.

Management Objective: This very narrow unit consisting of only the Highway 101 road berm shall be managed to maintain the integrity of the highway.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	N/A
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Land divisions	
	a. Partition	N
	b. Subdivision	N
	c. Planned Unit Development	N
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
2. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
4. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).
5. All use and activities. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Activities:

- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solution to Erosion and Flooding Problems".

**NORTH SLOUGH
10-NA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 10

MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit consists of the aquatic area of North Slough from the Horsefall Causeway to the extent of tidal influence, (tidegate under Highway 101), excluding the aquatic area bordering the west shore from the cause way to the north property line of Coos Sand and to -3 feet MLLW (See Aquatic Unit 8).

Management Objective: This unit, having both algal/eelgrass beds and salt marsh habitats, shall be managed to protect its resource productivity. Repair/Maintenance of bridge crossing support structures shall be allowed. This unit also contains five designated mitigations sites: M-9(b), "medium" priority and M-8(a), M-9(c), M-10 and M-11(b), "low" priority. Site M-9(b) shall be protected, as required by [Policy #22](#).

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	*
12.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N

3.	Dredge Material Disposal	N
4.	Fill	N
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	N/A
	b. Structures	N/A
	c. Minor navigational improvements	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Wastewater/storm water discharge	N
13.	Research and educational observation structure	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).
- 11,12. This use is allowed subject to Policy [#6](#), "Fill in Conservation and Natural Management Units".

Activities:

- 7b. Riprap shall be allowed only for the purpose of protecting and maintaining the Highway 101 berm, subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring nonstructural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
10. This activity is permitted subject to Policy [#5a](#).

13. This activity is allowed subject to Policy [#5d](#).

**NORTH SLOUGH/HAYNES INLET
11-RS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 11

MANAGEMENT CLASSIFICATION: RS

Boundaries:

Northwestern boundary - a line extending west from the pumphouse north of the Highway 101 Causeway; this shoreline borders on North Slough.

Southeastern boundary - a line extending west along the north property line of the Clausen Oyster processing facility on the South side of Haynes Inlet.

This unit includes land up to 1,000-feet above head of tide (major tidegates) on Palouse and Larson Sloughs.

Management Objective: This unit shall be managed so as to continue its rural low-intensity character and uses that have limited (if any) association with the aquatic unit. This unit includes three designated mitigation sites (M-12, M-13 and M-22). However, only Site M-22 shall be protected from pre-emptive uses. Other sites are "low" priority and need not be protected (See Policy [#22](#)).

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	*
5.	Fill	*
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.

The following condition applies to all permitted uses.

3. Where "agricultural lands" or "forest lands" occur within this unit as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
4. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
5. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

4. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

Activities:

4. Excavation to create new water surface shall be allowed in conjunction with an allowable use when findings are developed which document that the excavation is the minimum necessary to accommodate the proposed use.
- 3,5. Fill and dredge material disposal shall not be allowed in areas of "wet meadow" wetland, as identified in the "Wet Meadows" (Map M6), except as otherwise allowed in Policy [#19](#).
- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**HAYNES INLET
11-NA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 11

MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit channel begins at a line extending southwest along the east side of the Highway 101 Causeway and includes the entire aquatic area of Haynes Inlet.

Management Objective: This extensive intertidal/marsh unit, which provides habitat for a wide variety of fish and wildlife species, shall be managed to protect its resource productivity. The opening in the Highway 101 Causeway is a designated mitigation site ("low" priority).

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	*
12.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	*
	c. Installation of tidegates in existing functional dikes	*
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	*
3.	Dredge Material Disposal	N
4.	Fill	N

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvements	*
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	N
	b. Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Wastewater/storm water discharge	N
13.	Research and educational observation structures	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).

11,12. This use is subject to Policy [#6](#), "Fill in Conservation and Natural Management Units".

Activities:

- 1b,1c. These activities are permitted subject to the findings required by Policy [#6](#), "Fill in Conservation and Natural Management Units", and subject to findings that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 2c. Dredging is only permitted (i) to maintain and repair tidegates and (ii) for emergency repair of dikes that have breached or are in imminent danger of breaching. Dredging shall be limited to the minimum required to ensure functional operation (see Policy [#5b](#)).
- 5c. Continued use of the natural channel for shallow-draft navigation is consistent with the resource capabilities and Management Objective of this unit. If, in the future, shoaling occurs and precludes shallow-draft navigation, minor navigational improvements shall be permitted to return the channel to its natural depth. Natural depths in this unit are -6 feet MLLW or greater. This activity is subject to Policy [#12](#).

- 7b. These activities are permitted subject to the general finding required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
10. This activity is only permitted subject to Policy [#5a](#).
13. This activity is allowed subject to Policy [#5d](#).

**HAYNES INLET
12-RS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 12

MANAGEMENT CLASSIFICATION: RS

Boundaries:

Northeastern boundary - The north property line of the existing boat works on the southeast shore of Haynes Inlet.

Southwestern boundary - The west edge of the cleared area to the west of Clausen Oyster processing facility, approximately 800-feet west of the northeastern boundary.

Management Objective: This shoreland unit shall be managed to allow continuation and expansion of uses existing in the unit.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	*
5.	Dryland moorage	A
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N/A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	A

5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Land divisions	
	a. Partition	N
	b. Subdivision	N
	c. Planned Unit Development	N
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
2. Uses in this unit are only permitted as stated in Policy [#14](#), “General Policy on Uses within Rural Coastal Shorelands”. Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
4. In rural areas (outside of UGB’s) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).
5. All uses and activities: Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

4. Commercial uses directly associated with the existing public boat ramp, including, but not limited to a bait shop or small-boat rental operation, shall be allowed.

Activities:

- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".

**HAYNES INLET
12-CA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 12

MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit extends north to the natural Haynes Inlet channel beginning at a line extending northwest from the east property line of the Clausen Oyster processing facility on the southeast shore of Haynes Inlet and ends at a line extending from the west edge of the cleared areas west of the Clausen Oyster processing facility. This unit is approximately 800-feet of shoreline.

Management Objective: This small aquatic unit shall be managed to allow continuation and limited expansion of existing uses of moderate intensity. Channel access through the unit shall be allowed.

A. Uses:

1.	Aquaculture	*
2.	Commercial	*
3.	Docks	*
4.	Industrial and port facilities	*
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N/A
3.	Dredge Material Disposal	N
4.	Fill	N

- 8b. These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)).

Activities:

- 2b. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

In addition to the above requirements, when maintenance dredging is for log storage, it shall only be allowed subject to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)).

- 5c. This activity is subject to Policy [#12](#).
- 7b. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring nonstructural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
11. This activity is only permitted subject to Policy [#5a](#).
12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".
13. Subject to Policy [#5d](#).

**HAYNES INLET
13A-CS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 13A

MANAGEMENT CLASSIFICATION: CS

Boundaries:

Northern boundary - the west edge of the cleared area west of the Clausen Oyster processing facility.

Southern boundary - the north end of the Highway 101 Bridge where it meets the shore.

Management Objective: This unit shall be managed to allow recreational uses while protecting riparian vegetation for its habitat, slope stability, and scenic qualities.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N

6.	Shoreline stabilization	
	a. Vegetative	N
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	N
	b. Subdivision	N
	c. Planned Unit Development	N
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
2. All uses and activities: Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

The following condition applies to all permitted uses:

3. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the inventory plan maps in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
4. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
6. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Activities:

- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**NORTH SLOUGH/HAYNES INLET
13A-NA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 13A

MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit consists of the lower part of the natural channel in Haynes Inlet, and is bounded by the Horsefall Causeway, Aquatic Unit #8, the deep-draft channel, and the Highway 101 Bridge.

Management Objective: This unit shall be managed to allow the continuance of shallow-draft navigation while protecting the productivity and natural character of the aquatic area. The openings in the two road dikes are designated mitigation sites [M-5(a) and (b), "low" priority]. Maintenance and repair of bridge crossing support structures shall be allowed. However, future replacement of the railroad bridge will require Exception findings.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	*
12.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N

4.	Fill	N
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvements	*
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	N
	b. Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Wastewater/storm water discharge	N
13.	Research and educational observation structures	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).
- 11,12. This use is subject to Policy [#6](#), "Fill in Conservation and Natural Management Units".

Activities:

- 5c. Continued use of the natural channel for shallow-draft navigation is consistent with the resource capabilities and the Management Objectives of this unit. If, in the future, shoaling occurs that precludes traditional shallow-draft navigation, minor navigational improvements shall be permitted to return the channel to its natural depths. "Natural depths" in the channel are 6 feet MLLW or greater.

This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and Policy [#12](#)).

- 7b. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for

erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

10. This activity is only permitted subject to Policy [#5a](#).
13. This activity is subject to Policy [#5d](#).

5.3 Upper Bay – Railroad Bridge To Bull Island, and Adjacent Shorelands

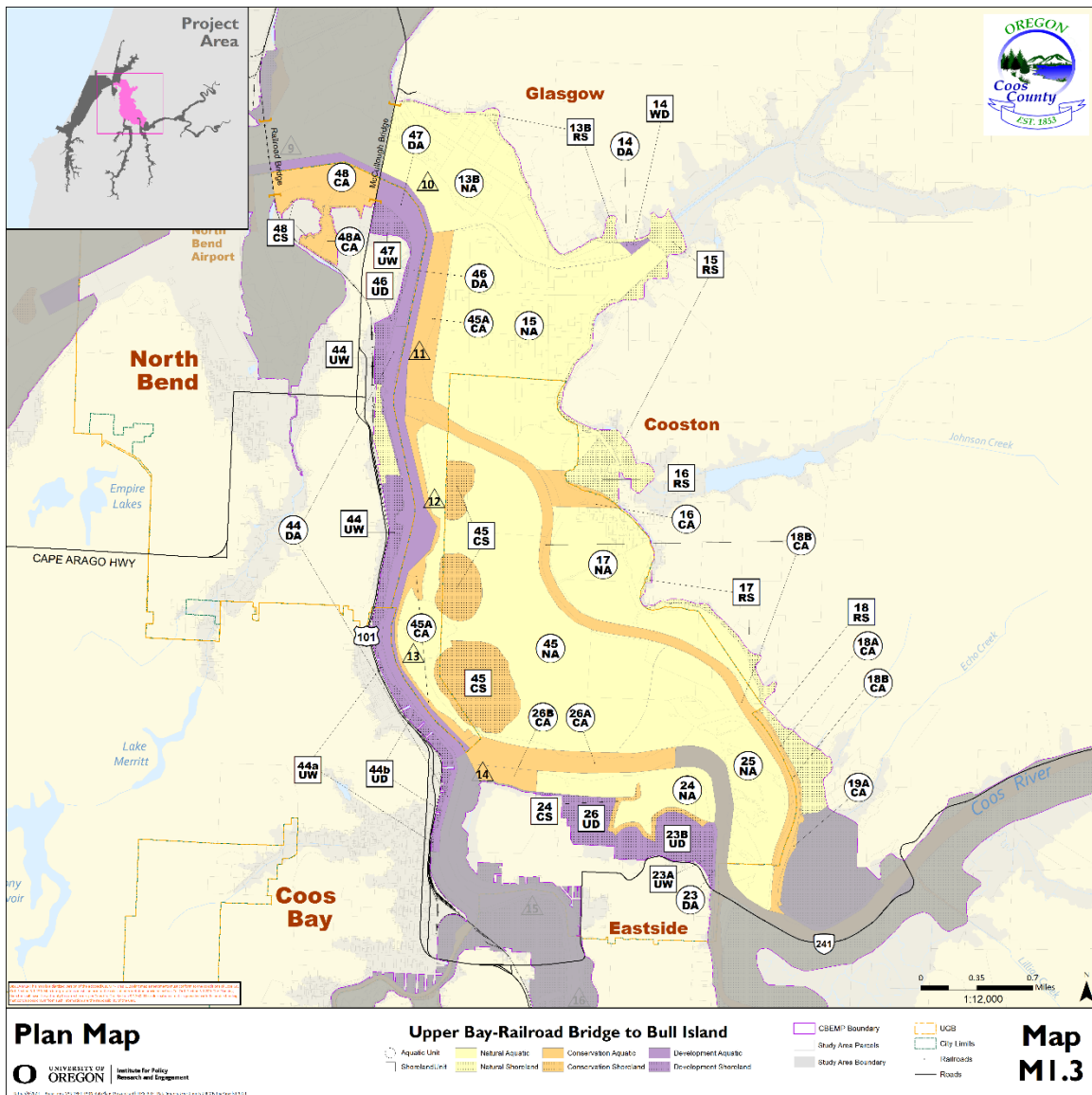
Including: NORTH BEND/COOS BAY WATERFRONT

Shoreland Units : 13B - 18, 23A - 26 and 44 - 48

Aquatic Units : 13A - 19A, 23 - 26B and 44 - 48A

Units are listed in numerical order,
Shoreland Units first

Location descriptions for Shoreland Units
Include City (where applicable)



Shoreland Unit	Aquatic Unit	Coos County	Coos Bay	North Bend
13B-RS		X		
	13B-NA	X		
14-WD		X		
	14-DA	X		
15-RS		X		
	15-NA	X	X	
16-RS		X		
	16-CA	X	X	
17-RS		X		
	17-NA	X	X	
18-RS		X		
	18A-CA	X		
	18B-CA	X	X	
	19A-CA	X		
	23-DA		X	
23A-UW			X	
23B-UD			X	
24-CS			X	
	24-NA		X	
	25-NA	X	X	
26-UD			X	
	26A-CA		X	
	26B-CA		X	
44-UW			X	X
44-UNW				X
	44-DA		X	X
44A-UW			X	
44B-UD			X	
45-CS			X	
	45-NA		X	
	45A-CA	X	X	
46-UD				X
	46-DA			X
47-UW				X
	47-DA			X
48-CS				X
	48-CA			X
	48A-CA			X

**UPPER BAY
13B-RS**

JURISDICTION: COOS COUNTY

SHORELAND UNITS: 13B

MANAGEMENT CLASSIFICATION: RS

Boundaries:

Western boundary - the northeast end of the Highway 101 Bridge as it meets the shoreline.

Eastern boundary - a line extending inland from the eastern edge of the bermed aquatic area in Kentuck Inlet.

Management Objective: This unit shall be managed for rural multiple uses consistent with the area's general rural-residential character, while maintaining riparian vegetation. The unit contains a designated mitigation site (U-1), a low-priority site (see Policy [#22](#)). The unit also contains a designated dredged material disposal site (15A), which shall be managed and protected for this use until filled to design capacity (see Policy [#20](#)).

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and Port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreational facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	*

4.	Excavation to create new water surface	N
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
3. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this Policy.
4. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
5. On designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
6. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Activities:

3. Dredge material disposal shall be allowed when consistent with Policy [#20](#).
- 6b,6c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**UPPER BAY
13B-NA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 13B

MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit extends west to the deep-draft channel and to the south edge of the natural Kentuck Channel beginning at the east side of the Highway 101 Bridge and ending at a line extending south from the western edge of the bermed aquatic area adjacent to the filled upland in Kentuck Inlet.

Management Objective: This unit shall be managed so as to protect the productivity of the extensive tideflats and subtidal beds in the aquatic area. Repair/Maintenance of bridge crossing support structures is appropriate in this unit.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	A
12.	Bridge crossings	A
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	N

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvements	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	N
	b. Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Wastewater/storm water discharge	N
13.	Research and educational observation structures	*

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).

Activities:

- 7b. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
10. This activity is only permitted subject to Policy [#5a](#).
13. Subject to Policy [#5d](#).

**UPPER BAY
14-WD**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 14

MANAGEMENT CLASSIFICATION: WD

Boundaries:

Western Boundary - The eastern edge of the small bermed aquatic area in Kentuck Inlet.

Eastern Boundary - The intersection of the dikes at the tidegate at the northeast corner of Kentuck Inlet.

Management Objective: This shoreland unit is in close proximity to a natural channel and shall be managed as a barge loading site. In addition, recreation and access for recreation shall be allowed.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	N/A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	A
5.	Fill	A

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	N
	b. Subdivision	N
	c. Planned Unit Development	N
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this unit are only permitted as stated in Policy [#14](#), “General Policy on Uses within Rural Coastal Shorelands”. Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this Policy.
2. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
3. In rural areas (outside of UGB’s) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).
4. All uses and activities: Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

6. Industrial and port facilities shall be limited solely to the development of barge loading facilities for the transportation of jetty stone.
- 6,16,17. These uses are subject to review and approval when consistent with Policy [#16](#).
- 11a,11b. The County and the owner shall work to develop an arrangement to allow public access to the site for water-dependent recreational purposes when it is not in use for loading jetty stone.

Activities:

- 6b,6c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**UPPER BAY
14-DA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 14

MANAGEMENT CLASSIFICATION: DA

Boundaries: This unit includes the small bermed aquatic area in Kentuck Inlet and the adjacent channel and ends at the dike and tidegate on Kentuck Slough.

Management Objective: This area shall be managed to allow access to the natural Kentuck Channel for the purposes of transporting jetty stone quarried in the uplands above the unit. This unit also permits filling of the small bermed aquatic area at the western end of the existing fill to provide additional space for rock loading. Dredging and other activities shall be limited to the minimum necessary to accomplish this purpose. That is, if necessary, a "bathtub" may be dredged adjacent to the existing barge off-loading site to allow moorage of a barge during low tide. However, access to and use of the natural channel shall only occur when tides are sufficiently high to facilitate safe navigation. Future dredging of the natural channel (beyond the "bathtub") in Unit 13B-NA is otherwise not allowed. Upon completion of filling in the small bermed area, it will become part of Shoreland Unit 14-WD.

A. Uses:

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Commercial | N |
| 3. | Docks | * |
| 4. | Industrial and port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 9. | Research and educational observations | A |
| 10. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 11. | Bridge crossing support structures and dredging necessary for installation | N |
| 12. | Bridge crossings | N |
| 13. | Navigation and water-dependent commercial enterprises and activities | * |

B. Activities:

- | | | |
|----|---|---|
| 1. | Dikes | |
| | a. New construction | * |
| | b. Repair/Maintenance | * |
| | c. Installation of tidegates in existing functional dikes | * |

2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	*
3.	Dredge Material Disposal	N
4.	Fill	*
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvements	A
6.	Piling/dolphin installation	*
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Protection of habitat nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	N

GENERAL CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).
3. Dock facilities shall be allowed if necessary to provide water access to the natural channel in order to facilitate water shipment of jetty stone.
13. This use is allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

Activities:

- 1a,1b,1c. Repair and maintenance and installation of the existing functional dikes directly associated with the rock loading facility shall be allowed, subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 2a,2b. New dredging and maintenance dredging for the purposes of creating a "bathtub" adjacent to the shoreland unit for mooring a barge at low tide shall be allowed, subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 2c. Dredging is only permitted to maintain/repair tidegates and for emergency repair of dikes where breaching has occurred or is in imminent danger of occurring. Dredging shall be limited to the minimum necessary for functional operation (see Policy [#5b](#)).
4. Filling of the small bermed aquatic area shall be allowed for the purpose of providing additional rock storage area. In addition, the bank line may need to have many alterations to allow the loading of barges and limited filling may be necessary to accomplish the necessary configuration; this activity shall be allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 5c. This activity is subject to Policy [#12](#).
6. Piling/dolphins for a facility to load jetty stone shall be allowed.
- 7b,7c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) a finding that adverse impacts have been minimized (see Policy [#5](#)) and Policy [#8](#), requiring mitigation.
11. This activity is subject to Policy [#5a](#).
12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".

**UPPER BAY
15-RS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 15

MANAGEMENT CLASSIFICATION: RS

Boundaries:

Northern boundary - The northeast corner of the dike at the tidegate at the mouth of Kentuck Slough.
Southern boundary - East Bay Drive at the Willanch Slough Bridge.

Management Objective: This unit shall be managed to maintain the present character of and uses in the area, which include low-intensity rural development having minimal association with the adjacent aquatic area. The unit contains three designated mitigation sites: U-8(a) and U-9(a) shall be protected for pre-emptive uses as "medium" priority sites (see Policy [#22](#)).

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	N
5.	Fill	*

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.

The following conditions apply to all permitted uses.

3. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
4. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this Policy.
5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
6. On designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
7. In rural areas (outside UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Activities:

- 3,5. Fill and dredged material disposal shall not be allowed in areas of "wet meadow" wetland, as identified in the "Wet Meadows" Inventory Map ", except as otherwise allowed in Policy [#22](#).
- 6b,6c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**UPPER BAY
15-NA**

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 15

MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit extends west to the deep-draft channel beginning at a line that extends west along the south edge of the natural Kentuck Channel and ending at a line that extends west from Pierce Point along the north edge of the natural Cooston Channel. It also includes Willanch Slough to head-of-tide (tidegate at East Bay Drive).

Management Objective: This natural aquatic unit shall be managed to protect its natural resource productivity. The unit also contains a designated mitigation site (U-9c), which shall be protected from pre-emptive uses as a "medium" priority site (see Policy [#22](#)).

A. Uses:

1.	Aquaculture	*
2.	Bridge crossing support structures and dredging necessary for their installation	*
3.	Bridge crossings	A
4.	Commercial	N
5.	Docks	N
6.	Industrial and port facilities	N
7.	Log dump/sort/storage (in water)	N
8.	Marinas	N
9.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
10.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
11.	Research and educational observation	A
12.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
13.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N
15.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Maintenance/repair	N
	c. Installation of tidegates in existing functional dikes	N/A
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N

3. Dredged material disposal	N
4. Fill	N
5. Navigational	
a. Aides	P-G
b. Structures	N
c. Minor navigational improvements	N
6. Piling/dolphin installation	N
7. Shoreline stabilization	
a. Vegetative	P-G
b. Riprap	ACU-S, G
c. Bulkheads	N
8. Mitigation	P-G
9. Restoration	
a. Active	N
b. Passive	P-G
10. Temporary alterations	N
11. Protection of habitat, nutrient, fish, wildlife and aesthetic	P
12. Research and educational observations	P
13. Waste Water/storm water discharge	N
14. Research and educational observation structures	ACU-S, G

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

- 2,3 Bridge Crossings and supports are only allowed within the City of Coos Bay. Coos County does not list this a use.
- 1, 2 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
11. This use is allowed when it is established that such uses are consistent with the resource capabilities of the area and the purposes of the management unit.

Activities:

- 7b. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap.

14. Subject to Policy #5d.

UPPER BAY

16-RS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 16

MANAGEMENT CLASSIFICATION: RS

Boundaries: This unit is the entire Pierce Point area west of East Bay Drive.
Northern Boundary - East Bay Drive at the bridge over Willanch Slough.
Southern Boundary - A line extending west from the L-turn of the East Bay Drive south of the Pierce Point peninsula.

Management Objective: This unit shall be managed to continue the general low-intensity rural uses and character consistent with objectives to maintain the riparian vegetation.

A. Uses:

- | | | |
|-----|---------------------------------|---|
| 1. | Agriculture | A |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial and port facilities | N |
| 7. | Land transportation facilities | A |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 12. | Residential | A |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | A |
| 15. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | N |

B. Activities:

- | | | |
|----|--|---|
| 1. | Stream alteration | A |
| 2. | Dikes | |
| | a. New construction | N |
| | b. Repair/Maintenance | A |
| 3. | Dredged material disposal | N |
| 4. | Excavation to create new water surface | A |
| 5. | Fill | * |

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.

The following conditions apply to all permitted uses.

3. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
4. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this Policy.
5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
6. On designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
7. In rural areas (outside UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Activities:

5. Fill shall not be allowed in areas of "wet meadow" wetland, as identified in the "Wet Meadows" Inventory Map (Map M6)", except as otherwise allowed in Policy [#22](#).

- 6b,6c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
- 10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**UPPER BAY
16-CA**

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 16

MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit extends to the southwest side of the Cooston finger channel, beginning at a line extending west from the northwest tip of Pierce Point and ending at a line extending west from the L-turn in East Bay Drive south of Pierce Point.

Management Objective: This unit shall be managed to accommodate access through the natural "finger channel" (located in the unit) to the natural Cooston shallow-draft channel (located outside the unit) for upland aquaculture and future industrial uses, particularly storage and transport of logs.

A. Uses:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge crossing support structures and dredging necessary for their installation | A |
| 3. | Bridge crossings | A |
| 4. | Commercial | * |
| 5. | Docks | * |
| 6. | Industrial and port facilities | * |
| 7. | Log sump/sort/storage (in water) | * |
| 8. | Marinas | N |
| 9. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation facilities | |
| | a. Low-intensity | * |
| | b. High-intensity | N |
| 11. | Research and educational observation | A |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |
| 14. | Navigation and water-dependent commercial enterprises and activities | N |

B. Activities:

- | | | |
|----|---|---|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Repair/Maintenance | * |
| | c. Installation of tidegates in existing functional dikes | N |
| 2. | Dredging | |
| | a. New | N |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | N |

3.	Fill	N
4.	Dredge Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor navigational Improvements	A
	c. Structures	N
7.	Piling/dolphin installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Waste water/storm water discharge	*
13.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2,3 Bridge Crossings and supports are only allowed within the City of Coos Bay. Coos County does not list this a use.
- 4, 5, 6 These uses are only permitted if water-dependent and need to occupy the water surface by means other than fill (e.g., pilings).
- 7 New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 10a Such recreational facilities must be water-dependent.

Activities:

- 1b This activity is only permitted subject to the findings required by Policy #6, "Fill in Conservation

and Natural Management Units,” and subject to findings that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.

- 2b These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

- 6c Minor dredging for the purpose of “scalping” shoaled areas is only allowed subject to the making of resource capability findings and subject to the assessment of impacts (Policy #4.) Other minor navigational improvements are allowed outright.

- 8a Active restoration shall be allowed only when consistent with Policy #22b.

- 9b, 9c These activities are only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems,” preferring non-structural to structural solutions, and to the specific findings for rip-rap.

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) a finding that adverse impacts have been minimized (see Policy #5); and (3) Policy #8 requiring mitigation.

- 10, 12 This use is permitted when it is established that the use is consistent with the resource capabilities of the area and the purposes of the management unit.
- 13. Subject to Policy #5d.

**UPPER BAY
17-RS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 17

MANAGEMENT CLASSIFICATION: RS

Boundaries:

Northern Boundary - A line extending west from the L-turn in East Bay Drive, south of Pierce Point.

Southern Boundary - The line dividing S.19 and S.30, T.25, R.12 at East Bay Drive.

Management Objective: This unit shall be managed to continue the general low-intensity rural uses and character consistent with objectives to maintain the riparian vegetation. This unit contains two designated mitigation sites (U-10, U-11). U-11 shall be protected from pre-emptive uses as a "medium" priority site; U-10 need not be protected as a "low" priority site (see Policy [#22](#)).

An existing heron rookery located in this unit shall be preserved by protecting those trees in the rookery, which are used by the birds.

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A

3.	Dredged material disposal	N
4.	Excavation to create new water surface	A
5.	Fill	*
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.

The following conditions apply to all permitted uses.

3. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
4. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this Policy.
5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
6. On designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
7. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Activities:

5. Fill shall not be allowed in areas of "wet meadow" wetland, as identified in the "Wet Meadows" Inventory Map (Map M6), except as otherwise allowed in Policy [#22](#).
- 6b,6c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**UPPER BAY
17-NA**

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 17

MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit extends west to the natural Cooston Channel beginning at a line extending west from the L-turn in East Bay Drive south of Pierce Point and ending at the line dividing S.19 from S.30, T.25, R.12, west of East Bay Drive.

Management Objective: This aquatic unit consisting of mudflats and marsh areas shall be managed to protect its natural resource productivity.

A. Uses:

1.	Aquaculture	*
2.	Bridge crossing support structures and dredging necessary for their installation	*
3.	Bridge crossings	*
4.	Commercial	N
5.	Docks	N
6.	Industrial and port facilities	N
7.	Log dump/sort/storage (in water)	N
8.	Marinas	N
9.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
10.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Research and educational observation	A
12.	Utilities	
	a. Low-intensity	N
	b. High-intensity	N
13.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N
14.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N/A
	c. To repair dikes and tidegates	N
3.	Fill	N
4.	Dredge Material Disposal	N

5.	Mitigation		A
6.	Navigational		
	a.	Aids (e.g., beacons, buoys)	A
	b.	Structures	N
	c.	Minor navigational Improvements	N
7.	Piling/dolphin installation		N
8.	Restoration		
	a.	Active	N
	b.	Passive	A
9.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Rip-rap	*
	c.	Bulkheads	N
10.	Temporary alterations		*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic		A
12.	Waste Water/Storm Water Discharge	N	
13.	Research and educational observation structures	*	

GENERAL CONDITIONS:

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

- 1, 2 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

Activities:

- 9b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap. may be allowed subject to findings that adverse impacts have been minimized (see Policy #5).
- 10 These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
13. Subject to Policy #5d.

**UPPER BAY
18-RS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 18

MANAGEMENT CLASSIFICATION: RS

Boundaries:

Northern Boundary - The northern most dike of the farmland west of East Bay Drive.

Southern Boundary - The northern most dike retaining the dredged material disposal area known as Christianson Ranch.

Management Objective: This unit shall be managed to allow continued use as pasture grazing but shall also be managed to allow dredged material disposal or mitigation. This unit contains two designated mitigation sites, U-12 and U-16(a) ("high" priority). It also contains designated dredged material disposal site 30(b). The development of the disposal site would preclude mitigation use and vice versa. Use of this site for dredged material disposal is the higher priority because of the scarcity of suitable sites (see Policies [#20](#) and [#22](#)).

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A

3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	*
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	*
9.	Restoration	
	a. Active	*
	b. Passive	*
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. No permitted use or activity shall pre-empt the use of the designated dredge material disposal site in this unit as required by Policy [#20](#) (but see Special Condition below on Mitigation/Restoration).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
3. All uses and activities: Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

The following conditions apply to all permitted uses.

4. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#), except that dredged material disposal is permitted in the designated site.
5. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this Policy.
6. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
7. On designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#), except that dredged material disposal is a higher priority on Site U-12, as stated in the Management Objective.

7. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

- 11a,11b. Recreational facilities shall be allowed, provided they do not preclude dredged material disposal and/or needed mitigation.

Activities:

- 3,5. Land shall be returned to agricultural use after dredged material disposal.
- 6b,6c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 8,9a,9b. Mitigation/restoration use in this unit shall only be permitted if an alternative dredged material site is available sufficient to meet projected needs for upper bay dredging or if the site is determined to be no longer needed (see Policy [#20](#), protecting DMD sites).
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**UPPER BAY
18A-CA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 18A

MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit extends west to the natural Cooston Channel beginning at a line extending west from the north dike of the agricultural land west of East Bay Drive and ending at a line extending west from the northern most dike retaining the disposal area known as Christianson Ranch.

Management Objective: This aquatic unit shall be managed to continue the present use of the unit and of the adjacent channel for subtidal log storage and other in-water uses which do not conflict with log storage. Restoration of this unit to its natural depth, which has been altered by the upwelling from adjacent upland disposal, shall be encouraged. Disposal of dredged materials on the adjacent dike for dike maintenance shall also be encouraged.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	*
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	*
	c. Installation of tidegates in existing functional dikes	*
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	*

3.	Dredge Material Disposal	N
4.	Fill	N
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvements	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structure	N

GENERAL CONDITION (the following condition applies to all uses and activities):

- Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

- Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy [#4a](#).
- This use shall be limited to log storage only.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy [#5c](#)).

- 8a,8b. These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)). Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

Activities:

- 1b,1c. This activity is only permitted subject to the findings required by Policy [#6](#), "Fill in Conservation

and Natural Management Units," and to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

- 2b. Maintenance dredging shall be allowed to restore this unit to its natural depth. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

First consideration shall be given to dredged material disposal on the adjacent dike for dike maintenance purposes (see Policy [#5b](#)).

In addition to the above requirements, when these activities involve dredging for log storage, these activities are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)).

- 2c. Dredging is only permitted to maintain/repair tidegates and for emergency repair of dikes where breaching has occurred or is in imminent danger of occurring. Dredging shall be limited to the minimum necessary for functional operation (see Policy [#5b](#)).
- 5c. This activity is subject to Policy [#12](#).
- 7b. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
- 11. This activity is only permitted subject to Policy [#5a](#).
- 12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".

**UPPER BAY
18B-CA**

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 18B

MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit consists of the natural Cooston Channel from Coos River to the deep-draft channel.

Management Objective: This natural shallow-draft channel shall be managed for navigation and subtidal log storage uses.

A. Uses:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge crossing support structures and dredging necessary for their installation | * |
| 3. | Bridge crossings | * |
| 4. | Commercial | N |
| 5. | Docks | N |
| 6. | Industrial and port facilities | N |
| 7. | Log dump/sort/storage (in water) | * |
| 8. | Marinas | N |
| 9. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation facilities | |
| | a. Low-intensity | * |
| | b. High-intensity | N |
| 11. | Research and educational observation | A |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |
| 14. | Navigation and water-dependent commercial enterprises and activities | N |

B. Activities:

- | | | |
|----|---|---|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Repair/Maintenance | N |
| | c. Installation of tidegates in existing functional dikes | N |
| 2. | Dredging | |
| | a. New | N |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | N |
| 3. | Fill | N |
| 4. | Dredge Material Disposal | N |
| 5. | Mitigation | A |

6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor navigational Improvements	*
	c. Structures	N
7.	Piling/dolphin installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline stabilization	
	a. Vegetative	N/A
	b. Rip-rap	A
	c. Bulkheads	N/A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Waste water/storm water discharge	*
13.	Research and educational observation structures	N

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy #4a.

- 7 This use shall be limited to log storage only.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (See Policy #5c).

- 10a Such recreational facilities must be water-dependent.

Activities:

- 2b If due to hydraulic conditions, shoaling in the natural channel should hamper shallow-draft navigation, maintenance dredging shall be allowed to return the area to its natural depths. Further, this activity is only allowed subject to finding that adverse impacts have been minimized. (See Policy #5.)

In addition to the above requirements, when this activity involves dredging for log storage, the

activity is only allowed subject to the making of resource capability consistency findings and impact assessments. (See Policy #4a.)

- 6b Minor dredging for the purpose of “scalping” shoaled areas is only allowed subject to the making of resource capability findings and subject to the assessment of impacts (Policy #4.) Other minor navigational improvements are allowed outright.
- 8a Active restoration shall be allowed only when consistent with Policy #22b.
- 10, 12 This use is permitted when it is established that the use is consistent with the resource capabilities of the area and the purposes of the management unit. (See Policy 4a.).
- 11. This activity is subject only to Policy #5a.
- 13. Wastewater and storm water discharge, see Policy #25 and definition of "facility".

**UPPER BAY
19A-CA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 19A

MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit extends west to the natural Cooston Channel beginning at a line to the southwest from the northern-most dike of the Christianson Ranch (Graveyard Point) fill and ends at a line to the southwest that is opposite the southern tip of Bull Island. The boundary with the natural channel lies at the -3 foot MLLW depth.

Management Objective: This unit shall be managed to allow log storage to continue while maintaining the resource values of the unit's natural channel, as well as the aquatic resource north of the unit. The Plan does not intend that future use of this unit will be related to the ultimate use of the upland or Unit #20 CA. Rather, continuation of present uses at present intensities shall be allowed. Restoration is also encouraged to return this unit to its natural depth, which has been altered by upwelling from adjacent upland disposal.

A. Uses:

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Commercial | N |
| 3. | Docks | * |
| 4. | Industrial and port facilities | N |
| 5. | Log dump/sort/storage (in-water) | * |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Research and educational observations | A |
| 10. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 11. | Bridge crossing support structures and dredging necessary for installation | N |
| 12. | Bridge crossings | N |
| 13. | Navigation and water-dependent commercial enterprises and activities | N |

B. Activities:

- | | | |
|----|---|---|
| 1. | Dike | |
| | a. New construction | N |
| | b. Repair/Maintenance | * |
| | c. Installation of tidegates in existing functional dikes | * |

2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	N
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvements	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structure	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed; or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy [#4a](#).
In addition, aquaculture shall be allowed when findings are developed which document that the proposed use is compatible with the log storage in the natural channel and future industrial use of the shoreland.
3. Construction of docks shall be allowed when findings are developed which document that the dock does not conflict with the log storage in the natural channel and future industrial use of the shoreland; further, it shall occupy the water surface by means other than fill.
5. This use shall be limited to log storage only.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy [#5c](#)).

Activities:

- 1b,1c. This activity is only permitted subject to the findings required by Policy [#6](#), "Fill in Conservation and Natural Management Units", to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 2b. This activity is only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) a finding that adverse impacts have been minimized (see Policy [#5](#)) and (3) Policy [#8](#), requiring mitigation.
- 5c. This activity is subject to Policy [#12](#).
- 7b,7c. These activities are only permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring nonstructural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
- Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) a finding that adverse impacts have been minimized (see Policy [#5](#)) (3) the findings required by Policy [#6](#), "Fill in Conservation and Natural Management Units"; and (4) Policy [#8](#), requiring mitigation.
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
11. This activity is only permitted subject to Policy [#5a](#).
12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".
13. Subject to Policy [#5d](#).

**UPPER BAY
23-DA**

JURISDICTION: COOS BAY (ADDED TO CBEMP)

AQUATIC UNIT: 23

MANAGEMENT CLASSIFICATION: DA

Boundaries: This unit extends east to the shallow-draft navigation channel beginning at the Coos River Highway Bridge and ending at a line extending east from the north side of the existing white building north of the barge-loading facility. Most of the unit is shallow subtidal.

Management Objective: This unit shall be managed to facilitate aquatic access for the development of water-dependent uses on adjacent shorelands.

A. Uses:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge crossing support structures and dredging necessary for their installation
<i>[Resolution 92-27 12/1/92]</i> | * |
| 3. | Bridge crossings | * |
| 4. | Commercial | N |
| 5. | Docks | A |
| 6. | Industrial and port facilities | * |
| 7. | Log dump/sort/storage (in water) | * |
| 8. | Marinas | N |
| 9. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 11. | Research and educational observation | N |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

B. Activities:

- | | | |
|----|--|---|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Repair/Maintenance | * |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | * |
| 3. | Fill | * |
| 4. | Dredge Material Disposal | N |

5.	Mitigation	N
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor navigational improvements	A
	c. Structures	N
7.	Piling/dolphin installation	A
8.	Restoration	
	a. Active	N
	b. Passive	N
9.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary alterations	*
11.	Waste water/storm water discharge	*

GENERAL CONDITIONS:

None

SPECIAL CONDITIONS:

Uses:

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2, 3 These uses are 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 waterfront redevelopment.
- 6 If the use is water-related or non-dependent/related and does not require fill or dredge, findings must be that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 7 Log dump/sort uses shall be allowed only on an interim basis for salvage or waste disposal operations.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).

Activities:

- 1b, 2a, 2b, 3 These activities are only allowed subject to findings that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.

- 2c These uses are 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 waterfront redevelopment.
- 9b, 9c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) a finding that adverse impacts have been minimized (see Policy #5); and (3) Policy #8 requiring mitigation.

- 10, 11 These uses are 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 waterfront redevelopment.

UPPER BAY – EASTSIDE
23A-UW

JURISDICTION: COOS BAY (ADDED TO CBEMP)

SHORELAND UNIT: 23A

MANAGEMENT CLASSIFICATION: UW

Boundaries:

Northern Boundary – A line to the East on the North side of the existing white building just South of the East edge of the W-shaped marsh.

Western Boundary – The present access road to the barge-building facility extended North to its intersection with the Northern Boundary.

Management Objective: This area, which is located on a maintained shallow-draft channel and has in the past been used for dredge disposal, shall be managed for water-dependent uses. Barge loading facilities now in existence and new barge facilities shall be allowed, although more intensive water-dependent development requiring shallow-draft navigation shall not be pre-empted by barge use. Intensive water-dependent industrial use proposals are anticipated when the area to the West of this unit (currently used for dredge disposal) is filled.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	A
5.	Dryland moorage	A
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	*
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	*
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Land divisions	A

GENERAL CONDITIONS

- 1 All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
- 2 All uses shall be consistent with Policy #16, regarding protection of areas “especially-suited for water-dependent uses”.
- 3 Non-water-dependent uses are allowed only as per Policy #16a.

SPECIAL CONDITIONS

Uses:

- 8, 13 Retrieving and burning log waste shall be allowed provided that the use does not pre-empt water-dependent industrial use.

Activities:

- 3 Dredge Material Disposal shall be allowed when consistent with Policy #20.
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems”.

**UPPER BAY – EASTSIDE
23B-UD**

JURISDICTION: COOS BAY (ADDED TO CBEMP)

SHORELAND UNIT: 23B

MANAGEMENT CLASSIFICATION: UD

INTERIM USES

Boundaries:

Northern Boundary – The South-facing slope of the berm that forms the Southern boundary of the W-shaped marsh.

Western Boundary – The berm that extends North-South to the Western point of the W in the W-shaped marsh.

Eastern Boundary – The access road that forms the Western Boundary of Unit 23A.

Management Objective: This unit is a designated dredged material disposal site (19b) and shall be managed for this purpose until it is filled to capacity. In the interim, continuation of the use of the area as pastureland shall be allowed. The location of uses/activities prior to implementation of long-term uses and activities must be planned so that they do not inhibit use of the site for disposal or long-term development uses (see Policy#20). Interim and long-term uses must be designed so that they will not negatively impact the “W-shaped marsh”, which is located to the North of the unit.

Over the long term, after the site is filled to capacity, it shall be managed for both urban water-dependent/related and urban development purposes. Because of its large size and the distance from the Western portion of the unit to the shallow-draft channel, most of the unit is not suitable for water-dependent/related purposes. Therefore, uses of this unit must be developed in conjunction with Shoreland Unit 23A to assure that development closest to Unit 23A complements and does not hinder water-dependent uses in Unit 23A. To assure that this objective is achieved, siting of non-water-dependent/related uses in the area furthest to the East in Unit 23B will be contingent upon a finding that the use will not preclude or unnecessarily constrain water-dependent/related uses of the uplands.

The development of a walkway shall be allowed in order to establish public access to the W-shaped marsh in Unit 24NA.

[RES. 91-29 11/5/91]

A. Interim Uses:

- | | |
|------------------------------------|---|
| 1. Agriculture | A |
| 2. Airports | N |
| 3. Aquaculture | N |
| 4. Commercial | N |
| 5. Dryland moorage | A |
| 6. Industrial and port facilities | N |
| 7. Land transportation facilities | * |
| 8. Log storage/sorting yard (land) | N |
| 9. Marinas | N |
| 10. Mining/mineral extraction | A |

11. Recreation Facilities	
a. Low-intensity	N
b. High-intensity	N
12. Residential	N
13. Solid waste disposal	N
14. Timber farming/harvesting	A
15. Utilities	
a. Low-intensity	A
b. High-intensity	A

B. Interim Activities:

1. Stream alteration	*
2. Dikes	
a. New construction	A
b. Repair/Maintenance	A
3. Dredged material disposal	*
4. Excavation to create new water surface	N
5. Fill	A
6. Shoreline stabilization	
a. Vegetative	N/A
b. Rip-rap	N/A
c. Retaining wall	N/A
7. Navigation aids (e.g., beacons)	N/A
8. Mitigation	N
9. Restoration	
a. Active	N
b. Passive	N
10. Land Divisions	A

INTERIM GENERAL CONDITIONS

1. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this unit as required by Policy #20.

INTERIM SPECIAL CONDITIONS

7. Re-routing the Coos River Highway into the Southern portion of this unit shall be allowed. Other roads can be located on an interim basis only until dredged material disposal is completed. In addition, the access road to the boat launch in Shoreland Unit 23A shall be allowed.

Uses:

- 11 a., b. Development and maintenance of a water dependent pedestrian walkway and any accessory structures shall be allowed provided the construction is along the existing diked roadways. This use will not involve the use of motorized vehicles (wheel chairs, construction and maintenance equipment excluded). [RES 91-29 11/5/91]

Activities:

- 1 Stream alterations shall be allowed when findings are developed which document that they do not negatively impact the “W-shaped marsh”.
- 3 Dredged material disposal outfalls shall go directly to Coos River or Marshfield Channel, not to inter-tidal areas. Upland drainage must be channeled and treated before being released into the W-shaped marsh to eliminate sediments.

A. Long-Term Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	A
5.	Dryland moorage	A
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	N
10.	Mining/mineral extraction	N/A
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	A
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Long-Term Activities:

1.	Stream alteration	*
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	*
5.	Fill	N

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	N/A
8.	Mitigation	N/A
9.	Restoration	
	a. Active	N/A
	b. Passive	N/A
10.	Land divisions	A

LONG-TERM SPECIAL CONDITIONS

Activities:

- 1 Stream alterations shall be allowed when findings are developed which document that they do not negatively impact on the “W-shaped marsh”.

- 3 Dredged material disposal outfall shall go directly to Coos River or Marshfield Channel, not to intertidal areas. Upland drainage must be channel and treated before being released into W-shaped marsh to eliminate sediment.

- 4 Excavation to create new water surface shall be allowed if the excavation does not connect to the estuarine area.

- 6b, c These activities are only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems”.

UPPER BAY – EASTSIDE
24-CS

JURISDICTION: COOS BAY (ADDED TO CBEMP)

SHORELAND UNIT: 24

MANAGEMENT CLASSIFICATION: CS

Boundaries:

The waterward-facing slope of the berms that surround the W-shaped marsh, including the curved dike that projects East and North into the intertidal flats North of the W-shaped marsh.

Management Objective: This shoreland unit shall be managed as a barrier strip between the W-shaped marsh and the dredged material disposal sites to the South and West. When development occurs in Unit 23B and 26A, a minimum 50-foot buffer between that development and the W-shaped marsh shall be included completely within this Conservation shoreland unit to maintain a permanent vegetative buffer. This unit contains a designated mitigation site (U-14[c], “medium” priority) which shall be protected, as required by Policy #22.

The development of a walkway shall be allowed in order to establish public access to the W-shaped marsh in Unit 24NA. [RES. 91-29 11/5/91]

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	N
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N/A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	N
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	A

GENERAL CONDITIONS

- 1 All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.
- 2 On designated “medium” priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.

SPECIAL CONDITIONS

Uses

- 11 a, b. Development and maintenance of a water dependent pedestrian walkway and any accessory structures shall be allowed provided the construction is along the existing diked roadways. This use will not involve the use of motorized vehicles (wheel chairs, construction and maintenance equipment excluded). [RES 91-29 11/5/91]

Activities

- 6b This activity is only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems”.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

**UPPER BAY
24-NA**

JURISDICTION: COOS BAY

AQUATIC UNIT: 24

MANAGEMENT CLASSIFICATION: NA

Boundaries:

This aquatic unit consists of the area of the W-shaped marsh and adjacent tidal flats north to the -3 foot MLLW contour on the Marshfield Channel.

Management Objective: This aquatic unit which contains a large productive marsh known as the “W-shaped marsh” shall be managed to protect its natural resource productivity.

A. Uses:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge crossing support structures and dredging necessary for their installation | * |
| 3. | Bridge crossings | A |
| 4. | Commercial | N |
| 5. | Docks | N |
| 6. | Industrial and port facilities | N |
| 7. | Log dump/sort/storage (in water) | N |
| 8. | Marinas | N |
| 9. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 11. | Research and educational observation | A |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

B. Activities:

- | | | |
|----|--|---|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Repair/Maintenance | N |
| 2. | Dredging | |
| | a. New | N |
| | b. Maintenance dredging of existing facilities | N |
| | c. To repair dikes and tidegates | N |
| 3. | Fill | N |
| 4. | Dredge Material Disposal | N |
| 5. | Mitigation | A |

6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor navigational improvements	N
	c. Structures	N
7.	Piling/dolphin installation	N
8.	Restoration	
	a. Active	N
	b. Passive	A
9.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	N
	c. Bulkheads	N
10.	Temporary alterations	*
11.	Waste water/storm water discharge	N

GENERAL CONDITIONS:

None

SPECIAL CONDITIONS:

Uses:

- 1, 2 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

Activities:

- 10 This use is allowed when it is established that such use is consistent with the resource capabilities of the area and the purposes of the management unit.

**UPPER BAY
25-NA**

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 25

MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit consists of the inter-tidal marsh and tideflat area around Bull and associated islands in the southeast corner of the upper bay, together with adjacent subtidal areas northeast of the Coos River Channel, and scattered small upland islands.

Management Objective: This unit contains a major estuarine salt marsh and shall be managed in its natural condition to protect resource productivity and habitat values. Shoreline stabilization is allowed if breaching of the existing shoreline appears imminent.

USES:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge crossing support structures and dredging necessary for their installation | * |
| 3. | Bridge crossings | * |
| 4. | Commercial | N |
| 5. | Docks | N |
| 6. | Industrial and port facilities | N |
| 7. | Log dump/sort/storage (in water) | N |
| 8. | Marinas | N |
| 9. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 11. | Research and educational observation | A |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |
| 14. | Navigation and water-dependent commercial enterprises and activities | N |

ACTIVITIES:

- | | | |
|----|---|---|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Repair/Maintenance | N |
| | c. Installation of tidegates in existing functional dikes | N |
| 2. | Dredging | |
| | a. New | N |
| | b. Maintenance dredging of existing facilities | N |
| | c. To repair dikes and tidegates | N |
| 3. | Fill | N |

4.	Dredge Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor navigational Improvements	N
	c. Structures	N
7.	Piling/dolphin installation	N
8.	Restoration	
	a. Active	N
	b. Passive	A
9.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Waste water/storm water discharge	N
13.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy #4a.
2. This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2,3. These uses are only allowed within the City of Coos Bay jurisdiction.

Activities:

- 9b. This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
10. This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

13. Subject to Policy #5d.

UPPER BAY – EASTSIDE
26-UD

JURISDICTION: COOS BAY (ADDED TO CBEMP)

SHORELAND UNIT: 26

MANAGEMENT CLASSIFICATION: UD

INTERIM USES

Boundaries:

Western Boundary – The berm between the Western-most disposal area on the Eastside peninsula, and the next disposal area to the East.

Eastern Boundary – The berm that runs North-South to the Western point of the W in the W-shaped marsh.

Management Objective: This unit is a designated dredged material disposal site (19b) and shall be managed and protected for this use until it is filled to design capacity. (See Policy #20). Disposal emphasis should be on filling the area near the school first. In the long term, after completion of the disposal, the site, which is considered unsuitable for water-dependent/water-related uses due to the distance from the maintained channel, shall be managed for urban development. Interim and long-term uses must be designed so that they will not negatively impact the W-shaped marsh to the East of this unit. In addition, facilities located prior to implementation of the long-term uses and activities shall not inhibit or preclude long-term development uses. As stated in the City of Eastside Comprehensive Plan:

1. Road access to the Port of Coos Bay property to the West shall be through this unit, and
2. Industrial uses developed in the West portion of this unit shall be buffered from adjacent residential uses to the West.

The development of a walkway shall be allowed in order to establish public access to the W-shaped marsh in Unit 24NA. This includes the area designated RFP in the plan. [RES. 91-29 11/5/91]

A. Interim Uses:

- | | | |
|-----|---------------------------------|---|
| 1. | Agriculture | A |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial and port facilities | N |
| 7. | Land transportation facilities | A |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | A |

11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Interim Activities:

1.	Stream alteration	*
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	N
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Land divisions	A

INTERIM GENERAL CONDITIONS

- 1 No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this unit as required by Policy #20.
- 2 All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.
- 3 All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.

INTERIM SPECIAL CONDITIONS

Uses:

- 11 a., b. Development and maintenance of a water dependent pedestrian walkway and any accessory structures shall be allowed provided the construction is along the existing diked roadways. This use will not involve the use of motorized vehicles (wheel chairs, construction and maintenance equipment excluded). [RES 91-29 11/5/91

Activities:

- 1 Stream alterations shall be allowed when findings are developed which document that they will not negatively impact the W-shaped marsh.
- 3 Dredged material disposal outfall shall go directly to Coos River or the Marshfield Channel, not to intertidal areas. Upland drainage must be channeled and treated before being released into the W-shaped marsh to eliminate sediments.
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

A. Long-term Uses:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | A |
| 5. | Dryland moorage | N |
| 6. | Industrial and port facilities | A |
| 7. | Land transportation facilities | A |
| 8. | Log storage/sorting yard (land) | A |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N/A |
| 11. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 12. | Residential | N |
| 13. | Solid waste disposal | A |
| 14. | Timber farming/harvesting | N/A |
| 15. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |

B. Long-Term Activities:

- | | | |
|----|--|---|
| 1. | Stream alteration | * |
| 2. | Dikes | |
| | a. New Construction | A |
| | b. Repair/Maintenance | A |
| 3. | Dredged material disposal | * |
| 4. | Excavation to create new water surface | * |
| 5. | Fill | N |

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	N/A
8.	Mitigation	N/A
9.	Restoration	
	a. Active	N/A
	b. Passive	N/A
10.	Land divisions	A

LONG-TERM GENERAL CONDITIONS

- 1 All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.

LONG-TERM SPECIAL CONDITIONS

Activities:

- 1 Stream alterations shall be allowed when findings are developed with document that they do not negatively impact the W-shaped marsh.
- 3 Dredged material disposal outfall shall go directly to Coos River or the Marshfield Channel, not to intertidal areas. Upland drainage must be channeled and treated before being released into the W-shaped marsh to eliminate sediments.
- 4 Excavation to create new water surface shall be allowed if the excavation does not connect to the estuarine area.
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

UPPER BAY
26A-CA

JURISDICTION: COOS BAY (ADDED TO CBEMP)

AQUATIC UNIT: 26A

MANAGEMENT CLASSIFICATION: CA

Boundaries:

This unit consists of the natural Marshfield Channel from the deep-draft channel to the Coos River shallow-draft channel.

Management Objective: This natural shallow-draft channel shall be managed for navigation and subtidal log storage uses.

A. Uses:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge crossing support structures and dredging necessary for their installation | A |
| 3. | Bridge crossings | A |
| 4. | Commercial | N |
| 5. | Dock | N |
| 6. | Industrial and port facilities | N |
| 7. | Log dump/sort/storage (in-water) | * |
| 8. | Marinas | N |
| 9. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation facilities | |
| | a. Low-intensity | * |
| | b. High-intensity | N |
| 11. | Research and educational observation | N |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

B. Activities:

- | | | |
|----|--|-----|
| 1. | Dikes | |
| | a. New construction | N/A |
| | b. Repair/maintenance | N/A |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | N/A |
| 3. | Fill | N |
| 4. | Dredge Material Disposal | N |

5.	Navigational		
	a. Aids (e.g., beacons, buoys)	A	
	b. Minor navigational improvements		*
	c. Structures		N
6.	Piling/dolphin installation		A
7.	Shoreline stabilization		
	a. Vegetative		N/A
	b. Rip-rap		N/A
	c. Bulkheads		N/A
8.	Mitigation		A
9.	Restoration		
	a. Active		*
	b. Passive		A
10.	Temporary alterations		*
11.	Waste water/storm water discharge		*

SPECIAL CONDITIONS:

Uses:

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 7 This use shall be restricted to log storage only. New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 10a Such recreational facility must be water-dependent.

Activities:

- 2a,2b New dredging shall be permitted only to provide access to a dredged marina in adjacent Unit 26B CA. Maintenance dredging shall be permitted for this facility after construction. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5).

In addition to the above requirements, when these activities involve dredging for log storage, these activities are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

- 5b If due to hydraulic conditions, shoaling in the natural channel should hamper shallow-draft navigation, minor navigational improvements shall be allowed to return the area to its natural depths.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.
- 10, 11 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

UPPER BAY
26B-CA

JURISDICTION: COOS BAY (ADDED TO CBEMP)

AQUATIC UNIT: 26B

MANAGEMENT CLASSIFICATION: CA

Boundaries:

This aquatic unit begins at the northwest corner of the Eastside peninsula and ends at a line continuing north from the boundary between Shoreland Units 26 UD and 27 UW.

Management Objective: This tidelflat between the Marshfield Channel and the upland shall be managed to allow development of a dredged marina and day-use boat ramp, with log storage as an interim use. Other uses shall not preempt the use of part of this site for at least 22 acres of moorage needs.

NOTE: See also EXCEPTION #20

A. Uses:

1.	Aquaculture	*
2.	Bridge crossing support structures and dredging necessary for their installation	A
3.	Bridge crossings	A
4.	Commercial	N
5.	Docks	*
6.	Industrial and port facilities	N
7.	Log dump/sort/storage (in water)	*
8.	Marinas	*
9.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
10.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
11.	Research and educational observation	N
12.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
13.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N

3.	Fill	N
4.	Dredge Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	c. Minor navigational improvements	A
	b. Structures	N
7.	Piling/dolphin installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary alterations	*
11.	Waste water/storm water discharge	*

GENERAL CONDITIONS:

None

SPECIAL CONDITIONS:

Uses:

- 1, 10b These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 5 This use is only permitted if it occupies the water surface by means other than fill (e.g., pilings).
- 7 This use shall be limited to log storage and shall not conflict with the ultimate development of a marina.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 8 Marinas are only permitted without a jetty or dredged channel.
- 10a, Development of a day-use boat ramp associated with the marina shall be allowed.
- 10b Such recreational facilities must be water-dependent.

Activities:

- 2a, 2b New/maintenance dredging shall only be allowed in conjunction with the development of a marina and associated boat ramp. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation. In addition to the above requirements, when these activities involve dredging for log storage, these activities are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 3 Fill shall only be allowed in conjunction with high-intensity water-dependent recreation, or as otherwise allowed by Policy #6, subject to the conditions contained therein. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.
- 8a Active restoration shall be allowed only when consistent with Policy #22b.
- 9b, 9c These activities are only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems,” referring nonstructural to structural solutions, and the specific findings for rip-rap.
- Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) a finding that adverse impacts have been minimized (see Policy #5); (3) the findings required by Policy #6, “Fill in conservation and Natural Management Units,” and (4) Policy #8 requiring mitigation.
- 10, 11 These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

UPPER BAY/ISTHMUS SLOUGH – COOS BAY/NORTH BEND

44-UW

JURISDICTION: COOS BAY, NORTH BEND (ADDED TO CBEMP)

SHORELAND UNIT - 44

MANAGEMENT CLASSIFICATION: UW

Boundaries:

Northern Boundary – The northern boundary of Menasha’s property just south of Simpson Heights.

Southern Boundary – A line extending east from Curtis Street in Coos Bay.

The area and boundaries of 44UW are reduced by approximately 7.5 acres and the boundary amended as described in management unit 44UNW.

Management Objective: This shore land unit shall be managed primarily to protect existing uses and to allow new water-dependent/water-related uses – recognizing that this ideal development is constrained by existing development patterns.

In particular, the following specific Management Objectives apply to the unit:

1. The City of Coos Bay’s downtown waterfront development project (including a waterfront boardwalk) shall be allowed in order to encourage public observation of waterfront activities.
2. Non-water-dependent/non-water-related uses shall not otherwise be allowed, except as allowed in Policy #16a.

A. Uses:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | N/A |
| 2. | Airports | N |
| 3. | Aquaculture | A |
| 4. | Commercial | A |
| 5. | Dryland moorage | A |
| 6. | Industrial and port facilities | A |
| 7. | Land transportation facilities | A |
| 8. | Log storage/sorting yard (land) | A |
| 9. | Marinas | A |
| 10. | Mining/mineral extraction | N |
| 11. | Recreational facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 12. | Residential | N |
| 13. | Solid waste disposal | A |
| 14. | Timber farming/harvesting | N/A |

- | | | |
|-----|--|---|
| 15. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 16. | Navigation and water-dependent commercial enterprises and activities | A |

B. Activities:

- | | | |
|-----|--|-----|
| 1. | Stream alteration | N/A |
| 2. | Dikes | |
| | a. New construction | A |
| | b. Repair/Maintenance | A |
| 3. | Dredged material disposal | * |
| 4. | Excavation to create new water surface | A |
| 5. | Fill | A |
| 6. | Shoreline stabilization | |
| | a. Vegetative | A |
| | b. Rip-rap | * |
| | c. Retaining wall | * |
| 7. | Navigation aids (e.g., beacons) | A |
| 8. | Mitigation | N |
| 9. | Restoration | |
| | a. Active | * |
| | b. Passive | A |
| 10. | Land divisions | A |
| 11. | Water transport channels where dredging may be necessary | A |
| 12. | Water storage areas | * |

GENERAL CONDITIONS

- 1 All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
- 2 All uses shall be consistent with Policy #16, regarding protection of areas “especially-suited for water dependent uses.”

SPECIAL CONDITIONS

Activities:

- 3 Dredge Material Disposal shall be allowed when consistent with Policy #20.
- 6b These activities are only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems.”
- 9a Active restoration shall be allowed only when consistent with Policy #22b.
- 12 Where needed for products used in or resulting from industry, commerce and recreation.

**UPPER BAY/ISTHMUS SLOUGH – COOS BAY/NORTH BEND
44-UNW**

JURISDICTION: NORTH BEND (ADDED TO CBEMP)

SHORELAND UNIT: 44

MANAGEMENT CLASSIFICATION: UNW

Boundaries:

Northern Boundary-Connecticut Avenue, except for the area east of the railroad tracks, where California Avenue shall be the Northern Boundary.

Southern Boundary-Vermont Street.

Western Boundary-The most eastward track of the Southern Pacific Railroad.

Eastern Boundary-Inland from the “line of non-aquatic vegetation as defined in the Coos Bay Estuary Management Plan, Volume 11, Part 1 Plan Provisions, Section 3.5 SHORELAND MAGEMENT UNITS.

Management Objective: This shore land unit shall be managed primarily to protect existing uses and to allow new non-water-dependent/non-water-related uses, while protecting existing uses and recognizing the City of North Bend’s desire to redevelop this unit for commercial, residential and recreational uses.

In particular, the following specific Management Objectives apply to this unit:

1. The City of North Bend’s downtown bay front redevelopment program shall be allowed to encourage public access and observations.

A. Uses:

- | | | |
|-----|---------------------------------|---|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | A |
| 5. | Dryland moorage | A |
| 6. | Industrial and port facilities | A |
| 7. | Land transportation facilities | A |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | A |
| 10. | Mining/mineral extraction | N |
| 11. | Recreational facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 12. | Residential | A |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | N |
| 15. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	A

GENERAL CONDITIONS

1. Use in this Waterfront Commercial zone shall normally be non-water dependent.
2. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in policy #27.

SPECIAL CONDITIONS

Activities:

3. Dredge Material Disposal shall be allowed when consistent with Policy #20.
- 6.b.c. These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems."
- 9.a. Active Restoration shall be allowed only when consistent with Policy #22b.

**UPPER BAY
44-DA**

JURISDICTION: COOS BAY, NORTH BEND (ADDED TO CBEMP)

AQUATIC UNIT: 44

MANAGEMENT CLASSIFICATION: DA

Boundaries:

This unit extends east to the deep-draft channel beginning at a line east from the northern boundary of the Menasha property just south of Simpson Heights and ending at a line to the east from Curtis Street in Coos Bay.

Management Objective: This aquatic unit between the channel and the shoreline shall be managed to provide continued essential water access for the upland water-dependent uses. This shall be accomplished through the uses and activities allowed.

A. Uses:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge crossing support structures and dredging necessary for their installation | * |
| 3. | Bridge crossings | * |
| 4. | Commercial | * |
| 5. | Docks | A |
| 6. | Industrial and port facilities | * |
| 7. | Log dump/sort/storage (in water) | * |
| 8. | Marinas | A |
| 9. | Mining/mineral extraction, including dredging necessary for mineral extraction | * |
| 10. | Recreation facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 11. | Research and educational observation | A |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |
| 14. | Navigation and water dependent commercial enterprises and activities | A |

B. Activities:

- | | | |
|----|--|---|
| 1. | Dikes | |
| | a. New construction | * |
| | b. Repair/Maintenance | * |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | * |

3.	Fill	*
4.	Dredge Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor navigational improvements	A
	c. Structures	*
7.	Piling/dolphin installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary alterations	*
11.	Waste water/storm water discharge	*
12.	Water transport channels where dredging may be necessary	A
13.	Water storage areas	*

GENERAL CONDITIONS:

None

SPECIAL CONDITIONS:

Uses:

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2, 3 These activities are 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.
- 4, 6 If the use is water-related or non-dependent, nonrelated and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 7 New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 9 Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

Activities:

- 1a, 1b These activities are only allowed subject to finding that adverse impacts have been
2a, 2b minimized (see Policy #5); and to Policy #8 requiring mitigation.
2c, 3,6c
- 8a Active restoration shall be allowed only when consistent with Policy #22b.
- 9b, 9c These activities are only permitted subject to the general findings required by Policy #9,
“Solutions to Erosion and Flooding Problems,” preferring non-structural to structural solutions,
and to the specific findings for riprap; and
- Further, bulkheads are only allowed subject (1) to the making if resource capability consistency
findings and impact assessment (see Policy #4a); and (2) to a finding that adverse impacts have
been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.
- 10, 11 These activities are only allowed when it is established that such uses are consistent with the
purposes of the management unit and adjacent shorelands designated for water-dependent
uses or designated for waterfront redevelopment.
- 13 Where needed for products used in or resulting from industry, commerce, and recreation.

**UPPER BAY – ISTHMUS SLOUGH
44A-UW**

JURISDICTION: COOS BAY (ADDED TO CBEMP)

SHORELAND UNIT: 44A

MANAGEMENT CLASSIFICATION: UW

[ORD 306 5/1/01]

Boundaries:

This unit includes everything from the Northern boundary of the city to a line extending East from Curtis Street except that area designated 44b-UD.

Management Objective: This shoreland unit shall be managed primarily to protect existing uses and to allow New water dependent/water related uses, recognizing that this ideal development is Constrained development patterns.

In particular, the following specific Management Objectives apply to the unit:

1. The City of Coos Bay’s downtown waterfront development project (including a waterfront boardwalk) shall be allowed in order to encourage public observation of waterfront activities.
2. Non-water-dependent/non-water-related uses shall not otherwise be allowed, except as allowed in Policy #16 (III).

See also EXCEPTION #17

A. Uses:

1.	Agriculture	N/A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	A
5.	Dryland moorage	A
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	A
10.	Mining/mineral extraction	N
11.	Recreational facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	A
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream alteration	N/A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	N
9.	Restoration	
	a. Active	*
	b. Passive	A
10	Land divisions	A

GENERAL CONDITIONS:

1. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
2. All uses shall be consistent with Policy #16 (III).

SPECIAL CONDITIONS:

Activities:

3. Dredged Material Disposal shall be allowed when consistent with Policy #20.
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b. (Ord. 306 5/01/01)

**UPPER BAY – ISTHMUS SLOUGH
44B-UD**

JURISDICTION: COOS BAY (ADDED TO CBEMP)

SHORELAND UNIT: 44B

MANAGEMENT CLASSIFICATION: UD

[ORD 306 5/1/06]

Boundaries:

Northern – A line extending East from Ivy Avenue.

Southern – A line extending East from Commercial Avenue.

Management Objective: This shoreland unit shall be managed to protect existing uses and to allow new water dependent uses, water-related uses, and non-water-dependent uses consistent with a mixed-use emphasis, as allowed under the Waterfront Heritage (WH) zoning district.

A. Uses:

1.	Agriculture	N/A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	A
5.	Dryland moorage	A
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	A
10.	Mining/mineral extraction	N
11.	Recreational facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	*
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream Alteration	N/A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	A
5.	Fill	A

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	N
9.	Restoration	
	a. Active	*
	b. Passive	A
10	Land divisions	A

GENERAL CONDITIONS

1. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.

SPECIAL CONDITIONS

Uses:

12. Residential uses shall be allowed as provided in the WH zoning district.

Activities:

- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

UPPER BAY – EASTSIDE
45-CS

JURISDICTION: COOS BAY (ADDED TO CBEMP)

SHORELAND UNIT: 45

MANAGEMENT CLASSIFICATION: CS

Boundaries:

The three dredged material disposal islands to the East of the deep-draft channel opposite the Coos Bay-North Bend waterfront.

Management Objective: These shoreland units shall be managed to maintain the middle and south islands as dredge material disposal sites. Ultimate uses following disposal include low-intensity recreational use and habitat protection. The islands are designated DMD sites (18[a] and 18 [b]). Both sites shall be protected (see Policy #20).

The north spoils island is a “high priority” mitigation site and shall be protected for this purpose (see Policy #20).

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	N
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreational facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A

3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	N/A
9.	Restoration	
	a. Active	N/*
	b. Passive	N/A
10	Land divisions	N

GENERAL CONDITIONS

1. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this unit, as required by Policy #20, or the mitigation site, as required by Policy #22.
2. All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.

SPECIAL CONDITIONS

Activities:

- 3 Dredged material disposal outfall must go directly to main channel by pipeline across fringing marshes. The middle island site is to be capped-off to the height of the existing berms on a one-time basis.
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

**UPPER BAY
45-NA**

JURISDICTION: COOS BAY (ADDED TO CBEMP)

AQUATIC UNIT: 45

MANAGEMENT CLASSIFICATION: NA

Boundaries:

This unit is the aquatic area surrounding the three disposal islands east of the deep-draft channel across from the North Bend water front to mean lower low water, and the entire area of tidal flats extending east to the natural Cooston Channel and Bull Island, and South to the Marshfield Channel.

Management Objective: This unit includes the productive intertidal flats to the East and shall be managed to protect the area in its natural condition. Necessary access through this aquatic unit to the disposal islands is allowed for disposal and recreational uses. A temporary pipeline for dredged material disposal activities shall be permitted across this unit. However, the outfall shall go directly to the main deep-draft channel. An area to the North of the North spoils island and the aquatic areas between the spoils islands, although not selected as dredged material disposal (DMD) sites, are potentially important future DMD areas. The next periodic plan review should re-examine these sites to determine whether they are needed for DMD.

A. Uses:

- | | | | |
|-----|---|---|---|
| 1. | Aquaculture | | * |
| 2. | Bridge crossing support structures and dredging necessary for their installation | | * |
| 3. | Bridge crossings | | A |
| 4. | Commercial | | N |
| 5. | Docks | | N |
| 6. | Industrial and port facilities | | N |
| 7. | Log dump/sort/storage (in water) | | N |
| 8. | Marinas | | N |
| 9. | Mining/mineral extraction including dredging necessary for mineral extraction | | N |
| 10. | Recreation facilities | | |
| | a. Low-intensity | | N |
| | b. High-intensity | | N |
| 11. | Research and educational observations | A | |
| 12. | Utilities | | |
| | a. Low-intensity | | A |
| | b. High-intensity | | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | | N |

B. Activities:

1.	Dikes	
	a.	New construction N
	b.	Repair/Maintenance N
2.	Dredging	
	a.	New N
	b.	Maintenance dredging of existing facilities N
	c.	To repair dikes and tidegates N
3.	Fill	N
4.	Dredge Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a.	Aids (e.g., beacons, buoys) N
	b.	Minor navigational improvements
		N
	c.	Structures N
7.	Piling/dolphin installation	N
8.	Restoration	
	a.	Active N
	b.	Passive A
9.	Shoreline stabilization	
	a.	Vegetative A
	b.	Rip-rap *
	c.	Bulkheads N
10.	Temporary alterations	*
11.	Waste water/storm water discharge	N

SPECIAL CONDITIONS:

Uses:

- 1, 2 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

Activities:

- 2a New dredging shall be allowed only to dredge a small channel on the north side of the proposed airport fill as necessary to maintain tidal currents. In addition, this activity is only allowed subject to a finding that adverse impacts have been minimized (see Policy #5).
- 9b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.
- 10 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

**UPPER BAY
45A-CA**

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 45A

MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit is the narrow subtidal strip between the shipping channel to the west and the intertidal area to the east, beginning at MLLW.

Management Objective: This unit will be managed to protect the natural resources of the subtidal area adjacent to the channel and to provide necessary navigational facilities and permit log storage. A temporary pipeline for dredged material disposal activities shall be allowed across this unit. Outfall shall go directly to the main navigation channel.

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	*
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
a.	Low-intensity	*
b.	High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
a.	Low-intensity	A
b.	High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N/A
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
a.	New construction	N
b.	Repair/Maintenance	N/A
c.	Installation of tidegates in existing functional dikes	N
2.	Dredging	
a.	New	N
b.	Maintenance dredging of existing facilities	*
c.	To repair dikes and tidegates	N/A
3.	Dredge Material Disposal	N
4.	Fill	N

5.	Navigational	
	a.	Aids (e.g., beacons, buoys) A
	b.	Structures N
	c.	Minor navigational improvements A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a.	Vegetative N/A
	b.	Riprap N/A
	c.	Bulkheads N/A
8.	Mitigation	A
9.	Restoration	
	a.	Active *
	b.	Passive A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	N

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or estuarine alteration other than incidental dredging for harvest of benthic species or removable in- Aquaculture which does not involve dredge or fill or other estuarine alteration water structures such as stakes or racks (commercial, not archaeological stakes or racks) is allowed; or, where aquaculture requires dredging or fill or other alteration of the estuary is subject to Policy [#4a](#).
5. Continuation of present subtidal log storage shall be allowed, consistent with EQC Policy. Log dump sort, however, shall not be allowed.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy [#5c](#)).

- 8a. Such recreational facilities must be water-dependent.

Activities:

- 2b. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

In addition to the above requirements, when these activities involve dredging for log storage, these activities are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)).

- 5c. This activity is subject to Policy [#12](#).
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
- 11. This activity is only permitted subject to Policy [#5a](#).
- 12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".

UPPER BAY – NORTH BEND
46-UD

JURISDICTION: NORTH BEND (ADDED TO CBEMP)

SHORELAND UNIT: 46

MANAGEMENT CLASSIFICATION: UD

Boundaries:

Northern Boundary-The south edge of the graveled industrial area of North Point.

Southern Boundary-The north boundary of Menasha’s ownership south of Simpson Heights.

Management Objective: This shore land unit is not “especially suited to water-dependent development” and shall be managed to provide for the following:

1. Land access between industrialized areas to the north and south and residential uses inland.
2. Limited development to support commercial moorage for fishing craft.
3. Residential use west of the proposed access road. Proposed access road runs parallel to existing shoreline.

A. Uses:

- | | | |
|-----|--|---|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | * |
| 4. | Commercial | * |
| 5. | Dry land moorage | A |
| 6. | Industrial and port facilities | * |
| 7. | Land transportation facilities | A |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | A |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 12. | Residential | * |
| 13. | Solid waste disposal | N |
| 14. | Timber-farming/harvesting | N |
| 15. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 16. | Navigation and water-dependent commercial enterprises and activities | A |

B. Activities:

1.	Stream alteration		N/A
2.	Dikes		
	a.	New construction	*
	b.	Repair/Maintenance	A
3.	Dredging		
	a.	New construction	N
	b.	Maintenance dredging of existing facilities	*
	c.	To repair dikes and tide gates	*
4.	Dredged material disposal		N
5.	Excavation to create new water surface		A
6.	Fill		A
7.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Rip-rap	*
	c.	Bulkheads	*
8.	Navigation aids (e.g., beacons)	A	
9.	Mitigation		A
10.	Restoration		
	a.	Active	*
	b.	Passive	A
11.	Land divisions		A
12.	Water transportation channels		A
13.	Water storage areas		*

GENERAL CONDITIONS

1. All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.
2. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.

SPECIAL CONDITIONS

Uses:

3. Aquaculture shall be allowed only if findings are made to substantiate the following:
 - 1) That the use will not preclude land access and development as addressed in the Management Objective.
 - 2) That the use is compatible with any existing and/or proposed land access between industrialized areas to the north and south.
 - 3) That the use is compatible with any existing and/or proposed commercial moorage for fishing craft.

- 4) That the use is compatible with any existing and/or proposed residential use west of the existing and/or proposed access road.
- 4.,6. Commercial, industrial and Port facilities shall be allowed to support commercial moorage for fishing craft.
- 12. Residential development shall be confined to the area west of the proposed access road.

Activities:

- 2.a. Dikes shall be allowed only for purpose of developing the access road.
- 3.b.c. Permitted subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.
- 7.b.c. These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems."
- 10.a. Active restoration shall be allowed only when consistent with Policy #22b.
- 13. Where needed for products used in or resulting from industry, commerce and recreation.

**UPPER BAY
46-DA**

JURISDICTION: NORTH BEND (ADDED TO CBEMP)

AQUATIC UNIT: 46

MANAGEMENT CLASSIFICATION: DA

Boundaries:

This unit extends east to the deep-draft channel beginning at a line east from the south edge of the graveled industrial area of North Point and ending at a line east from the north boundary of Menasha's property.

Management Objective:

This unit shall be managed to allow limited mooring of commercial fishing vessels, which is the highest and best use of the unit and is consistent with natural resource characteristics and adjacent channel activity.

A. Uses:

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Commercial | * |
| 3. | Dry land moorage | A |
| 4. | Industrial and port facilities | * |
| 5. | Log dump/sort/storage (in water) | N |
| 6. | Marinas | A |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | * |
| 8. | Recreational facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 9. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 10. | Bridge crossing/support structures and dredging necessary for installation | * |
| 11. | Bridge crossing | * |
| 12. | Navigation and water-dependent commercial enterprises and activities | A |

B. Activities:

- | | | |
|----|--|-----|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Repair/Maintenance | N/A |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tide gates | N/A |
| 3. | Dredge Material Disposal | N |
| 4. | Fill | * |

5.	Navigational structures	N
6.	Minor navigational improvements	A
7.	Piling/dolphin installation	A
8.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
9.	Navigation aids (e.g., beacons, buoys)	A
10.	Mitigation	A
11.	Restoration	
	a. Active	*
	b. Passive	A
12.	Water transport channels where dredging may be necessary	A
13.	Water storage areas	*

SPECIAL CONDITIONS

Uses:

1. This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

In addition, aquaculture shall be allowed if findings are developed which document that it will not conflict with use of the area for moorage.

- 2.,4. Limited commercial and port facilities shall be allowed only if findings are developed which document that they are consistent with the shore land uses and do not conflict with use of the area for moorage.

In addition, if the use is water-related or non-dependent/related and does not require fill, findings must be made that the use is consistent with the recourse capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.

7. Mining/mineral extraction is allowed only if it is compatible with shore land uses and does not conflict with moorage, and is consistent with the resource capabilities of the area and the purposes of the Management Objective.
10. Permitted subject to Policy #6 and #8.
11. Permitted subject to Policy #6 and #8.

Activities:

- 2a.b. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.
- 8b.c. These activities are only permitted subject to the general findings required by Policy #9," Solutions to Erosion and Flooding Problems."

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) a finding that adverse impacts have been minimized (see policy #5); and (3) Policy #8 requiring mitigation.

- 11a. Active restoration shall be allowed only when consistent with Policy #22b.
- 13. Where needed for products used in or resulting from industry, commerce and recreation.

UPPER BAY – NORTH BEND

47-UW

JURISDICTION: NORTH BEND (ADDED TO CBEMP)

SHORELAND UNIT: 47

MANAGEMENT CLASSIFICATION: UW

Boundaries:

Western Boundary – The 101 Highway and Bridge.

Southeastern Boundary – The south side of the graveled industrial area of North Point.

Management Objective: The immediate shoreline of this unit shall be managed to encourage continuance of water-dependent uses such as the existing off-loading of rock materials barged to the site with non-water-dependent uses only allowed, as per Policy #16a. The immediate shoreline is especially suited to accommodate shallow-draft vessels such as barges, so the shoreline shall be managed so as to not preclude such development. However, the remainder of the site has only marginal suitability for water-dependent development. However, the remainder of the site has only marginal suitability for water-dependent development, and hence non-water-dependent/related uses shall be allowed back from the immediate shoreline when findings are developed which document that such proposed use would not preclude or interfere with water-dependent development on the immediate shoreline.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	A
5.	Dry land moorage	A
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	*
9.	Marinas	*
10.	Mining/mineral extraction	N
11.	Recreational facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	*
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
16.	Navigation and water-dependent commercial enterprises and activities	A

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredging	
	a. New construction	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tide gates	*
4.	Dredged material disposal	N
5.	Excavation to create new water surface	A
6.	Fill	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
8.	Navigation aids (e.g., beacons)	A
9.	Mitigation	N
10.	Restoration	
	a. Active	*
	b. Passive	A
11.	Land divisions	A
12.	Water transportation channels where dredging may be necessary	A
13.	Water storage areas	*

GENERAL CONDITIONS

1. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
2. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.
3. All uses shall be consistent with Policy #16, regarding protection of areas “especially-suited for water-dependent uses.”

SPECIAL CONDITIONS

Uses:

8. Log storage is an interim use which shall not preclude use of the property for a higher use.
9. Where consistent with the purposes of this management unit and adjacent shore lands designated especially suited for water-dependent uses or designated for waterfront redevelopment.

13. Industrial solid waste disposal shall be allowed if findings are developed which document that the process is consistent with the management objective.

Activities:

- 3b. Permitted subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.
- 3c. Permitted subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.
- 7b.,c. These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems."
- 10a. Active restoration shall be allowed only when consistent with Policy #22b.
13. Where needed for products used in or resulting from industry, commerce and recreation.

**UPPER BAY
47-DA**

JURISDICTION: NORTH BEND (ADDED TO CBEMP)

AQUATIC UNIT: 47

MANAGEMENT CLASSIFICATION: DA

Boundaries:

This unit extends northeast to the deep draft channel beginning at the Highway 101 Bridge and ending at a line east from the south side of the graveled industrial area of North Point.

Management Objective: This aquatic unit shall be managed to allow continuation of and expansion of shallow-draft vessel use and development.

A. Uses:

1.	Aquaculture	*
2.	Commercial	*
3.	Docks	A
4.	Industrial and port facilities	*
5.	Log dump/sort/storage (in water)	N
6.	Marinas	*
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	*
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
10.	Bridge crossing/support structures	A
11.	Navigation and water-dependent commercial enterprises and activities	A

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tide gates	N/A
3.	Flow-lane disposal of dredged material	N
4.	Fill	*
5.	Navigational structures	*
6.	Minor navigational improvements	A
7.	Piling/dolphin installation	A

8.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
9.	Navigation aids (e.g., beacons, buoys)	A
10.	Mitigation	N
11.	Restoration	
	a. Active	N
	b. Passive	N
12.	Water transport channels where dredging may be necessary	A
13.	Water storage areas	*

SPECIAL CONDITIONS

Uses:

1. This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2.,4. If the use is water-related or nondependent/related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
6. Where consistent with the purposes of the Development Management Unit and adjacent shore lands designated for water-dependent uses or designated for waterfront redevelopment, water-related and non-dependent, non-related uses not requiring dredge or fill.
7. Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

Activities:

- 2a.b. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.
- 4.,5. Permitted subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.
- 8b.c. These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems."

Further, bulkheads are only allowed subject to (1) the making of resource capability findings and impact assessments (see Policy #4a); (2) a finding that adverse impacts have been minimized (see Policy #5); and (3) Policy #8 requiring mitigation.

13. Where needed for products used in or resulting from industry, commerce and recreation.

UPPER BAY - NORTH BEND

48-CS

JURISDICTION: NORTH BEND (ADDED TO THE CBEMP)

SHORELAND UNIT: 48

MANAGEMENT CLASSIFICATION: CS

Boundaries:

This unit consists of a 50-foot strip along the water's edge of the two dredged material disposal areas at North Point, between McCullough Bridge and the railroad bridge at North Point, known as East Pony Slough or the North Point Properties.

Management Objective: This shore land unit shall be managed to provide open space, and enhance recreational and aesthetic uses, while protecting scenic and riparian values, natural and cultural resources, and economic resources to maintain diverse environmental, economic and social values of the region. This shore land unit shall also be managed to allow the necessary dredging and fill for construction of a bridge over the lagoon so that the portion of the North Point property that lies west of the lagoon can gain road access from the east side, consistent with the management objective of the adjacent 48A-CA management unit, and to be consistent with the adopted M-H zoning of the two dredged material disposal areas at North Point.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Dryland moorage	N
5.	Industrial and port facilities	N
6.	Land transportation facilities	N
7.	Log storage/sorting yard (land)	N
8.	Marinas	N
9.	Mining/mineral extraction	N
10.	Recreational facilities	
	a. Low-intensity	A
	b. High-intensity	A
11.	Bridge crossing support structures including box culverts, bridge piles, footings, bents, and abutments, for the roadway over the lagoon, and dredging necessary for their installation	A
12.	Bridge crossing	A
13.	Temporary structures associated with bridge construction, including but not limited to, coffer dams and bulkheads	A
14.	Residential	N
15.	Solid waste disposal	N
16.	Timber farming/harvesting	N
17.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
3.	Dredged material disposal	A
4.	Excavation to create new water surface	N
5.	Fill	*
	a. Fill for construction of a bridge over the lagoon	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
	d. Bulkheads for construction of a bridge over the lagoon	A
	e. Scout countermeasures for construction of a bridge over the lagoon	A
7.	Navigational aids	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	A
11.	Temporary modifications associated with bridge construction, including but not limited to, coffer dams, bulkheads, and temporary bridge construction areas	A

GENERAL CONDITIONS

The following conditions apply to all permitted uses and activities:

1. Inventoried resources requiring mandatory protection in this unit shall be protected, as required by Policies #17 and #18.
2. All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.
3. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.

SPECIAL CONDITIONS

Activities:

5. Fill is allowed only within that part of this unit adjacent to the lagoon, for the purpose of creating a road or bridge access over the lagoon to join the east and west parts of the property adjacent to the lagoon. Temporary and permanent fill necessary for the construction of a bridge is allowed.

6. (b) and (c) These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems."
9. (a) Active restoration shall be allowed only when consistent with Policy #22b, "Limiting Dredge and Fill as Estuarine Restoration."

**UPPER BAY
48-CA**

JURISDICTION: NORTH BEND

AQUATIC UNIT: 48

MANAGEMENT CLASSIFICATION: CA

BOUNDARIES This unit extends north to the deep-draft channel beginning at the Highway Bridge, ending at the railroad bridge, and excluding the aquatic inlet between the two disposal sites known as East Pony Slough.

MANAGEMENT OBJECTIVE

This unit shall be managed so as to conserve the aquatic resources of the area.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreational facilities	
	a. Low-intensity	*
	b. High-intensity	*
9.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
10.	Bridge crossing support structures	A
11.	Research and educational observation	A
12.	Communications facilities	*
13.	Boat Ramps	*

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tide gates	*
3.	Flow-lane disposal of dredged material	N
4.	Fill	N
5.	Navigational structures	N
6.	Minor navigational improvements	A

7.	Piling/dolphin installation	A
8.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
9.	Navigation aids (e.g., beacons, buoys)	A
10.	Mitigation	A
11.	Restoration	
	a. Active	*
	b. Passive	A
12.	Protection of habitat, nutrient, fish, wildlife and aesthetic resources	A

SPECIAL CONDITIONS

Uses:

1., 8a.b. These uses are only allowed subject to the making of recourse capability consistency findings and impact assessments (see Policy #4a.)

Further, such recreational facilities must be water-dependent.

12. This use is allowed subject to Policy #4.

13. Boat ramps for public use where no dredging or fill for navigational access is needed.

Activities:

2b.c. Permitted subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.

8b. This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems."

11a. Active restoration shall be allowed only when consistent with Policy #22b.

**UPPER BAY – NORTH BEND
48A-DA**

JURISDICTION: NORTH BEND (ADDED TO CBEMP)

AQUATIC UNIT: 48A

MANAGEMENT CLASSIFICATION: DA

Boundaries: This unit consists of the triangular lagoon between the two dredged material disposal sites at North Point, known as East Pony Slough or the North Point Properties.

Management Objective: The aquatic unit shall be managed to create a seamless aquatic designation from the water unit into the lagoon, and to allow the necessary dredging and fill for construction of a road with culverts or a bridge over the lagoon so that the portion of the North Point property that lies west of the lagoon can gain road access from the east side.

A. Uses and Activities:

- | | | |
|-----|--|---|
| 1. | Undeveloped low-intensity water-dependent recreation | A |
| 2. | Research and educational observations | A |
| 3. | Navigation aids, such as beacons and buoys | A |
| 4. | Protection of habitat, nutrient, fish, wildlife and aesthetic resources | A |
| 5. | Passive restoration measures | A |
| 6. | Dredging necessary for on-site maintenance of existing functional tide gates and associated drainage channels and bridge support structures | A |
| 7. | Rip-rap for protection of uses existing as of October 7, 1977, unique natural resources, historical and archeological values; and public facilities | A |
| 8. | Bridge crossings | A |
| 9. | Aquaculture which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks | A |
| 10. | Communication facilities | A |
| 11. | Active restoration of fish and wildlife habitat or water quality and estuarine enhancement | A |
| 12. | Boat ramps for public use where no dredging or fill for navigational access is needed | A |
| 13. | Pipelines, cables and utility crossings, including incidental dredging necessary for their installation | A |
| 14. | Installation of tide gates in existing functional dikes | A |
| 15. | Temporary alterations | * |
| 16. | Bridge crossing support structures including box culverts for the roadway over the lagoon, and dredging necessary for their installation | A |
| 17. | High-intensity water-dependent recreation, including boat ramps, marinas and new dredging for boat ramps and marinas | * |
| 18. | Minor navigational improvements | * |
| 19. | Mining and mineral extraction, including dredging necessary for mineral extraction | * |
| 20. | Other water dependent uses requiring occupation of water surface area by | |

- means other than dredge or fill *
 - 21. Aquaculture requiring dredge or fill or other alteration of the Estuary *
 - 22. Active restoration for purposes other than boat ramps for public use where no dredging or fill for navigational access is needed *
 - 23. Temporary alterations *
- * Conditions under which Uses and Activities are allowed: A use or activity is consistent with the resource capabilities of the area when either the impacts of the use on estuarine species, habitats, biological productivity and water quality are not significant or that the resources of the area are able to assimilate the use and activity and their effects and continue to function in a manner which conserves long-term renewable resources, natural biologic productivity, recreational and aesthetic values and aquaculture.

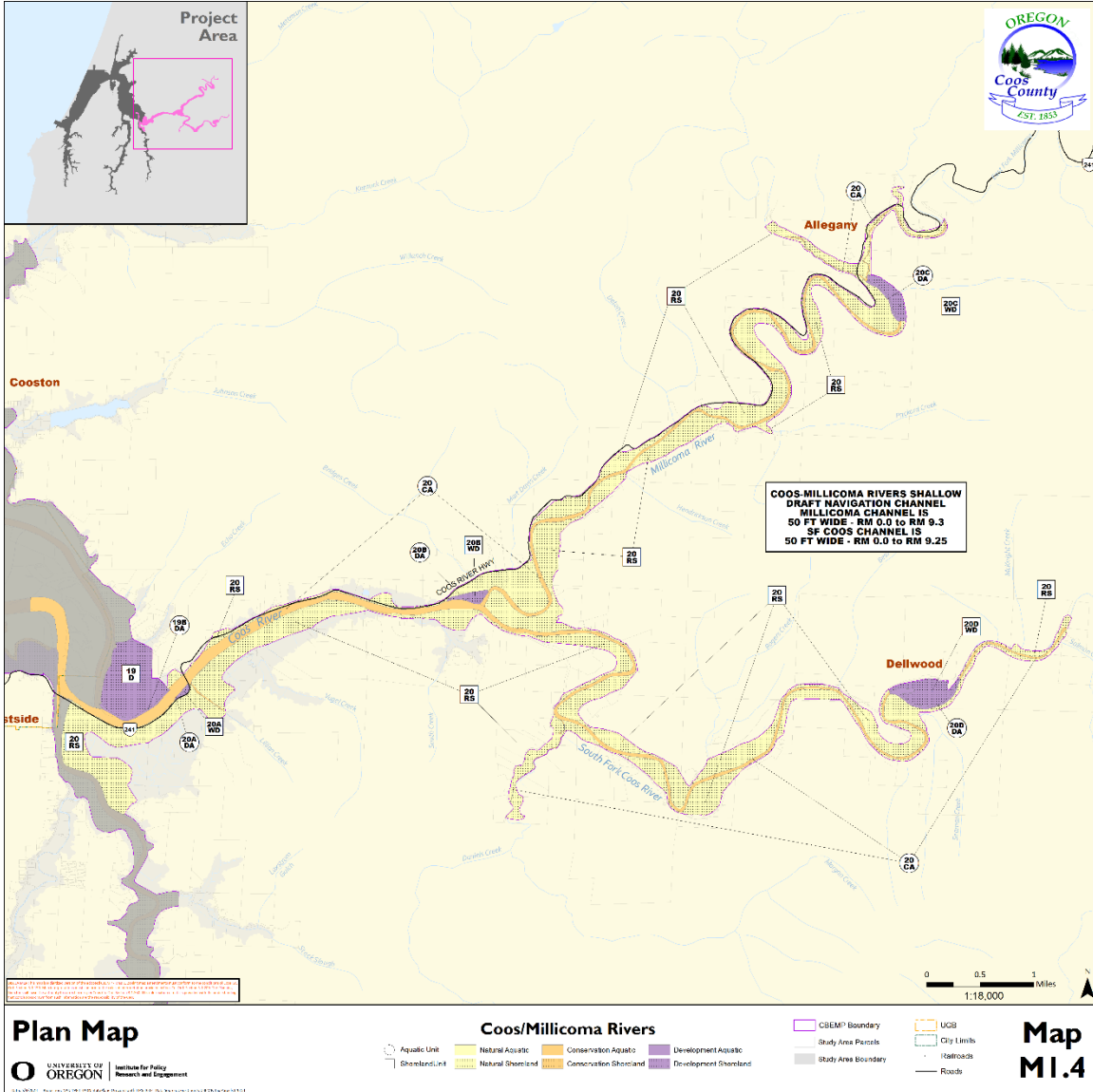
5.4 Coos River/Millicoma Rivers

ENTRANCE TO SHALLOW-DRAFT CHANNEL TO HEAD OF TIDAL INFLUENCE, INCLUDING ADJACENT SHORELANDS

Shoreland Units: 19 - 20 D

Aquatic Units: 19 - 20 D

Units are listed in numerical order,
Shoreland Units first



Shoreland Unit	Aquatic Unit	Coos County	Coos Bay	North Bend
19-D		X		
	19B-DA	X		
20-RS		X		
	20-CA	X	X	
20A-WD		X		
	20A-DA	X		
20B-WD		X		
	20B-DA	X		
20C-WD		X		
	20C-DA	X		
20D-WD		X		
	20D-DA	X		

**COOS RIVER
19-D**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 19

MANAGEMENT CLASSIFICATION: D

Boundaries:

Northern Boundary - The northern most dike retaining the dredged material fill on the site known as Christianson Ranch.

Southeastern Boundary - The southeastern end of the dike where the riparian vegetation begins at the border of Coos River.

Management Objective: This unit is a large parcel (152 acres) of filled, undeveloped property in a single ownership bordering on a maintained shallow-draft channel. While the site is presently suitable for pastureland, the Plan anticipates that these characteristics will make it an important water-dependent/water-related industrial site in the future. To protect the site for future industrial development the Plan designates it "D" (Development). The parcel's large size and the limitation on water access from only the Coos River shoreland makes it unlikely that the entire site can be utilized for only water-dependent/water-related uses.

Therefore, to assure that non-water-dependent/non-water-related uses that wish to locate on the site do not limit or preclude water-dependent uses of the shoreland, development must be consistent with a site plan that accomplishes this goal and is approved by the Coos County Board of Commissioners or their designee.

A. Uses

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	*
5.	Dryland moorage	A
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities

1.	Stream alteration	N/A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	*
9.	Restoration	
	a. Active	*
	b. Passive	*
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	c. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all permitted uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. Uses in this unit are only permitted as stated in Policy [#14](#), “General Policy on Uses within Rural Coastal Shorelands”. Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
4. In rural areas (outside of UGB’s) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

4. Commercial uses are allowable only if they will not preclude future industrial use and water access as anticipated in the Management Objective.

Activities:

3. Dredge material disposal shall be allowed when consistent with Policy [#20](#).
- 8,9a,9b. Restoration and mitigation are allowed only if they would not preclude future industrial use of the site.
- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**COOS RIVER
19B-DA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 19B

MANAGEMENT CLASSIFICATION: DA

Boundaries: This unit extends south to the Coos River navigation channel beginning at a line to the southwest that is opposite the southern tip of Bull Island and ending at a line to the southeast at the southeastern end of the Christianson Ranch dike. The boundary with the channel lies at -10 feet MLLW.

Management Objective: This development aquatic unit shall be managed primarily to maintain use of the channel for access to future upland development adjacent Christianson Ranch.

A. Uses:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	*
4.	Industrial and port facilities	*
5.	Log dump/sort/storage (in-water)	*
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	*
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	*
	c. Installation of tidegates in existing functional dikes	*
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	N

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvement	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).
3. Construction of docks shall be allowed only if findings are made which document that the docks do not conflict with the log storage or future industrial use of the shoreland.
4. If the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of this unit. Fill is not permitted for non-water-dependent use.
5. This use shall normally be limited to log storage only. Log dumping shall be allowed when authorized in conjunction with an approved site plan for development.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy [#5c](#)).
7. This use shall occur only if it does not interfere with moorage and log storage, and if consistent with the resource capabilities of the area and the purposes of the management objective.

13. This use is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

Activities:

1b,1c,2a,2b. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

5c. This activity is subject to Policy [#12](#).

7b,7c. These activities are only permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) a finding that adverse impacts have been minimized (see Policy [#5](#)) and (3) Policy [#8](#), requiring mitigation.

9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

11. Subject to Policy [#5a](#).

12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".

13. Subject to Policy [#5d](#).

**COOS RIVER/MILLICOMA RIVER
20-RS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 20

MANAGEMENT CLASSIFICATION: RS

Boundaries: This unit consists of the majority of both shores of the Coos-Millicoma Rivers, plus Daniels and Lillian Creeks, from the mouth to above the heads-of-tide. The unit does not include the Harbor Barge and Tug site, the barge site at the river forks, or the log sorting sites at Allegany and Dellwood.

Western Boundary - The north shore boundary begins at the eastern edge of the Christianson Ranch dike. The south shore boundary begins at the junction of East Catching Slough Road and Gunnell Road.

Eastern Boundary - The unit ends 1000-feet above heads-of-tide of the Coos and Millicoma Rivers.

Management Objective: This unit shall be managed for rural uses along with recreational access. Enhancement of riparian vegetation for water quality, bank line stabilization, and wildlife habitat shall be encouraged, particularly for purposes of salmonid protection. This unit contains two designated mitigation sites, U-17(a) and (b), "medium" priority, which shall be protected as required by Policy [#22](#).

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	*
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	*
12.	Residential	A
13.	Solid waste disposal	*
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	*
2.	Dikes	
	a. New construction	*
	b. Repair/Maintenance	*

3.	Dredged material disposal	*
4.	Excavation to create new water surface	*
5.	Fill	*
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	*
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	c. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all permitted uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.

The following conditions apply to all permitted uses

3. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
4. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands" except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
6. On designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
7. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

8. This use is limited to those areas where the use existed prior to the time of plan adoption.
- 11b. Public access through construction of additional boat ramps in this area shall be allowed for purposes of enhancement of recreational opportunities.
13. Industrial solid waste disposal shall be allowed if findings document that the process is consistent with the Management Objective.

Activities:

1. Stream alterations shall be allowed when findings are made which document that the alternations will not negatively impact bank line stabilization or salmonid populations.
- 2a,2b Only new dikes to permit utilization of property for restoration/resource enhancement shall be allowed.
3. Disposal of dredged materials from the Coos River and Millicoma River Channels may occur on neighboring farmlands but shall not impact protected wetlands and riparian vegetation (see Policies [#19](#) and [#23](#)).
4. Creation of ponds or additional water surfaces shall only be allowed for restoration/resource enhancement or agricultural uses.
5. Fill shall not be allowed in areas of "wet meadow" wetland, as identified on the "Wet Meadows" Inventory Map , except as otherwise allowed in Policy [#19](#).
- 6b,6c. These activities are only permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
10. Land Divisions are only permitted where they meet the conditions in Policy [#15](#).

**COOS RIVER/MILLICOMA RIVER
20-CA**

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 20

MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit extends from the banks to the shallow-draft channel on both sides of the Coos and Millicoma Rivers from River Mile 0 of the authorized channel to the heads-of-tide past Allegany and Dellwood. The unit does not include the aquatic areas directly in front of the Harbor Barge and Tug facility, the barge site at the forks, or the log sorting sites at Allegany and Dellwood. It does include the tidal portions of Lillian Creek and Daniels Creek.

Management Objective: This aquatic unit shall be managed to allow log transport while protecting fish habitat. Log storage shall be allowed in areas of this unit which are near shoreland log sorting areas at Allegany, Shoreland Unit 20C, and Dellwood, Shoreland Unit 20D, as well as in areas for which valid log storage and handling leases exist from the Department of State Lands.

See also **EXCEPTION 10.**

A. Uses:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge crossing support structures and dredging necessary for their installation | A |
| 3. | Bridge crossings | A |
| 4. | Commercial | N |
| 5. | Docks | * |
| 6. | Industrial and port facilities | N |
| 7. | Log dump/sort/storage (in water) | * |
| 8. | Marinas | N |
| 9. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation facilities | |
| | a. Low-intensity | * |
| | b. High-intensity | * |
| 11. | Research and educational observation | A |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |
| 14. | Navigation and water-dependent commercial enterprises and activities | N |

B. Activities:

- | | | |
|----|---|---|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Repair/Maintenance | * |
| | c. Installation of tidegates in existing functional dikes | * |

2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	*
3.	Fill	N
4.	Dredge Material Disposal	N
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	c. Structures	N
	b. Minor navigational improvements	*
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
10.	Temporary alterations	*
11.	Restoration	
	a. Active	*
	b. Passive	A
12.	Waste water/storm water discharge	*
13.	Research and educational observation structures	N

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy #4a.
- 5, 10b These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy # 4a).

In addition, recreational facilities must be water-dependent.

Docks shall be limited to small-scale private boat docks, and shall occupy the water surface by means other than fill.

7 This use shall be limited to log storage and log sorting.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).

10a Such recreational facilities must be water-dependent.

Activities

1b This activity is only permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units," and subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #38 requiring mitigation.

2b Where intertidal areas are affected, these activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5), and subject to Policy #8 requiring mitigation.

In addition to the above requirements, when this activity involves dredging for log storage, the activity is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

2c Dredging is only permitted to maintain/repair existing functional tidegates and associated drainage channels and bridge crossing support structures or for emergency repair of dikes where breaching has occurred or is in imminent danger of occurring. Dredging shall be limited to minimum necessary for functional operation (Policy #5).

5c 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.

7b, 7c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessment (see Policy #4a); (2) a finding that adverse impacts have been minimized (see Policy #5); (3) findings required by Policy #6, "Fill in Conservation and Natural Management Units," and (4) Policy #8 requiring mitigation.

11a. Active restoration shall be allowed only when consistent with Policy #22b.

10, 12 These uses are allowed when it is established that the uses are consistent with the resource capabilities of the area and the purposes of the management unit.

**COOS RIVER
20A-WD**

JURISDICTION: COOS COUNTY

MANAGEMENT CLASSIFICATION: WD

SHORELAND UNIT: 20A

Boundaries: This unit is the Harbor Tug and Barge facility on the south shore of Coos River.
Eastern Boundary - The Chandler Bridge
Western Boundary - 1,000-feet west from the eastern boundary.

Management Objective: This area is suited and appropriate for industrial development and has limited suitability for water-dependent/water-related uses. Expansion of existing tugs and barge business situated along the south shore of Coos River shall be allowed. Non-water-dependent/non-water-related industrial uses shall be allowed for the area situated between Coos River Highway No. 241 and Coos River Market Road No. 26, subject only to plot plan review, when such non-water-dependent/non-water-related industrial uses are found to meet the applicable "general conditions" set forth at Section 4.5.556.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	*
5.	Dryland moorage	A
6.	Industrial and Port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	N
	b. High-intensity	N
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	A
2.	Dikes	

	a.	New construction	A
	b.	Repair/Maintenance	A
3.		Dredged material disposal	*
4.		Excavation to create new water surface	A
5.		Fill	A
6.		Shoreline stabilization	
	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	*
7.		Navigation aids (e.g., beacons)	A
8.		Mitigation	N
9.		Restoration	
	a.	Active	N
	b.	Passive	N
10.		Land divisions	
	a.	Partition	*
	b.	Subdivision	*
	c.	Planned Unit Development	*
	c.	Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
2. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
3. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).
4. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

- 4,6,16,17. These uses are subject to review and approval when consistent with Policy [#16](#).

Activities:

3. Dredge material disposal shall be allowed when consistent with Policy [#20](#).
- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**COOS RIVER
20A-DA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 20A

MANAGEMENT CLASSIFICATION: DA

Boundaries: This unit fronts the Harbor Barge and Tug facility beginning on the south shore of Coos River and the Chandler Bridge and extending down river 1,000-feet. The unit extends toward the channel to the -8 foot MLLW contour.

Management Objective: This unit shall be managed in conjunction with adjacent Shoreland Unit 20A-WD to facilitate the continuation and possible expansion of the existing tug and barge business which makes its base of operations in the unit.

A. Uses:

1.	Aquaculture	N
2.	Commercial	N
3.	Docks	A
4.	Industrial and Port facilities	*
5.	Log dump/sort/storage (in-water)	*
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	*
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	*

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvements	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	N
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	N

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

4. If the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
5. This use shall be limited to log storage.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy [#5c](#)).
13. This use is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

Activities:

- 1b. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 2b,4. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

5c. This activity is subject to Policy [#12](#).

7b,7c These activities are only permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) a finding that adverse impacts have been minimized (see Policy [#5](#)) and (3) Policy [#8](#), requiring mitigation.

9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".

**COOS RIVER/MILLICOMA RIVER
20B-WD**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 20B

MANAGEMENT CLASSIFICATION: WD

Boundaries: This unit is the barge loading facility on the north shore of the Coos River at the fork with the Millicoma River.

Management Objective: This unit shall be managed to facilitate the continuation and possible expansion of an existing rock products trans-shipment facility, which provides important water access for the transport by barge of rock products mined in the uplands above Coos River.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and Port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	A

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	N/A
9.	Restoration	
	a. Active	N/A
	b. Passive	N/A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	c. Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this unit are permitted as stated in Policy [#14](#), “General Policy on Uses within Rural Coastal Shorelands”. Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
4. In rural areas (outside of UGB’s) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).
5. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

- 6,16,17. These uses are subject to review and approval when consistent with Policy [#16](#).

Activities:

3. Dredge material disposal shall be allowed when consistent with Policy [#20](#).
- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**COOS RIVER/MILLICOMA RIVER
20B-DA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 20B

MANAGEMENT CLASSIFICATION: DA

Boundaries: This unit is an area approximately 2,200-feet in length directly in front of the rock resource loading facility on the north shore of Coos River at the fork with the Millicoma River.

Management Objective: This unit shall be managed to facilitate the continuation and possible expansion of an existing rock products trans-shipment facility, which provides important water access for the transport by barge of rock products mined in the uplands above Coos River.

A. Uses:

1.	Aquaculture	N
2.	Commercial	N
3.	Docks	A
4.	Industrial and Port facilities	*
5.	Log dump/sort/storage (in-water)	*
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	*
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	*

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvement	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	N
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	N

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

4. If the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
5. This use shall be limited to log storage only.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy [#5c](#)).

13. This use is allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

Activities:

- 1b. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 2b. These activities are allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

4. Aquatic fills shall be limited to the minimum necessary to improve access to the existing rock loading facility; fills shall not be allowed to create any new areas for barge loading. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 5c. This activity is subject to Policy [#12](#).
- 7b,7c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) a finding that adverse impacts have been minimized (see Policy [#5](#)); and (3) Policy [#8](#), requiring mitigation.
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".

MILLICOMA RIVER
20C-WD

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 20C

MANAGEMENT CLASSIFICATION: WD

Boundaries: The log sorting and barge loading facility at Allegany on the south shore of the Millicoma River at approximately Mile 8.25. The unit is approximately 3,000-feet of shoreline.

Management Objective: This shoreland unit shall be managed for the continuation and possible expansion of development uses associated with the initial sorting and transfer of forest resources harvested in the surrounding watershed in preparation for water transport.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and Port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	A

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	c. Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
4. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).
5. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

- 6,16,17. These uses are subject to review and approval when consistent with Policy [#16](#).

Activities:

3. Dredge material disposal shall be allowed when consistent with Policy [#20](#).
- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**MILLICOMA RIVER
20C-DA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 20C

MANAGEMENT CLASSIFICATION: DA

Boundaries: This unit is on the east shore of the Millicoma River and is an area approximately 3,000-feet in length directly in front of the log sorting and transfer facilities at Allegany, approximately Mile 8.25, and extending to the shallow-draft channel.

Management Objective: This unit shall be managed to allow water access for the purpose of transporting forest resources.

A. Uses:

1.	Aquaculture	N
2.	Commercial	N
3.	Docks	A
4.	Industrial and Port facilities	*
5.	Log dump/sort/storage (in-water)	*
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	*
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	*

5.	Navigational	
a.	Aids (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvement	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	*
8.	Mitigation	A
9.	Restoration	
a.	Active	*
b.	Passive	A
10.	Protection of habitat, nutrient, fish, wildlife, aesthetic,	A
11.	Temporary alterations	N
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	N

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

4. If the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
5. New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy [#5c](#)).
13. This use is allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

Activities:

- 1b,2b. These activities are allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
4. Fills shall be limited to the minimum necessary to improve access to the water area; fills to create extra land area are not allowed. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 5c. This activity is subject to Policy [#12](#).

7b,7c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) a finding that adverse impacts have been minimized (see Policy [#5](#)) and (3) Policy [#8](#), requiring mitigation.

9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".

**SOUTH FORK COOS RIVER
20D-WD**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 20D

MANAGEMENT CLASSIFICATION: WD

Boundaries: The log sorting and barge loading facility at Dellwood on the north shore of the South Fork of the Coos River at approximately Mile 8.5. The unit is approximately 3,500-feet of shoreline.

Management Objective: This unit shall be managed for the continuation and possible expansion of development uses associated with the initial sorting and transfer of forest resources harvested in the surrounding watershed in preparation for water transport.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and Port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	A

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	c. Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
4. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).
5. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

- 6,16,17. These uses are subject to review and approval when consistent with Policy [#16](#).

Activities:

3. Dredge material disposal shall be allowed when consistent with Policy [#20](#).
- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**SOUTH FORK COOS RIVER
20D-DA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 20D

MANAGEMENT CLASSIFICATION: DA

Boundaries: This unit is on the north shore of the South Fork Coos River and is an area approximately 3,500-feet in length directly in front of the log sorting and transfer facilities at Dellwood, approximately at Mile 8.5, and extending out to the shallow-draft channel.

Management Objective: This unit shall be managed to allow water access for the purpose of transporting forest resources.

A. Uses

1.	Aquaculture	N
2.	Commercial	N
3.	Docks	A
4.	Industrial and Port facilities	*
5.	Log dump/sort/storage (in-water)	*
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
a.	Low-intensity	N
b.	High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
a.	Low-intensity	A
b.	High-intensity	A
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	*

B. Activities:

1.	Dikes	
a.	New construction	N
b.	Repair/Maintenance	*
c.	Installation of tidegates in existing functional dikes	N
2.	Dredging	
a.	New	N
b.	Maintenance dredging of existing facilities	*
c.	To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	*

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvement	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	N
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	N

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

4. If the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
5. New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy [#5c](#)).
13. This use is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

Activities:

- 1b,2b. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
4. Fills shall be limited to the minimum necessary to improve access to the water area; fills to create extra land area are not allowed. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 5c. This activity is subject to Policy [#12](#).

7b,7c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring nonstructural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) a finding that adverse impacts have been minimized (see Policy [#5](#)); and (3) Policy [#8](#), requiring mitigation.

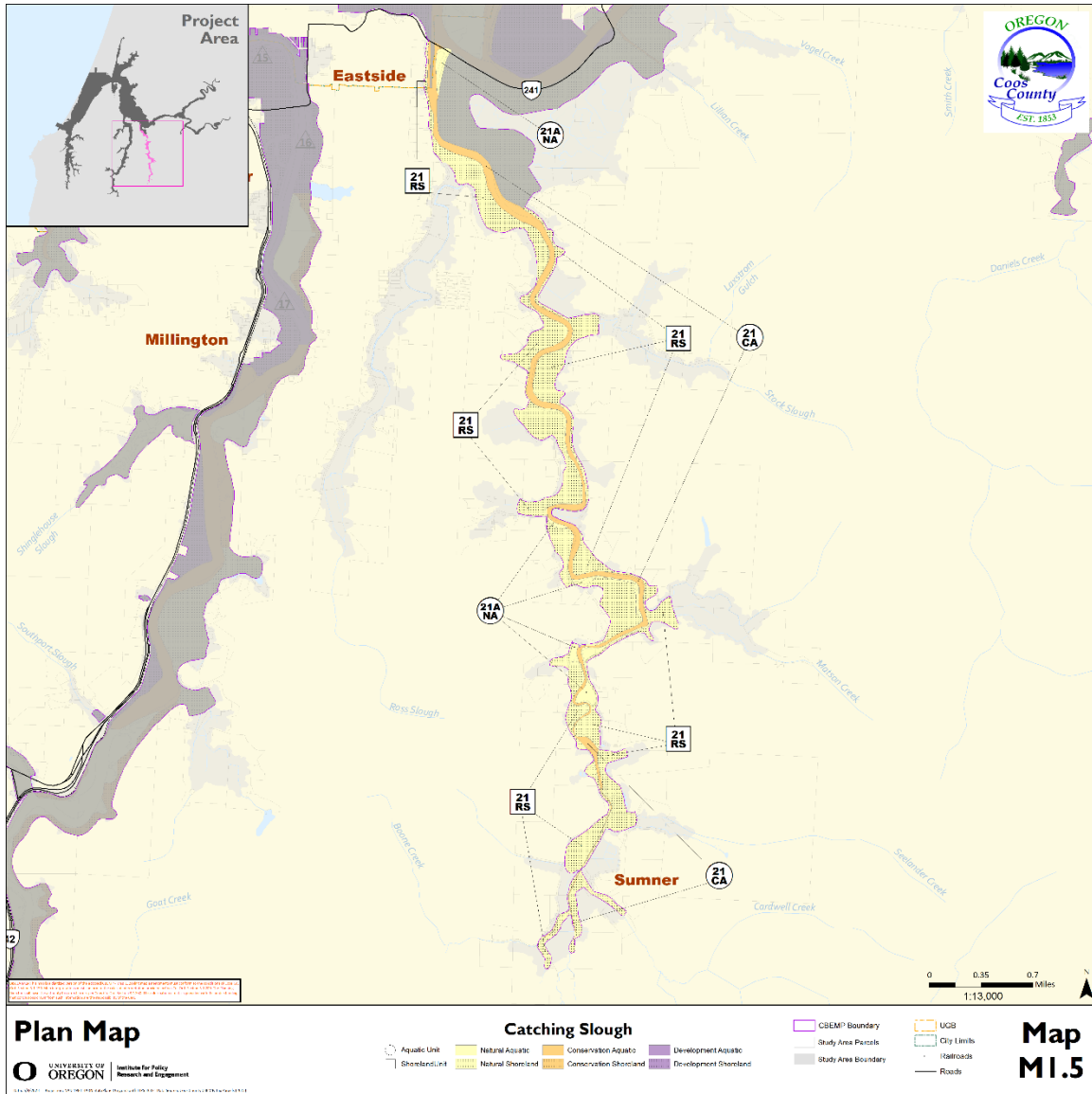
9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".

5.5 Catching Slough

FROM COOS RIVER ROAD BRIDGE TO
HEAD OF TIDAL INFLUENCE,
INCLUDING ADJACENT SHORELANDS

Shoreland Unit: 21
Aquatic Unit: 21, 21A



Shoreland Unit	Aquatic Unit	Coos County	Coos Bay	North Bend
21-RS		X	X	
	21-CA	X	X	
	21A-NA	X	X	

**CATCHING SLOUGH
21-RS**

JURISDICTION: COOS COUNTY, COOS BAY

SHORELAND UNIT: 21

MANAGEMENT CLASSIFICATION: RS

Boundaries: This unit is both banks of Catching Slough to 1,000-feet above the extent of tidal influence south of Sumner.

Western Boundary - At Coos River Road Bridge

Eastern Boundary - At the junction of East Catching Slough Road and Gunnell Road, at the south end of the large diked pasture.

Management Objective: This shoreland unit of generally diked farmland shall be managed to maintain the present low-intensity, rural character and uses in a manner compatible with protection of the aquatic resources. An existing heron rookery located in the unit shall be preserved by protecting those trees in the rookery which are used by the birds. This unit contains a number of designated mitigation sites. The following are "high" or "medium" priority, and must be protected, as required by Policy #22: U-28, U-29(b), U-30(b), U-32(a) and (b), U-33, U-34(c) and (d). The following are "low" priority sites, and received no special protections: U-21(b), U-22, U-23, U-24, U-26, U-27, U-29(a), U-32(c) and U-34(a) and (b).

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	*
	b. Repair/Maintenance	*
3.	Dredged material disposal	*
4.	Excavation to create new water surface	*
5.	Fill	*
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS:

The following conditions apply to all permitted uses and activities:

1. Inventoried resources requiring mandatory protection in this unit shall be protected, as required by Policies #17 and #18.
2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

The following conditions apply to all permitted uses:

3. Except for those portions of the unit within the city limits of Coos Bay, where “agricultural lands” or forest Lands” occur within this unit, as identified in the “” Inventory Map, uses in this area shall be limited to those permitted in Policies #28 and #34.
4. Except for those portion of the unit within the city limits of Coos Bay, uses in this unit are only permitted as stated in Policy #14 “General Policy on Uses within Rural Coastal Shorelands”. Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
5. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.

- 6 On designated “medium” or “high” priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.
7. In rural areas (outside of UGB’s) utilities, public facilities, and services shall only be provided subject to Policies #49, #50 , and #51.

SPECIAL CONDITIONS

Activities:

- 2a/b These activities shall not be permitted at “high priority” mitigation sites U-30(b) and U-32(b).
- 3 Dredge Material Disposal shall be allowed when consistent with Policy #20.
- 4 Creation of new water surfaces for mitigation or aquaculture uses only shall be allowed.
- 5 This activity shall not be allowed in areas of “wet meadow” wetland, as identified in the “Wet Meadows” Inventory Map except as otherwise allowed in Policy #19.
- 6b, c These activities are only permitted subject to the find required by Policy #9, “Solutions to Erosion and flooding Problems”.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.
- 10 Land divisions are only permitted where they meet the conditions in Policy #15.

CATCHING SLOUGH
21-CA

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 21

MANAGEMENT CLASSIFICATION: CA

Boundaries: The aquatic areas of Catching Slough from the mouth at the Coos River Road Bridge to the extent of tidal influence. The aquatic area includes two tributary streams south of Sumner to the extent of tidal influence.

Management Objective: This aquatic unit shall be managed to allow rural upland uses while protecting aquatic resources. Dredging for routine repair/maintenance of dikes shall only be permitted if no alternative upland source of suitable fill material is reasonably available and/or land access is not possible.

See also **EXCEPTION #10.**

A. Uses:

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Commercial | N |
| 3. | Docks | * |
| 4. | Industrial and port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | * |
| | b. High-intensity | * |
| 9. | Research and educational observations | A |
| 10. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | N |
| 11. | Bridge crossing support structures and dredging necessary for installation | * |
| 12. | Bridge crossings | * |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation. | N |
| 14. | Navigation and water-dependent commercial enterprises and activities | N |

B. Activities:

- | | | |
|----|---|---|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Repair/Maintenance | * |
| | c. Installation of tidegates in existing functional dikes | * |

2.	Dredging	
a.	New	N
b.	Maintenance dredging of existing facilities	*
c.	To repair dikes and tidegates	*
3.	Dredge Material Disposal	N
4.	Fill	*
5.	Navigational	
a.	Aids (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvement	*
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	N
8.	Mitigation	A
9.	Restoration	
a.	Active	*
b.	Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	N

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy #4a.
3. This use is only permitted if it occupies the water surface by means other than fill (e.g. pilings).
- 8a,8b. These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a). Further, such recreational facilities must be water-dependent. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").
- 11,12. This use/activity is only permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units".

Activities:

1b,1c,4. These activities are permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units", and subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

2b. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

In addition to the above requirements, when maintenance dredging is for log storage, it shall only be allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

2c. Dredging for routine repair/maintenance of dikes shall only be permitted if no alternative upland source of suitable fill material is reasonably available and/or land access is not possible (see Policy). This activity is also subject to Policy #8, requiring mitigation, as applicable.

Dredging shall be permitted to maintain/repair tidegates and for emergency dike repair where breaching has occurred or is imminent.

However, all dredging shall be the minimum required to maintain functional operation (see Policy).

5c. 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 and Policy #12). Other minor navigational improvements are allowed outright.

7b. This activity is permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

9a. Active restoration shall be allowed only when consistent with Policy #22b.

11. This activity is only permitted subject to Policy #5a .

12. Wastewater and storm water discharge, see Policy #25 and definition of "facility".

**CATCHING SLOUGH
21A-NA**

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 21A

MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit is composed of two areas: (i) an intertidal flat at the mouth of Catching Slough and (ii) various areas of salt marsh in middle and upper Catching Slough.

Management Objective: This aquatic unit shall be managed to protect and enhance its aquatic resources. This unit contains two designated mitigation sites, U-30(a), "medium" priority, and U-32, "high" priority, which shall be protected as required by Policy #22. Improvement of the traditional boat launch site at Catching Slough Bridge is permitted. Repair/Maintenance or replacement of bridge crossing support structures is allowed for Catching Slough Bridge.

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossings	*
12.	Bridge crossing support structures and dredging necessary for installation	*
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N

4.	Fill	*
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	N
	b. Structures	N
	c. Minor navigational improvements	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	N
	b. Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Wastewater/storm water discharge	N
13.	Research and educational observation structures	N

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy #4a.
- 8a. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").
- 11,12. This use is allowed subject to findings in Policy #6, "Fill in Conservation and Natural Management Units".

Activities:

- 2a,2b,4. These activities are limited to minor dredging or fill necessary to construct and maintain a public boat ramp. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.
- 7b. This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
10. This activity is only permitted subject to Policy 5a.

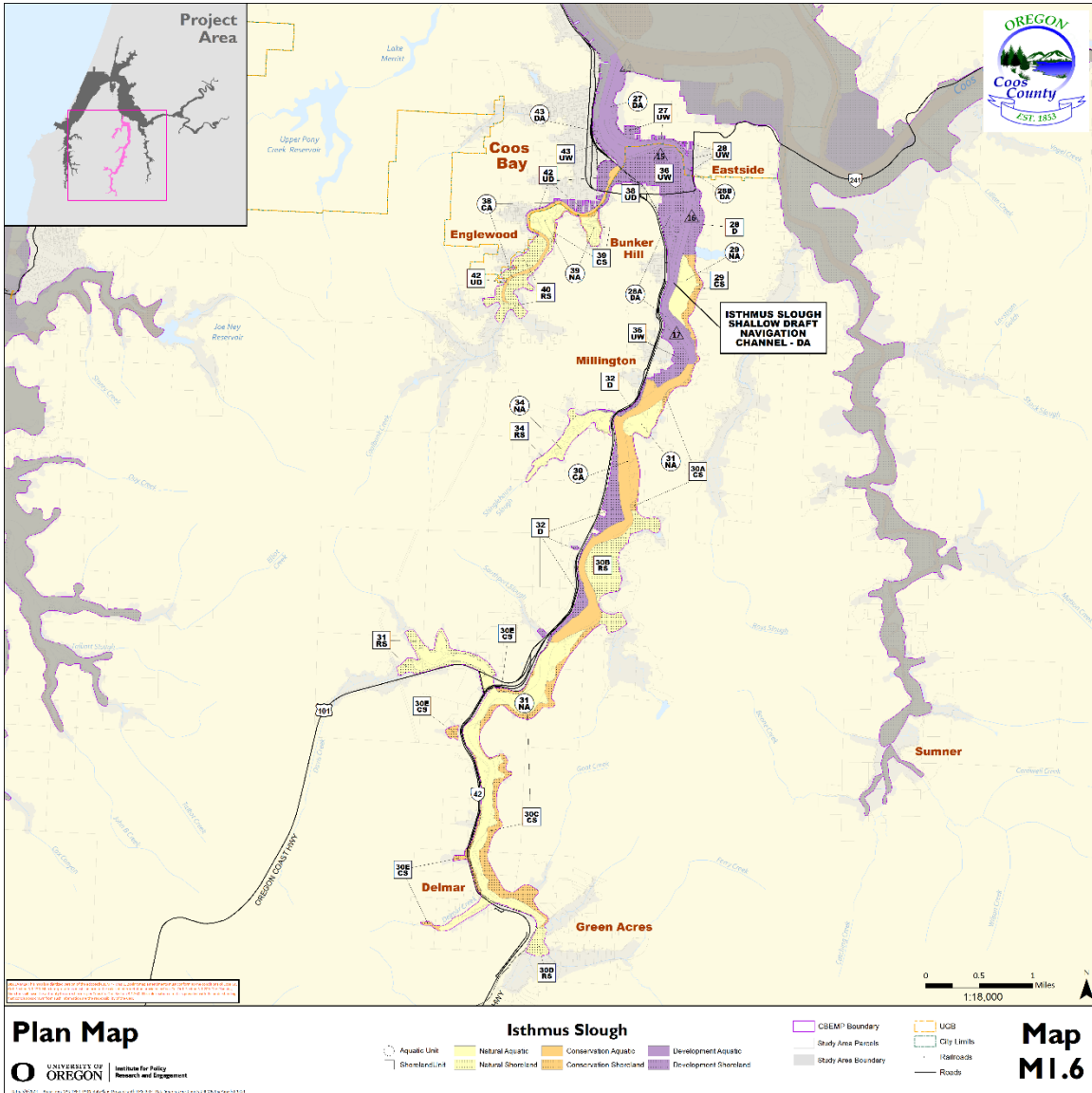
5.6 Isthmus Slough

FROM MOUTH TO HEAD OF TIDAL INFLUENCE,
INCLUDING COALBANK SLOUGH, SHINGLEHOUSE SLOUGH
AND DAVIS SLOUGH, AND ADJACENT SHORELANDS

Shoreland Units: 27-32, 34, 36, 38-40, 42, 43

Aquatic Units: 27-31, 34, 38, 39, 43

Units are listed in numerical order,
Shoreland Units first.



Shoreland Unit	Aquatic Unit	Coos County	Coos Bay	North Bend
27-UW			X	
	27-DA		X	
28-UW/28-D			X	
	28A-DA	X		
	28B-DA	X	X	
29-CS		X		
	29-NA	X		
30A-CS		X		
30B-RS		X		
30C-CS		X		
30D-RS		X		
30E-CS		X		
	30-CA	X		
31-RS		X		
	31-NA	X		
32-D		X		
34-RS		X		
	34-NA	X		
36-UW		X		
38-UD		X		
	38-CA	X	X	
39-CS		X		
	39-NA	X		
40-RS		X		
42-UD			X	
43-UW			X	
	43-DA		X	

**ISTHMUS SLOUGH – EASTSIDE
27-UW**

JURISDICTION: COOS BAY (ADDED TO CBEMP)

SHORELAND UNIT: 27

MANAGEMENT CLASSIFICATION: UW

Boundaries:

Northern Boundary – The edge of the tide flat South of the Marshfield Channel.

Eastern Boundary – the North-South berm separating the Western-most disposal area from the next disposal area to the East.

Southeastern Boundary – A line extending South from First Avenue.

Management Objective: This shoreland unit shall be managed for water-dependent/water related uses, (particularly for a marina and for a trail system that provides substantial public access to the estuary and coastal shoreline). The following are findings which must be documented prior to development of non-water-dependent/non-water related uses allowed in the uses matrix:

1. That development of any portion of the site will not preclude or inhibit water-dependent/water-related uses from locating on the shoreline.
2. That the development is consistent with any approved master plan which has been developed by the Port of Coos Bay specifically for the area.
3. That industrial uses have been given first priority and/or the highest consideration.
4. That siting of non-water-dependent/non-water-related uses within the unit is consistent with the objective of protecting the shoreline for water-dependent/water-related use.

As stated in Volume I of the Coos Bay Comprehensive Plan, industrial and commercial road access to this unit shall be through Unit 26UD to the east, and industrial uses developed in that portion shall be buffered from adjacent residential uses to the east. *[RES 95-33 11.21.95]*

See also **EXCEPTION #17**

A. Uses:

- | | | |
|----|--------------------------------|---|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | A |
| 5. | Dryland moorage | A |
| 6. | Industrial and port facilities | * |
| 7. | Land transportation facilities | A |

8.	Log storage/sorting yard (land)	N
9.	Marinas	A
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential [ORD 420 3.2.2010]	*
13.	Solid waste disposal	A
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	N/A
9.	Restoration	
	a. Active	*
	b. Passive	N/A
10.	Land divisions	A

Activity categories such as new water surface, fill, rip-rap, and retaining walls may be necessary to permit development of public access (trail) within the shoreland unit.

GENERAL CONDITIONS

1. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
2. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
3. Non-water-dependent/related uses are only allowed as per Policy #16a, in the portion of the unit which is “especially-suited for water-dependent uses”.

SPECIAL CONDITIONS

Uses:

- 6 Except for those areas designated Quasi-Public (QP) in the Coos Bay Comprehensive Plan.
- 12 Existing dwellings may be altered, expanded, and reconstructed. Reconstruction of a dwelling must begin within two (2) years of demolition. New dwelling may not be constructed. *[ORD 420 3.2.2010]*

Activities:

- 3 Outfall from further dredged material disposal in this unit shall go directly to Isthmus Slough or Marshfield Channel, not to intertidal areas.
- 6b, c These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

**ISTHMUS SLOUGH
27-DA**

JURISDICTION: COOS BAY

AQUATIC UNIT: 27

MANAGEMENT CLASSIFICATION: DA

Boundaries:

This unit extends west to the deep-draft channel beginning at a line extending west from the northwest corner of the Eastside Peninsula and ending at a line extending south from First Avenue.

Management Objective: This unit, which is located between the deep-draft channel and prime development land, shall be managed in conjunction with water-dependent industrial uses in the uplands.

A. Uses:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge crossing support structures and dredging necessary for their installation | * |
| 3. | Bridge crossings | * |
| 4. | Commercial | * |
| 5. | Docks | A |
| 6. | Industrial and port facilities | * |
| 7. | Log dump/sort/storage (in water) | * |
| 8. | Marinas | A |
| 9. | Mining/mineral extraction, including dredging necessary for mineral extraction | * |
| 10. | Recreation facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 11. | Research and educational observations | N |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

B. Activities:

- | | | |
|----|--|---|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Repair/Maintenance | * |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | N |
| 3. | Fill | * |

4.	Dredge Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor navigational improvements	A
	c. Structures	N
7.	Piling/dolphin installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary alterations	*
11.	Waste water/storm water discharge	*

GENERAL CONDITIONS:

None

SPECIAL CONDITIONS:

Uses:

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2, 3 These activities are 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.
- 4, 6 If the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 7 This use shall be limited to log storage only. New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 9 Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

Activities:

- 1b, 2a, 2b, 4 These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.

8a Active restoration shall be allowed only when consistent with Policy #22b.

9b, 9c These activities are only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems,” preferring non-structural to structural solutions, and to the specific findings for rip-rap.

Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessment (see Policy #4a); (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.

10, 11 These activities are 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

ISTHMUS SLOUGH – EASTSIDE (Part)
28-UW, 28-D

JURISDICTION: COOS BAY

SHORELAND UNIT: 28

MANAGEMENT CLASSIFICATION: UW (inside Coos Bay)
D (outside Coos Bay)

Boundaries:

Northeastern Boundary – A line extending South from First Avenue.

Southern Boundary – A line extending east from the Northern edge of Kennedy Field.

Management Objective: This shoreland unit which is substantially committed to a mix of residential, commercial and industrial uses shall be managed for continuation of these existing uses. Uses within the Coos Bay City limits shall be water-dependent, as this area is “especially suited” for water-dependent uses (but see General Condition #4). However, a portion of this unit, the area is south of F Street, west of 6th Avenue north of H Street and east of 5th Avenue and the tidelands, has been redesignated to allow residential uses.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	A
5.	Dryland moorage	N
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	N
10.	Mining/mineral extraction,	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	*
13.	Solid waste disposal	*
14.	Timber Farming/Harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A

3. Dredged material disposal	N
4. Excavation to create new water surface	A
5. Fill	*
6. Shoreline stabilization	
a. Vegetative	A
b. Rip-rap	*
c. Retaining wall	*
7. Navigation aids (e.g., beacons)	A
8. Mitigation	A
9. a. Active	*
b. Passive	A
10. Land divisions	*

GENERAL CONDITIONS

1. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
2. Uses in this unit outside Coos Bay City limits are only permitted as stated in Policy #14 “General Policy on Uses within Rural Coastal Shorelands”. Except as permitted outright, or where findings are only allowed subject to the findings in this policy.
3. All permitted uses shall be consistent with the respective flood regulations or local governments, as required in Policy #27.
4. All uses shall be consistent with Policy #16, regarding protection of areas “especially-suited for water-dependent uses”.
5. Non-water-dependent uses are only allowed as per Policy #16a, inside Coos Bay City limits.

SPECIAL CONDITIONS

Uses:

12. Within the portion designated “UW”, existing dwellings may be altered, expanded, and reconstructed if destroyed by natural causes. However, new dwellings may not be constructed in this portion of the unit. This restriction does not apply to the portion designated “D”. However, in the area where the zoning has been changed from Waterfront-Industrial to residential, uses within the Coos Bay Municipal Code shall prevail and no further estuarine review is required. **SEE NOTES ON ORIGINAL COPY**
13. This use is limited to disposal of wood wastes from wood products operations.

Activities:

- 6b, c These activities are only permitted subject to the findings required by Policy #9, “Solutions to Erosion and Flooding Problems”.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.
- 10 Land divisions outside city limits are only permitted where they meet the conditions in Policy #15.

**ISTHMUS SLOUGH
28A-DA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 28A

MANAGEMENT CLASSIFICATION: DA

Boundaries: This unit borders the shallow-draft channel on the south side of Isthmus Slough from its mouth at Coalbank Slough to about 800-feet above the southern end of the authorized channel at Millington. This unit excludes the authorized channel and the areas bordering the northeastern shore that were designated Aquatic Units #27 and #28. It includes the T-shaped log storage area opposite Coos Head Mill and adjacent intertidal areas.

Management Objective: This aquatic management unit, which has traditionally been used for industrial access to the water and for in-water log storage, shall be managed to allow continuation and expansion of these uses.

A. Uses

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Commercial | N |
| 3. | Docks | A |
| 4. | Industrial and port facilities | * |
| 5. | Log dump/sort/storage (in-water) | * |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | * |
| 8. | Recreation facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 9. | Research and educational observations | A |
| 10. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 11. | Bridge crossing support structures and dredging necessary for installation | A |
| 12. | Bridge crossings | A |
| 13. | Navigation and water-dependent commercial enterprises and activities | * |

B. Activities:

- | | | |
|----|---|---|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Repair/Maintenance | * |
| | c. Installation of tidegates in existing functional dikes | * |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | * |

3.	Dredge Material Disposal	N
4.	Fill	*
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvement	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	N

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not stakes or racks), is subject to Policy [#4a](#).
4. If the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
5. New or expanded log storage shall only be permitted after review and approval by DEQ (see Policy [#5c](#)).
7. Mining/mineral extraction is only allowed if compatible with navigation and moorage uses and if consistent with the resource capabilities of the area and the purposes of the management objective.
13. This use is allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

Activities:

- 1b,1c,2a,2b,2c,4. These activities are allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 5c. This activity is subject to Policy [#12](#).
- 7b,7c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities. Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessment (see Policy [#4a](#)); (2) to a finding that adverse impacts have been minimized (see Policy [#5](#)); and (3) to Policy [#8](#), requiring mitigation.
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
11. This activity is only permitted subject to Policy [#5a](#).
12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".

**ISTHMUS SLOUGH
28B-DA**

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 28B

MANAGEMENT CLASSIFICATION: DA

Boundaries: This unit borders the Isthmus Slough shallow-draft channel beginning at a line extending south from First Avenue and ending at a line extending east from the north edge of Kennedy Field.

Management Objective: This aquatic unit shall be managed to allow in-water log dump, sort and storage associated with adjacent mills, and other water-dependent development, including access.

A. Uses

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Commercial | * |
| 3. | Docks | A |
| 4. | Industrial and port facilities | * |
| 5. | Log dump/sort/storage (in-water) | * |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | * |
| 8. | Recreation facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 9. | Research and educational observations | A |
| 10. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 11. | Bridge crossing support structures and dredging necessary for installation | * |
| 12. | Bridge crossings | * |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |
| 14. | Navigation and water-dependent commercial enterprises and activities | * |

B. Activities:

- | | | |
|----|---|---|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Repair/Maintenance | * |
| | c. Installation of tidegates in existing functional dikes | N |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | N |
| 3. | Flow-lane disposal of dredged material | N |
| 4. | Fill | * |

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvement	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	N

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy #4a.
- 2,4. If the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
5. New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
7. Mining/mineral extraction is only permitted if they do not conflict with access to shoreland uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.
13. This use is allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

Activities:

1b,2a,2b,4. These activities are allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

5C. This activity is subject to Policy #12.

7b,7c. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessment (see Policy #4a); (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8, requiring mitigation.

9a. Active restoration shall be allowed only when consistent with Policy #22b.

11. This activity is allowed subject to Policy .

12. This activity is allowed subject to Policy #25 and the definition of "facility".

**ISTHMUS SLOUGH
29-CS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 29

MANAGEMENT CLASSIFICATION: CS

Boundaries:

Northern Boundary - The northern edge of Kennedy Field

Southern Boundary - A line extending upland from the upper end of Aquatic Unit #28A.

Management Objective: This thin unit, which forms a riparian buffer to protect wildlife habitat associated with the adjacent Kennedy Field aquatic area, shall be managed to maintain this buffer.

A. Uses

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	A

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	N
	b. Subdivision	N
	c. Planned Unit Development	N
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all permitted uses):

1. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
2. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the inventory plan maps", uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
3. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
4. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
5. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).
6. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policy [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Activities:

- 6b,6c These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**ISTHMUS SLOUGH
29-NA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 29

MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit consists of a large area of low salt marsh and tidal flat on the east side of Isthmus Slough to the south of Coos Head Mill, known as "Kennedy Field". The western boundary is a partially breached dike which surrounds it.

Management Objective: This aquatic marsh and tideflat is a "high priority" mitigation site, which shall be protected for this purpose (see Policy [#22](#)).

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N/A
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	N

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	N
	b. Structures	N
	c. Minor navigational improvements	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	N
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	N
	b. Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Wastewater/storm water discharge	N
13.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).

Activities:

10. This activity is only permitted subject to Policy [#5a](#).
13. Subject to Policy [#5d](#).

**ISTHMUS SLOUGH
30A-CS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 30A

MANAGEMENT CLASSIFICATION: CS

Boundaries:

Northern Boundary - A line continuing upland from the upper end of Aquatic Unit [#28A](#) opposite Millington.

Southern Boundary and Northern Boundary of SE 1/4 of the SE 1/4 of S.14, T.26, R.13.

Management Objective: This shoreland unit, which is a riparian buffer, shall be managed to maintain habitat values associated with the marsh in the adjacent aquatic area, Unit [#30](#) CA.

A. Uses

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	*
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	*
5.	Fill	*

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	N
	b. Subdivision	N
	c. Planned Unit Development	N
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
2. Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

The following conditions apply to all permitted uses:

3. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
4. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
6. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

7. Access to the water in the most northern or southern portions of the unit, which are not adjacent to the wetland, shall be allowed for transportation of logs harvested in the adjacent uplands.

Activities:

- 4,5. Excavation to create new water surface and fill shall be allowed solely for the purpose of upland log transportation in the northern and southern portions of this unit.
- 6b,6c These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**ISTHMUS SLOUGH
30B-RS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 30B

MANAGEMENT CLASSIFICATION: RS

Boundaries:

Northern Boundary - The northern edge of the first agricultural field on the east side of Isthmus Slough.
Southern Boundary - Just south of Coos City Bridge: south end of dike carrying Coldstream Road adjacent to Isthmus Slough.

Management Objective: This unit contains designated mitigation site U-44 ("high" priority) and designated Dredged Material Disposal site #25 . The unit shall be managed to protect these sites from pre-emptory uses, as required by Policies [#20](#) and [#22](#). Pasture management and grazing shall be allowed as interim uses. Other uses and activities listed in the following matrix as allowed shall be prohibited if their development would preclude the use of protected dredged material disposal and mitigation sites. The unit shall also be used for disposal of forest waste materials removed from the sloughs.

A. Uses

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid waste disposal	*
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A

3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	*
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this unit as required by Policy [#20](#).

The following conditions apply to all permitted uses:

3. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#), except that dredged material disposal is also allowed (see Special Condition below).
4. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in the policy.
5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
6. On designated "medium" or "high" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
7. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
8. In rural areas (outside UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

12. Solid waste disposal shall be limited to the disposal of forest waste materials removed from the slough in conjunction with a water quality and habitat improvement program.

Activities:

3. Agricultural uses (or other use permitted in agricultural lands) shall be re-established after dredge material disposal is complete.
5. This activity shall not be allowed in areas of "wet meadow" wetland, as identified on the "Wet Meadows" Inventory Map (Map M6), except as otherwise allowed in Policy [#19](#).
- 6b,6c These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**ISTHMUS SLOUGH
30C-CS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 30C

MANAGEMENT CLASSIFICATION: CS

Boundaries:

Northern Boundary - Southern edge of agricultural lands at south end of Coldstream Road dike.

Southern Boundary - The Greenacres Road dike as it proceeds northeast.

Management Objective: This unit is a riparian buffer which shall be managed to maintain its habitat values associated with the adjacent scattered wetlands in the lower portions of Isthmus Slough. The unit also contains a designated mitigation site (U-54, "medium" priority) which shall be protected as required by Policy [#22](#).

A. Uses

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	*
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	N
	b. Subdivision	N
	c. Planned Unit Development	N
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
3. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
4. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).
5. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Activities:

- 2b. On designated "medium" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
- 6b,6c These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**ISTHMUS SLOUGH
30D-RS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 30D

MANAGEMENT CLASSIFICATION: RS

Boundaries: This unit is the area south of the Greenacres Road dike as defined by the Shoreland Boundary, 1000-foot maximum above the head of tide (tidegate).

Management Objective: This unit shall be managed for continuation of low-intensity rural uses.

A. Uses

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	*
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	*
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*

7.	Navigation aids (e.g., beacons)	N/A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.

The following conditions apply to all permitted uses:

3. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
4. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
6. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

4. Commercial and industrial uses within the urban unincorporated communities are subject to Policy [#16a](#).

Activities:

5. This activity shall not be allowed in areas of "wet meadow" wetland, as identified on the "Wet Meadows" Inventory Map , except as otherwise allowed in Policy [#19](#).
- 6b,6c These activities are permitted subject to the findings required by Policy [#9](#), "Solutions of Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
10. Land divisions are only permitted when they meet the conditions in Policy [#15](#).

**ISTHMUS SLOUGH
30E-CS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 30E

MANAGEMENT CLASSIFICATION: CS

Boundaries:

Northern Boundary - The section line between Sections 23 and 26 (at the Powrie Log Dump).

Southern Boundary - Greenacres Road from the dike at the head of Isthmus Slough to Highway 42.

Management Objective: This thin shoreland unit, which is restricted by the location of the highway and railroad, shall be managed as a transportation corridor. A log dump has previously been located in this unit and shall be allowed at the time that an Exception is taken to allow log dump and sort in Aquatic Unit #31, which is adjacent. This unit also contains designated mitigation sites U-52(b) and U-53, both "medium" priority, which shall be protected as required by Policy [#22](#).

A. Uses:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	*

5.	Fill	*
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
3. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
4. On designated "medium" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
5. In rural areas (outside UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Activities:

- 4,5. These activities are limited to minor dredging and fill necessary to construct and maintain a public boat ramp.
- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**ISTHMUS SLOUGH
30-CA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 30

MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit consists of the aquatic area of Isthmus Slough from the south end of Aquatic Unit 28A opposite Millington to the south edge of the Powrie log dump at the line between S.23 and S.26, T.26, R.13, excluding two wetlands on the west bank, a large salt marsh across from Shinglehouse Slough, and a salt marsh at the south end of the unit, which are part of Unit #31 NA.

Management Objective This unit shall allow: Intensive log storage and transport to continue as consistent with DEQ standards. This unit contains a designated mitigation site (U-45a), a "low" priority site (see Policy #22). Disposal of dredge materials from maintenance dredging on the adjacent dike for maintenance purposes shall be encouraged.

A. Uses

1.	Aquaculture	*
2.	Commercial	*
3.	Docks	*
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	*
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
11.	Bridge crossing support structures and dredging necessary for installation	*
12.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	*
	c. Installation of tidegates in existing functional dikes	*
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	*

3.	Flow-lane disposal of dredged material	N
4.	Fill	*
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvement	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	N

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or rakes), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy [#4a](#).
- 2,3. These uses are only permitted if they are water-dependent and need to occupy the water surface by means other than fill (e.g. pilings).
5. New or expanded log storage shall only be permitted after review and approval by the DEQ (see Policy [#5c](#)).
- 8a,8b. These uses are only allowed subject to the making of resource capability findings and subject to the assessment of impacts (see Policy [#4a](#)). Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").
- 11,12. This use/activity is permitted subject to the findings required by Policy [#6](#), "Fill in Conservation and Natural Management Units".

Activities:

- 1b,1c,4. These activities are permitted subject to the findings required by Policy [#6](#), "Fill in Conservation and Natural Management Units", and subject to finding that adverse impacts have been minimized (see Policy [#5](#)), and to Policy [#8](#), requiring mitigation.
- 2b. This activity is allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation. First consideration shall be given to dredged material disposal on the adjacent dike for dike maintenance purposes. Further, where dredging for log storage is involved, this activity shall only be allowed subject to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)).
- 2c. Dredging for routine repair/maintenance shall only be permitted if no alternative upland source of suitable fill material is reasonably available and/or land access is not possible (see Policy [#5b](#)). This activity is also subject to Policy [#8](#), requiring mitigation, as applicable.
- Dredging shall be permitted to maintain/repair tidegates and for emergency dike repair where breaching has occurred or is imminent. However, all dredging shall be the minimum required to maintain functional operation (see Policy [#5b](#)).
- 5c. This activity is subject to Policy [#12](#).
- 7b,7c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap.
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
11. This activity is only permitted subject to Policy [#5a](#).
12. This activity is allowed subject to Policy [#25](#) and the definition of "facility".

**ISTHMUS SLOUGH - DAVIS SLOUGH
31-RS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 31

MANAGEMENT CLASSIFICATION: RS

Boundaries: This unit is the shoreland surrounding Davis Slough from its mouth at the Highway 42 Bridge.

Management Objective: This unit shall be managed to allow continuation of low-intensity rural uses, including agricultural and forest operations. This unit also contains two designated mitigation sites: U-51(b) ("high" priority) and U-52(a) ("low" priority). Site U-51(b) must be protected, as required by Policy [#22](#).

A. Uses

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.

The following conditions apply to all permitted uses:

3. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the inventory plan maps", uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
4. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
6. On designated "high" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
7. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Activities:

- 6b,6c . These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
10. Land divisions are only permitted when they meet the conditions in Policy [#15](#).

**ISTHMUS SLOUGH
31-NA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 31

MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit consists of the entire southern portion of Isthmus Slough, including Davis Slough, from the southern edge of the Powrie log dump on the west shore (Section line between S.23 and S.26, T.26, R.13) to the extent of hydraulic influence (tidegate at Greenacres). It also contains salt marshes adjacent to Unit 30 CA, as described in the language for that unit.

Management Objective: This unit provides important habitat for a variety of fish species, and shall be managed to maintain the area in its natural condition to encourage further development of these species. A small public boat ramp is also permitted. The unit also contains three designated mitigation sites, U-51(a) "high" priority, U-55(b) "medium" priority, and U-55 (a) "low" priority. The first two sites shall be protected, as required by Policy #22. Repair/Maintenance of bridge crossing support structures shall be permitted.

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	*
12.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
	c. Installation of tidegates in existing functional dikes	*
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	*

3.	Dredge Material Disposal	N
4.	Fill	*
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvements	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	N
	b. Passive	A
10.	Temporary alterations	N
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Wastewater/storm water discharge	N
13.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).
- 8a. Recreational facilities shall be limited to a single, small public boat ramp, not to exceed two lanes. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").
- 11,12. This use is allowed subject to the findings in Policy [#6](#), "Fill in conservation and natural management units". Management Objective of this unit allows maintenance and repair of bridge crossing support structures as outright permitted.

Activities:

- 1c. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 2a,2. These activities are limited to minor dredging and fill necessary to construct and maintain a

public boat ramp, and are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

- 2c. Dredging is only permitted for repair/maintenance of tidegates and for emergency repair of dikes where breaching has occurred or is imminent. Dredging shall be limited to the minimum necessary for functional operation (see Policy [#5b](#)).
- 4. Fill shall be allowed subject to Policy [#5](#) and Policy [#8](#).
- 7b. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7- 077, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
- 13. Subject to Policy [#5d](#).

**ISTHMUS SLOUGH
32-D**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 32

MANAGEMENT CLASSIFICATION: D

Boundaries:

Northern Boundary - The southern edge of the developed area of Millington at the northern edge of the adjacent marsh.

Southern Boundary - The section line between Section 23 and 26 (at the Powrie Log Dump).

This unit includes a portion of Shinglehouse Slough shorelands and two small extensions west of Highway 101.

Management Objective: This shoreland unit, which has been historically committed to a mixture of uses, including agriculture and industry, shall be managed to allow these uses and accessory uses and activities. This unit contains a designated mitigation site U-45(b) ("low" priority). It need not be protected (see Policy [#22](#)).

A. Uses

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	*
4.	Commercial	*
5.	Dryland moorage	A
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	*
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A

3.	Dredged material disposal	N
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	*
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
3. Uses in this unit are only permitted as stated in Policy [#14](#), “General Policy on Uses within Rural Coastal Shorelands”. Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
4. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
5. In rural areas (outside of UGB’s) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

3. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes and racks), is subject to Policy [#4a](#).
4. Non-water-dependent commercial uses shall be allowed (subject to General Condition #4, above) only if findings are made that they are located so as not to preclude water-dependent uses.

5. New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy [#5c](#)).
6. All "Industrial and Port Facility" development shall require a Plot Plan Review pursuant to Article 5.6.
13. This use shall be limited to storage of wood wastes from wood products operations.

Activities:

- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
10. Land divisions are only permitted when they meet the conditions of Policy [#15](#).

**ISTHMUS SLOUGH - SHINGLEHOUSE SLOUGH
34-RS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 34

MANAGEMENT CLASSIFICATION: RS

Boundaries: This unit consists of the shoreland surrounding Shinglehouse Slough from its mouth at the Highway 101 Bridge.

Management Objective: This unit surrounds a natural aquatic area and shall be managed to maintain agricultural uses while protecting adjacent aquatic resources. This unit contains designated mitigation site U-42 ("medium" priority) which shall be protected, as required by Policy [#22](#).

A. Uses

1.	Agriculture		A
2.	Airports		N
3.	Aquaculture		A
4.	Commercial		N
5.	Dryland moorage		A
6.	Industrial and port facilities		N
7.	Land transportation facilities		N
8.	Log storage/sorting yard (land)		N
9.	Marinas		N
10.	Mining/mineral extraction		N
11.	Recreation facilities		
	a.	Low-intensity	*
	b.	High-intensity	*
12.	Residential		A
13.	Solid waste disposal		N
14.	Timber farming/harvesting	A	
15.	Utilities		
	a.	Low-intensity	A
	b.	High-intensity	A

B. Activities:

1.	Stream alteration		A
2.	Dikes		
	a.	New construction	N
	b.	Repair/Maintenance	A
3.	Dredged material disposal		N
4.	Excavation to create new water surface		N
5.	Fill		N

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.

The following condition applies to all permitted uses:

3. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
 4. Uses in this unit are permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
1. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy [#27](#).
 6. On designated "medium" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
 7. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

11a,11b. Maintenance of and improvements to the existing boat ramp located in adjacent Aquatic Unit [#34](#) shall be allowed. Additional recreational uses shall be allowed when findings are developed which document that such uses are consistent with the character of the adjacent natural aquatic area.

Activities:

6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**ISTHMUS SLOUGH-SHINGLEHOUSE SLOUGH
34-NA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 34

MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit consists of the entire aquatic area of Shinglehouse Slough from the mouth at the Highway 101 Bridge to the extent of hydraulic influence.

Management Objective: This aquatic unit, which is a major natural resource production area, shall be managed to maintain its resource values and productivity. Maintenance and improvement of the existing boat ramp shall be permitted. Repair/Maintenance of bridge crossing support structures is permitted.

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	*
12.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	*

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	N/A
	b. Structures	N
	c. Minor navigational improvements	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	N
	b. Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).
- 8a. Maintenance and improvement of the existing boat ramp shall be allowed.
- 11,12. This use is allowed subject to the findings in Policy [#6](#), "Fill in conservation and Natural Management Units". Management Objective of this unit allows the maintenance and repair of bridge crossing support structures as outright permitted.

Activities:

- 2a,2b. These activities shall be limited to minor dredging and fill necessary to improve and maintain the public boat ramp. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
4. Fill shall be allowed subject to Policies [#5](#) and [#8](#).
- 7b. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for

erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

10. This activity is subject to Policy [#5a](#).
12. Subject to Policy [#5d](#).

**ISTHMUS SLOUGH
36-UW**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 36

MANAGEMENT CLASSIFICATION: UW

Boundaries:

Northwestern Boundary - The Southern Pacific rail line south of the crossing of Coalbank Slough.

Southern Boundary - The south boundary of the developed area of Millington and the north boundary of the salt marsh on the south side of Millington.

Management Objective: This shoreland unit, which includes a mix of water-dependent and non-water-dependent industrial uses and an area bordering the 35-foot channel which is suitable for water-dependent uses, shall allow only water-dependent uses along the deep-draft channel, except as allowed by Policy [#16](#). In the remainder of the unit, existing uses shall be permitted to continue and expand.

A. Uses

1.	Agriculture	*
2.	Airports	N
3.	Aquaculture	*
4.	Commercial	*
5.	Dryland moorage	A
6.	Industrial and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	N
10.	Mining/mineral extraction	A
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	A
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A

3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	N/A
9.	Restoration	
	a. Active	N/A
	b. Passive	N/A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
2. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
3. All uses shall be consistent with Policy [#16](#), regarding protection of areas "suitable for water-dependent uses".
4. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).
5. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

- 1,3. These uses shall be allowed only as interim uses and shall not preclude expansion of existing or related industrial uses or new water-dependent/water-related uses (subject to Policy [#4a](#)).
- 4,6. Commercial and industrial uses within the urban unincorporated communities are subject to Policy [#16a](#).
- 4,6,16,17. These uses are subject to review and approval when consistent with Policy [#16](#).

Activities:

3. Dredge material disposal shall be allowed when consistent with Policy [#20](#).
- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".

**ISTHMUS SLOUGH – COALBANK SLOUGH
38-UD**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 38

MANAGEMENT CLASSIFICATION: UD

Boundaries:

Northeastern Boundary – the rail line south of the crossing of Coalbank Slough.

Southwestern Boundary – The east edge of the eastern-most major salt marsh on the south shore of Coalbank Slough.

Management Objective: This unit shall be managed to facilitate development of upland support uses for moorage that is expected to develop in Coalbank Slough.

A. Uses:

1.	Agriculture	N/A
2.	Airports	N
3.	Aquaculture	*
4.	Commercial	*
5.	Dryland moorage	A
6.	Industrial and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	A
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	A

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
2. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
3. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

3. Aquaculture is allowed whether dredging or fill or other alteration of the estuary is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes and racks), is subject to Policy [#4a](#).
- 4,6. Commercial and industrial uses within the urban unincorporated communities are subject to Policy [#16a](#).

Activities:

3. Dredged material disposal shall be allowed when consistent with Policy [#20](#).
- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

ISTHMUS SLOUGH - COALBANK SLOUGH
38-CA

JURISDICTION: COOS COUNTY, COOS BAY

AQUATIC UNIT: 38

MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit consists of the aquatic area of Coalbank Slough from the railroad bridge to the extent of hydraulic influence (tidegates on Shinglehouse/Libby Road), excluding the two salt marshes on the southeastern shore.

Management Objective: The Management Objective of this unit is two-fold:

- (1) The portion of the unit between Seventh Street in Coos Bay and the mouth of the slough shall be managed to facilitate development of a small-scale, shallow-draft marina. Continuation of historic log storage shall be appropriate between the highway and railroad bridges only.
- (2) The portion of the unit upstream from Seventh Street in Coos Bay shall be managed to restrict intensive uses and thereby protect the area's resource productivity.

In addition, dredging for routine repair/maintenance of existing dikes shall be permitted only if no alternative upland source of suitable fill material is reasonably available and/or land access is not possible.

SEE ALSO EXCEPTION #10.

A. Uses

1.	Aquaculture	*
2.	Commercial	*
3.	Docks	*
4.	Industrial and port facilities	*
5.	Log dump/sort/storage (in-water)	*
6.	Marinas	*
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
11.	Bridge crossing support structures and dredging necessary for installation	*
12.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	N/A

B. Activities:

1.	Dikes		
	a.	New construction	N
	b.	Repair/Maintenance	*
	c.	Installation of tidegates in existing functional dikes	*
2.	Dredging		
	a.	New	*
	b.	Maintenance dredging of existing facilities	*
	c.	To repair dikes and tidegates	*
3.	Dredge Material Disposal		N
4.	Fill		*
5.	Navigational		
	a.	Aids (e.g, beacons, bouys)	A
	b.	Structures	N/A
	c.	Minor navigational improvements	A
6.	Piling/dolphin installation		A
7.	Shoreline stabilization		
	a.	Vegetative	A
	b.	Riprap	*
	c.	Bulkheads	*
8.	Mitigation		A
9.	Restoration		
	a.	Active	*
	b.	Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic		A
11.	Temporary alterations		*
12.	Wastewater/storm water discharge		*
13.	Research and educational observation structures		N

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy #4a.
- 8a,8b. These uses are only allowed subject to the making of resource capability findings and subject to the assessment of impacts (see Policy #4a). In addition, recreational facilities must be water-dependent. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

- 2,3,4. These uses are only permitted if they are water-dependent and need to occupy the water surface by means other than fill (e.g. piling). Industrial uses shall not be allowed upstream of Seventh Street.
5. Log storage shall be allowed between the highway and railroad bridges only; log dump/sort shall not be allowed.

New or expanded log storage shall only be permitted after review and approval by the DEQ (see Policy).

6. A marina shall only be allowed east of Seventh Street in Coos Bay, and shall not involve new dredging of a channel for access purposes.
- 11,12. This use is only permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units".

Activities:

- 1b,1c. This activity is permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units", and subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

- 2a. New dredging shall be allowed only for the purpose of establishing a marina for shallow-draft vessels as described in the management objective, but shall not involve new dredging of an access channel. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

- 2b. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

Further, where dredging for log storage is involved, this activity shall only be allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

- 2c. Dredging for routine repair/maintenance of dikes shall only be permitted if no alternative upland source of suitable fill material is reasonably available and/or land access is possible (see Policy). This activity is also subject to Policy #8, requiring mitigation, as applicable. Dredging shall be permitted to maintain/repair tidegates and for emergency dike repair where breaching has occurred or is imminent. However, all dredging shall be the minimum required for functional operation.

4. Fill shall be allowed to permit development of a small-scale marina, subject to findings that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation.

- 5c. This activity is subject to Policy #12.

- 7b,7c. These activities are permitted subject to the general findings required by Policy #9, "Solutions to

Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap, and subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8, requiring mitigation. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

Further bulkheads are only permitted subject (1) to the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) to the findings required by Policy 36, "Fill in Conservation and Natural Management Units"; (3) to finding that adverse impacts have been minimized (see Policy #5); and (4) to Policy #8, requiring mitigation.

- 9a. Active restoration shall be allowed when consistent with Policy #22b.
- 11. This activity is only permitted subject to Policy .
- 12. Wastewater and storm water discharge, see Policy #25 and definition of "facility".

ISTHMUS SLOUGH - COALBANK SLOUGH
39-CS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 39

MANAGEMENT CLASSIFICATION: CS

Boundaries:

Northeastern Boundary - The northeastern corner of the first major salt marsh on the south shore of Coalbank Slough, near the television studios.

Southwestern Boundary - The southwestern corner of the second and larger major salt marsh on Coalbank Slough

Management Objective: This shoreland unit shall be managed to allow agricultural uses and as a buffer designed to protect marshlands by regulating uses and activities as set forth in the matrix. This unit is adjacent to two "high" priority mitigation sites U-59(a) and (b), which shall be protected as required by Policy [#22](#).

A. Uses

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N

4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	N/A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
2. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
3. On designated "medium" or "high" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
4. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).
5. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Activities:

- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed when consistent with Policy [#22b](#).

ISTHMUS SLOUGH - COALBANK SLOUGH
39-NA

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 39

MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit consists of the two major salt marshes on the south shore of Coalbank Slough.

Management Objective: This unit shall be managed to maintain and improve natural resources of the salt marshes. The unit contains two designated mitigation sites U-59(a) and (b), both "high" priority sites, which shall be protected, as required by Policy [#22](#).

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	N

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	N
	b. Structures	N
	c. Minor navigational improvements	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	N
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	N
	b. Passive	A
10.	Temporary alterations	N
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Wastewater/storm water discharge	N
13.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).

Activities:

13. Subject to Policy [#5d](#).

**ISTHMUS SLOUGH - COALBANK SLOUGH
40-RS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 40

MANAGEMENT CLASSIFICATION: RS

Boundaries:

Northern Boundary - The north edge of the agricultural land where intensive use begins.

Southern Boundary - The southwestern edge of the major salt marsh defined in Unit #39.

Management Objective: This unit, which is a mix of agricultural and residential uses and which is subject to periodic flooding, shall be maintained for agricultural uses. The unit also contains designated mitigation sites, U-60(a) and (b), both "low" priority sites. These sites need not be protected for mitigation (see Policy [#22](#)).

A. Uses

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	*
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	*
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	*
5.	Fill	*

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	N/A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS (The following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.

The following condition applies to all permitted uses:

3. Where "agricultural lands" or "forest lands" occur within this unit, as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
4. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
6. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

3. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes and racks), is subject to Policy [#4a](#).

Activities:

- 2a,4,5. Construction of new dikes, creating new water surfaces and fill shall be allowed only in conjunction with an approved mitigation project.
- 3. This activity shall not be allowed in areas of "wet meadow" wetland, as identified on the "Wet Meadows" Inventory Map (Map M6), except as otherwise allowed in Policy [#19](#). Also, following completion of dredged material disposal, the areas shall be returned to agricultural use, where agricultural soils are present.
- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
- 10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**ISTHMUS SLOUGH - COALBANK SLOUGH - COOS BAY
42-UD**

JURISDICTION: COOS BAY

SHORELAND UNIT: 42

MANAGEMENT CLASSIFICATION: UD

Boundaries:

Northern Boundary – The Northern end of the railroad bridge crossing Coalbank Slough

Southern Boundary – The Northern edge of the farmland West of Coalbank Slough where the intensive residential uses begin.

This area includes the small amount of shoreland at the east end of Old Wireless Land, which was included in the annexation to the City of Coos Bay on August 18, 1998 by Ordinance No. 263. The property is no longer in a rural shoreland area while maintaining all of the estuary plan considerations that apply in the area. *[RES.98-19 8/18/98]*

Management Objective: This unit shall be managed to facilitate continuation of the mixed urban uses which exist in the area and that have little, if any, relationship to the adjacent aquatic area. It should be noted that a Section 404 permit and an Exception to Goal #17 will be required in order to develop the small diked wetland located immediately South of Dakota Street, which may occur in the future.

A. Uses:

1.	Agriculture	N/A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	A
5.	Dryland moorage	A
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	A
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

ACTIVITIES

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	A

GENERAL CONDITIONS

1. The following condition applies to all permitted uses and activities.

Inventoried resources requiring mandatory protection in this unit shall be protected, as required by Policies #17 and #18.
2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
3. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.

SPECIAL CONDITIONS

Activities:

3. Dredged Material Disposal shall be allowed when consistent with Policy #20.
- 6b, c These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

**ISTHMUS SLOUGH – COOS BAY
43-UW**

JURISDICTION: COOS BAY (ADDED TO CBEMP)

SHORELAND UNIT: 43

MANAGEMENT CLASSIFICATION: UW

Boundaries:

Northern Boundary – A line extending east from Curtis Street.

Southern Boundary – The railway bridge as it crosses Coalbank Slough.

Western Boundary – The Easternmost rail line.

Management Objective: This shoreland unit shall be managed for water-dependent development as allowed in the uses and activities matrix, although it is recognized that use of this property is severely constrained by the location of the railroad which is in close proximity to the shoreline. It is nevertheless considered “especially suited to water-dependent development”. Non-water-dependent uses are only allowed as per Policy #16a.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	A
5.	Dryland moorage	A
6.	Industrial and port facilities	A
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	A
10.	Mining/mineral extraction	N
11.	Recreation facilities	
a.	Low-intensity	A
b.	High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N/A
15.	Utilities	
a.	Low-intensity	A
b.	High-intensity	A

B. Activities:

1.	Stream alteration	N/A
2.	Dikes	
a.	New construction	A
b.	Repair/Maintenance	A

3.	Dredged material disposal	N
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	N
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	A

GENERAL CONDITIONS

1. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
2. All uses shall be consistent with Policy #16, regarding protection of areas “especially-suited for water-dependent uses”.

SPECIAL CONDITIONS

Activities:

- 6b, c These activities are only permitted subject to the findings required by Policy #9, “Solutions to Erosion and Flooding Problems”.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

ISTHMUS SLOUGH

43-DA

JURISDICTION: COOS BAY (ADDED TO CBEMP)

AQUATIC UNIT: 43

MANAGEMENT CLASSIFICATION: DA

Boundaries:

This unit extends northeast to the deep-draft channel beginning at a line extending east from Curtis Street and ending where the southern Pacific railroad bridge crosses Coalbank Slough.

Management Objective: This aquatic management unit, which is in close proximity to the channel and turning basin, shall be managed for development as allowed by the uses and activities matrix. The uses and activities allowed shall not, however, conflict with safe navigation.

USES:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge crossing support structures and dredging necessary for their installation | * |
| 3. | Bridge crossings | * |
| 4. | Commercial | * |
| 5. | Docks | A |
| 6. | Industrial and port facilities | * |
| 7. | Log dump/sort/storage (in water) | * |
| 8. | Marinas | A |
| 9. | Mining/mineral extraction, including dredging necessary for mineral extraction | * |
| 10. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 11. | Research and educational observation | N |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

B. Activities:

- | | | |
|----|--|---|
| 1. | Dikes | |
| | a. New construction | * |
| | b. Repair/Maintenance | * |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | * |
| 3. | Fill | * |

4.	Dredge Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor navigational improvements	A
	c. Structures	*
7.	Piling/dolphin installation	A
8	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary alterations	*
11.	Waste water/storm water discharge	*

GENERAL CONDITIONS:

None

SPECIAL CONDITIONS:

Uses:

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2, 3 These activities are 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.
- 4, 6 If the use is water-related or non-dependent, nonrelated and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 7 New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 9 Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

Activities:

- 1a, 1b, 2a, 2b, 2c, 3, 6c These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.

- 8a Active restoration shall be allowed only when consistent with Policy #22b.
- 9b, 9c These activities are only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems,” preferring non-structural to structural solutions, and to the specific findings for riprap.
- Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessment (see Policy #4a); and (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.
- 10, 11 These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.

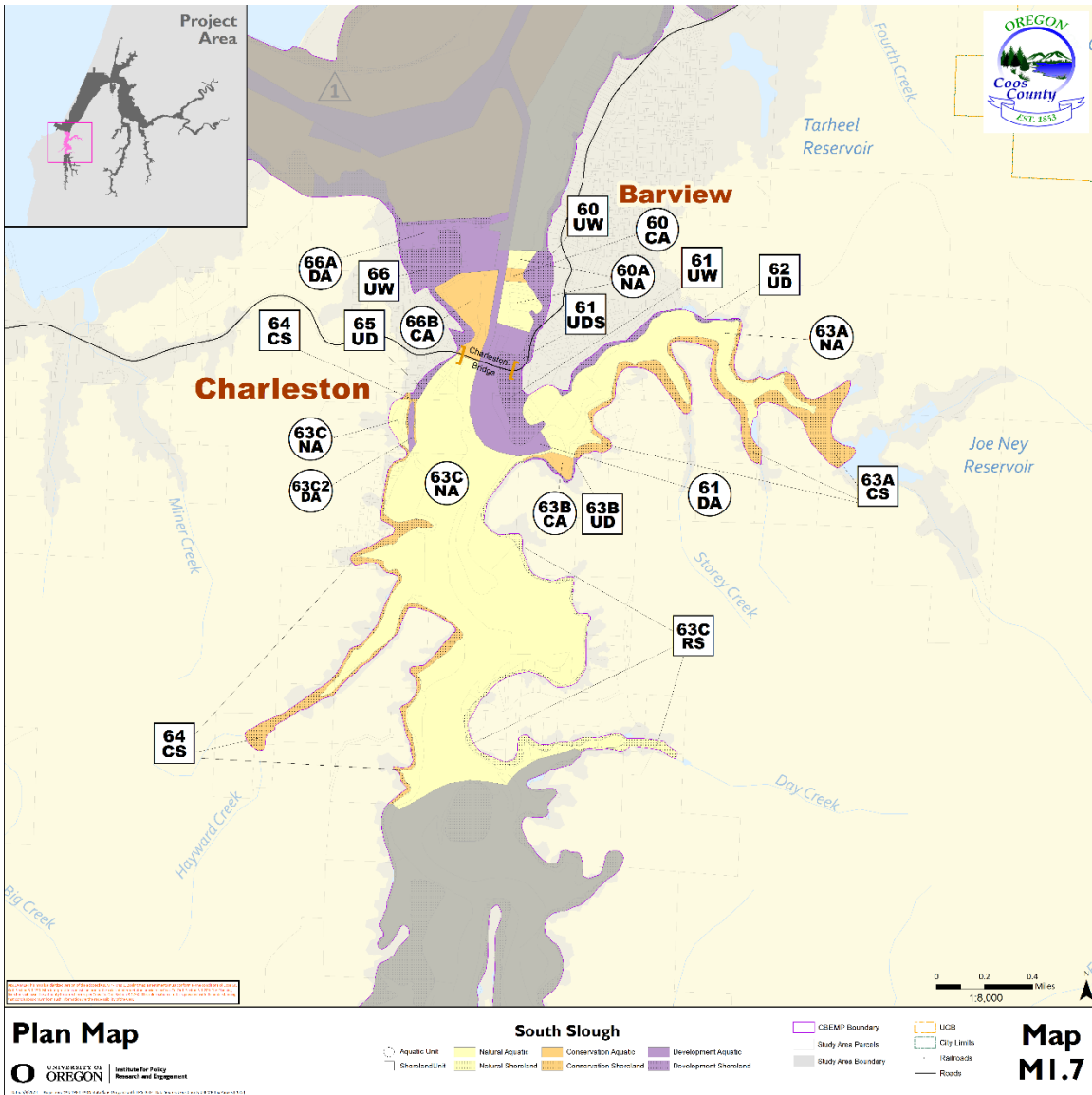
5.7 South Slough

INCLUDING: CHARLESTON AREA,
JOE NEY SLOUGH, AND ASSOCIATED SHORELANDS

EXCLUDING: SOUTH SLOUGH ESTUARINE
SANCTUARY (SEE SECTION 5.8, SOUTH SLOUGH
ESTUARINE SANCTUARY)

Shoreland Units: 60 - 66
Aquatic Units: 60 - 66B

Units are listed in numerical order,
Shoreland Units first



Shoreland Unit	Aquatic Unit	Coos County	Coos Bay	North Bend
60-UW		X		
	60-CA	X		
	60A-NA	X		
61-UW		X		
61-UDS		X		
	61-DA	X		
62-UD		X		
63A-CS		X		
	63A-NA	X		
63B-UD		X		
	63B-CA	X		
63C-RS		X		
	63C-NA	X		
	63C2-DA	X		
64-CS		X		
65-UD		X		
66-UW		X		
	66A-DA	X		
	66B-CA	X		

**SOUTH SLOUGH
60-UW**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 60

MANAGEMENT CLASSIFICATION: UW

Boundaries:

Northern Boundary - The southern edge of the residential area north of Barview Wayside.

Southern Boundary - A line perpendicular to the shoreline from the Cape Arago Highway, about 240-feet north of junction with McClain-Libby Road.

Management Objective: This unit shall be managed to enhance scenic qualities and accommodate water-dependent/water-related recreational uses (non-water-dependent/non-water-related uses are allowed only as per Policy [#16](#)). This unit also includes a designated mitigation site, L-4 ("high" priority). Both sites must be protected from pre-emptive uses (see Policies [#20](#) and [#22](#)).

A. Uses

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	*
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A

3.	Dredged material disposal	*
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this unit as required by Policy [#20](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
3. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
4. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
5. On designated "high" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
6. All uses shall be consistent with Policy [#16](#), regarding protection of areas "suitable for water-dependent uses".
7. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).
8. In rural areas (outside UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

7. Improved access to the wayside shall be aligned to provide safe ingress and egress to the adjacent highway.

16,17. These uses are subject to review and approval when consistent with Policy [#16](#).

Activities:

3. This site must be used in emergencies only for temporary disposal when alternative sites cannot be used due to weather conditions or other reasons. Materials must be removed to permanent disposal site after emergency, to permit future emergency use. Actual disposal site must not conflict with proposed recreational uses.

6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".

9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**SOUTH SLOUGH
60-CA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 60

MANAGEMENT CLASSIFICATION: CA

Boundaries: This aquatic unit extends from the Charleston Channel east to include the area off Barview Wayside that is proposed for public recreational water access.

Management Objective: This aquatic area shall be managed to promote uses and activities as allowed outright or through the application process.

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	*
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N/A
3.	Dredge Material Disposal	N
4.	Fill	*

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvement	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy [#4a](#).
3. This use is only permitted if it needs to occupy the water surface by means other than fill (e.g. pilings).
- 8a,8b. These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)). Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation"). Further, such recreational facilities must be water-dependent.

Activities:

- 2a,2b. Dredging shall only be allowed as necessary for a public boat ramp and boat dock. Further, these activities are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation. In addition to the above requirements, when these activities involve dredging for log storage, these activities are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)).

4. Fill shall only be allowed as necessary for a public boat ramp and boat dock. Further this activity is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 5c. This activity is subject to Policy [#12](#).
- 7b,7c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or, (B) public facilities.

Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) to a finding that adverse impacts have been minimized (see Policy [#5](#)); and (3) to Policy [#8](#), requiring mitigation.
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
11. This activity is only permitted subject to Policy [#5a](#).
12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".
13. This activity is permitted subject to Policy [#5d](#).

**SOUTH SLOUGH
60A-NA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 60A

MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit extends from the Charleston Channel east to include the area from the northern edge of Barview Wayside south to a line perpendicular to the shore about 240-feet north of the junction of Cape Arago Highway and McClain-Libby Road, excluding Unit #60 CA, which lies within it.

Management Objective: This aquatic area shall be managed to protect its natural resources and allow mitigation/restoration activities.

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities (water-dependent)	
	a. Low-intensity (undeveloped)	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossings	N
12.	Bridge crossing support structures and dredging necessary for installation	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N/A
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	N

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvements	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	N
	b. Passive	A
10.	Temporary alterations	N
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).

Activities:

- 7b. This activity is permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
12. Subject to Policy [#5d](#).

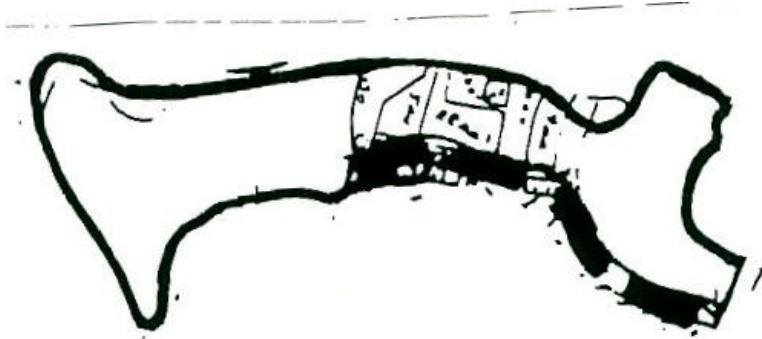
**SOUTH SLOUGH (HANSEN'S LANDING)
61-UW**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 61

MANAGEMENT CLASSIFICATION: UW

Boundaries: (As shown in diagram.) Includes all the upland area known as Hansen's Landing, together with the shoreland north and west of Cape Arago Highway north to a point 240-feet north of its junction with McClain-Libby Road.



Management Objective: This unit shall be managed for urban water-dependent/water-related uses. Expansion of existing non-water-dependent/non-water-related uses shall not be allowed. Only water-dependent/water-related uses shall be allowed to expand into the aquatic area (see Unit 61 DA). However, temporary non-water-dependent/non-water-related uses shall be permitted as in Policy #16.

A. Uses

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	*
5.	Dryland moorage	A
6.	Industrial and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	A
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	A
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

- 16. Energy production *
- 17. Water-borne transportation *

B. Activities:

- 1. Stream alteration N/A
- 2. Dikes
 - a. New construction A
 - b. Repair/Maintenance A
- 3. Dredged material disposal N
- 4. Excavation to create new water surface A
- 5. Fill A
- 6. Shoreline stabilization
 - a. Vegetative A
 - b. Riprap *
 - c. Retaining wall *
- 7. Navigation aids (e.g., beacons) A
- 8. Mitigation N
- 9. Restoration
 - a. Active *
 - b. Passive A
- 10. Land divisions
 - a. Partition *
 - b. Subdivision *
 - c. Planned Unit Development *
 - d. Recreation PUD N

GENERAL CONDITIONS:

- 1. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
- 2. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
- 3. All uses shall be consistent with Policy [#16](#), regarding protection of areas "suitable for water-dependent uses".
- 4. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).
- 5. In rural areas (outside UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

4,6. Commercial and industrial uses within urban unincorporated communities are subject to Policy [#16a](#).

4,6,16,17. These uses are subject to review and approval when consistent with Policy [#16](#).

Activities:

6b,6c. These activities are only permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding problems".

9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

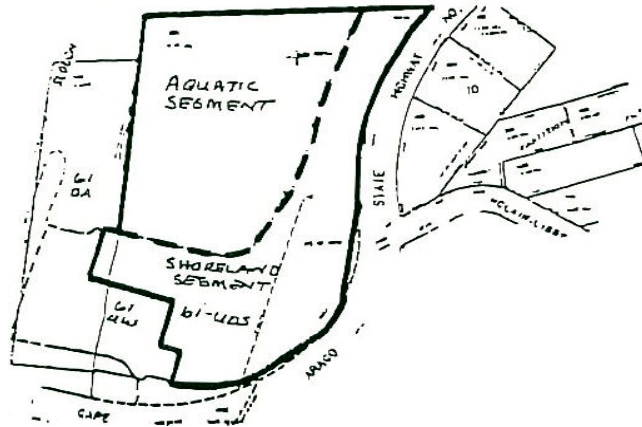
**SOUTH SLOUGH
61-UDS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 61

MANAGEMENT CLASSIFICATION: UDS

Boundaries: As shown on the diagram below includes the shoreland area of Tax Lot 200. Assessor Map T.26, R.14, S.01CC. Shoreland unit is bordered on the east and south by Cape Arago Highway 240, on the west by the existing docks and buildings, and on the north by the submerged lands.



Management Objective: This shoreland unit will be managed for urban non-water-dependent and urban water-dependent uses and activities.

A. Uses

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	
	a. Water-dependent	*
	b. Non-water-dependent	*
	c. Restaurant	A
	d. RV park	A
5.	Dryland moorage	A
6.	Industrial and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	A
9.	Marinas	A
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	A
14.	Timber farming/harvesting	N/A

- | | | |
|-----|----------------------------|---|
| 15. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 16. | Energy production | * |
| 17. | Water-borne transportation | * |

B. Activities:

- | | | |
|-----|--|-----|
| 1. | Stream alteration | N/A |
| 2. | Dikes | |
| | a. New construction | A |
| | b. Repair/Maintenance | A |
| 3. | Dredged material disposal | N |
| 4. | Excavation to create new water surface | A |
| 5. | Fill | A |
| 6. | Shoreline stabilization | |
| | a. Vegetative | A |
| | b. Riprap | * |
| | c. Retaining wall | * |
| 7. | Navigation aids (e.g., beacons) | A |
| 8. | Mitigation | N |
| 9. | Restoration | |
| | a. Active | * |
| | b. Passive | A |
| 10. | Land divisions | |
| | a. Partition | * |
| | b. Subdivision | * |
| | c. Planned Unit Development | * |
| | d. Recreation PUD | N |

GENERAL CONDITIONS:

1. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
2. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
3. All uses shall be consistent with Policy [#16](#), regarding protection of areas “suitable for water-dependent uses”.
4. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).
5. In rural areas (outside UGB’s) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

- 4b,6. Commercial and industrial uses within urban unincorporated communities are subject to Policy [#16a](#).
- 4a,6,16,17. These uses are subject to review and approval when consistent with Policy [#16](#).
- 4d. Recreational vehicle parks, shall be developed consistent with the Coos County Zoning and Land Development Ordinance.

Activities:

- 6b,6c. These activities are only permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**SOUTH SLOUGH
61-DA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 61

MANAGEMENT CLASSIFICATION: DA

Boundaries: The unit boundaries are shown on the diagram for Shoreline Unit #61 and extend to the west side of the authorized Charleston Channel north of the bridge and include the non-authorized shallow-draft channel south of the bridge.

Management Objective: This aquatic unit shall be managed to allow water-dependent development designed to minimize degradation of the South Slough ecosystem, as consistent with uses and activities allowed in this unit.

This unit is intended to provide at least five (5) acres of moorage. Aquaculture, commercial, and industrial/port facilities uses shall not pre-empt areas needed to satisfy this need.

A. Uses

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Commercial | * |
| 3. | Docks | A |
| 4. | Industrial and port facilities | * |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | A |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | * |
| 8. | Recreation facilities | |
| | a. Low-intensity | * |
| | b. High-intensity | * |
| 9. | Research and educational observations | A |
| 10. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 11. | Bridge crossing support structures and dredging necessary for installation | * |
| 12. | Bridge crossings | * |
| 13. | Navigation and water-dependent commercial enterprises and activities | * |

B. Activities:

- | | | |
|----|---|-----|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Repair/Maintenance | N/A |
| | c. Installation of tidegates in existing functional dikes | N/A |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | N |

3.	Dredge Material Disposal	N
4.	Fill	*
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	*
	c. Minor navigational improvements	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or rack) is subject to Policy [#4a](#).
- 2,4. If the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
7. Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.
- 8a,8b. Such recreational facilities must be water-dependent. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").
- 11,12. This use is subject to Policies [#6](#) and [#8](#).

13. This use is allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

Activities:

- 2a,2b,5b. These activities are allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
4. Minor fills for access structures shall be allowed. Estuarine fills designed to expand the upland area shall be prohibited. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 5c. This activity is subject to Policy [#12](#).
- 7b,7c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) to a findings that adverse impacts have been minimized (see Policy [#5](#)); and (3) to Policy [#8](#), requiring mitigation.
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
11. This activity is only permitted subject to Policy [#5a](#).
12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".
13. Subject to Policy [#5d](#).

**SOUTH SLOUGH (JOE NEY SLOUGH)
62-UD**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 62

MANAGEMENT CLASSIFICATION: UD

Boundaries:

Western Boundary - Eastern edge of the Hansen's Landing industrial area where the elevation begins to increase.

Eastern Boundary - Urban Growth Boundary of Barview.

Management Objective: The objective of this unit is to continue the existing residential use of the uplands while protecting scenic riparian resources and water quality. Management of the area also allows some commercial and industrial uses in the uplands in conjunction with shellfish culture in the aquatic area of the slough.

A. Uses

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	*
5.	Dryland moorage	N
6.	Industrial and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	A
13.	Solid waste disposal	*
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	*

5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
2. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
3. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
4. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

- 4,6,12. These uses shall be allowed if they are part of an approved shellfish operation.
- 4,6. Commercial and industrial uses within urban unincorporated communities are subject to Policy [#16a](#).

Activities:

4. Excavation of new water surface shall be allowed if it is associated with an approved aquaculture facility and only if (i) it is the minimum necessary to accommodate the use and (ii) it is in conjunction with shellfish culture in the aquatic area of the slough.
- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**SOUTH SLOUGH (JOE NEY SLOUGH)
63A-CS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 63A

MANAGEMENT CLASSIFICATION: CS

Boundaries:

Western Boundary - The northern shore boundary is the Urban Growth Boundary of Barview. The southern shore boundary is the SW corner of the NE 1/4 of the NW 1/4 of S.12, T.26, R.14.

Management Objective: The objective of this unit is to manage its shoreland riparian buffer for scenic, habitat, and water quality protection values, as consistent with the undeveloped character of the area. The area from the dike upstream has been identified as a promising domestic water source and should be protected for this purpose until its resource is developed. Part of this unit lies in the urban growth area and uses in this area are less restricted.

A. Uses

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	*
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	A
13.	Solid waste disposal	*
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	*

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	*
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	*

5.	Fill	*
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	N/A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.

The following condition applies to all permitted uses outside of the urban growth boundary:

2. Where "agricultural lands" or "forest lands" occur within this unit as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
3. Uses outside of the urban growth boundary in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
4. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
5. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
6. All uses and activities: Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
7. In rural areas (outside UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

- 4,12. These uses shall be allowed if they are part of an approved shellfish culture operation is subject to Policy [#4a](#).
- 14b. High-intensity utilities here includes a municipal reservoir and associated works, which are specifically permitted in this unit.

Activities:

- 2a,4. These activities shall be allowed if associated with an approved aquaculture facility or for provision of a domestic water source. The activities must be the minimum necessary to accomplish the purpose and in keeping with the character of the area and the Management Objective.
- 5. This activity shall not be allowed in areas of "wet meadow" wetland, as identified on the "Wet Meadows" Inventory Map (Map M6), except as otherwise allowed in Policy [#19](#).
- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
- 10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**SOUTH SLOUGH (JOE NEY SLOUGH)
63A-NA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 63A

MANAGEMENT CLASSIFICATION: NA

Boundaries: This aquatic unit includes all aquatic areas of Joe Ney Slough from the eastern end of the Hansen's Landing Dock to the tidegates at the eastern end of the slough (head-of-tide).

Management Objective: This aquatic area is one of the few areas of the bay with water of suitable quality for commercial aquaculture. The objective of the management unit is to manage the area to protect water quality and to allow existing aquaculture and associated uses/activities. A bridge crossing support structure shall also be permitted when Joe Ney Bridge is replaced.

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	*
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	*
12.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	N

5.	Navigational	
a.	Aids (e.g., beacons, buoys)	A
b.	Structures	N
c.	Minor navigational improvement	*
6.	Piling/dolphin installation	*
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	N
8.	Mitigation	A
9.	Restoration	
a.	Active	N
b.	Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Wastewater/storm water discharge	N
13.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).
3. Docks are permitted only as necessary for an approved aquaculture operation and must occupy the water surface by means other than fill.
- 11,12. This use is only permitted subject to the findings required by Policy [#6](#), "Fill in Conservation and Natural Management Units".

Activities:

- 2b,5c,6. Maintenance dredging, minor navigational improvements (such as scalping of shoals in the natural channel), and pilings/dolphins are only permitted as necessary for an approved aquaculture operation. In addition, dredging activities are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation. Navigation improvement dredging shall be limited to the natural depth of the natural channel. Also subject to Policy [#12](#).

- 7b. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
- 10. This activity is only permitted subject to Policy [#5a](#).
- 13. Subject to Policy [#5d](#).

**SOUTH SLOUGH (JOE NEY SLOUGH)
63B-UD**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 63B

MANAGEMENT CLASSIFICATION: UD

Boundaries:

Western Boundary - On the south shore of Joe Ney Slough the northern-most point of Crown Point at the mouth of the slough.

Eastern Boundary - The point on the south shore of Joe Ney Slough directly across from the eastern end of the Hansen's Landing Dock on the north shore: (SW corner of NE 1/4 of NW 1/4 of S.12, T.26, R.14).

Management Objective: This upland area shall be managed for water-dependent services and facilities which are permitted in adjacent Aquatic Unit #63B. Temporary non-water-dependent uses are allowed only as per Policy [#16](#).

A. Uses

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	*
4.	Commercial	N
5.	Dryland moorage	A
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	A
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	*
	b. Repair/Maintenance	*
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N

5.	Fill	*
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	*

GENERAL CONDITIONS:

1. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
2. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
3. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
4. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

3. Aquaculture is allowed whether dredging or fill or other alteration of the estuary is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes and racks), is subject to Policy [#4a](#).

Activities:

- 2a,2b,5. These activities will be limited to those necessary for siting recreational moorage consistent with the Aquatic Unit 63B Management Objective.
- 6b,6c. These activities are only permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**SOUTH SLOUGH (JOE NEY SLOUGH)
63B-CA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 63B

MANAGEMENT CLASSIFICATION: CA

Boundaries: This unit on the south shore of Joe Ney Slough is a triangular aquatic area directly across from the Hansen's Landing Dock and extends to the natural channel of Joe Ney Slough.

Management Objective: This area shall be managed to allow for a recreational marina, subject to the special conditions set forth in this aquatic unit.

A. Uses

1.	Aquaculture	*
2.	Commercial	*
3.	Docks	*
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	*
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	*
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	N

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvements	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy [#4a](#).
2. This use is only permitted if it is water-dependent and needs to occupy the water surface by means other than fill (e.g. pilings).
3. Docks and marina uses shall be allowed if it is demonstrated to state and federal agencies during permit reviews that such are consistent with the following special implementation conditions:
 - a. That there is adequate flushing in the area to protect the water quality for the surrounding oyster culture in Joe Ney as well as the South SloughR
 - c. That dredging for the purposes of establishing and maintaining the marina is the minimum necessary to accommodate the use and that adverse impacts are minimized (see Policy [#5](#)).
 - d. That the moorage design should utilize the perimeter area for deeper draft boats to further minimize maintenance dredging needs.

- e. The dredged material removed may be used on the uplands at Hansen's Landing to enhance its usability for industrial purposes.
 - f. A public boat launch should be provided in association with any marina development.
 - g. That these uses occupy the water surface by means other than fill (e.g. pilings).
6. 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](#)).
- 8a,8b. These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)). Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

Activities:

- 2a,2b. These activities are allowable for a marina if it is demonstrated to state and federal agencies during permit review that such uses are consistent with the following special implementation requirements:
- a. That there is adequate flushing in the area to protect the water quality for the surrounding oyster culture in Joe Ney Slough as well as the South Slough Reserve.
 - b. That there is use of only the natural channel for access and no jetty utilizing fill.
 - c. That dredging for the purposes of establishing and maintaining the marina is the minimum necessary to accommodate the use and that adverse impacts are minimized (see Policy [#5](#)).
 - d. That the moorage design should utilize the perimeter area for deeper draft boats to further minimize maintenance dredging needs.
 - e. The dredged material removed may be used on the uplands at Hansen's Landing to enhance its usability for industrial purposes.
 - f. That mitigation is performed as required by Policy [#8](#).
- 5c. This activity is subject to Policy [#12](#).
- 7b,7c. These activities are permitted subject to the general findings required by Policy [#9](#). Preferring nonstructural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) to a finding that adverse impacts have

been minimized (see Policy [#5](#); (3) to the findings required by Policy [#6](#), "Fill in Conservation and Natural Management Units"; and (4) to Policy [#8](#), requiring mitigation.

- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
- 11. This activity is only permitted subject to Policy [#5a](#).
- 12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".
- 13. Subject to Policy [#5d](#).

**SOUTH SLOUGH
63C-RS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 63C

MANAGEMENT CLASSIFICATION: RS

Boundaries:

Northern Boundary - On the south shore of Joe Ney Slough the northern most point of Crown Point at the mouth of the slough.

Southern Boundary - The South Slough Reserve boundary on the south side of Day Creek.

Management Objective: This area shall be managed to protect the aquatic resources and scenic upland values. Maintenance of the riparian buffer is particularly important in this area for both resource protection and scenic values.

A. Uses

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	*
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	*

6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	N
	b. Subdivision	N
	c. Planned Unit Development	N
	d. Recreation PUD	N

GENERAL CONDITIONS (The following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

The following condition applies to all permitted uses:

2. Where "agricultural lands" or "forest lands" occur within this unit as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
3. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
4. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
5. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
6. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
7. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

12. Temporary disposal of shellfish shells associated with aquaculture operations shall be allowed.

Activities:

5. This activity shall not be allowed in areas of "wet meadow" wetland, as identified on the "Wet Meadows" Inventory Map (Map M6), except as otherwise allowed in Policy [#19](#).
- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**SOUTH SLOUGH
63C-NA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 63C

MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit consists of the majority of the South Slough from the Sanctuary Boundary north to the south side of the Charleston Bridge. The eastern boundary is the western side of the natural channel from the bridge south until it meets Crown Point then continues south along the line of non-aquatic vegetation to the Sanctuary boundary. The unit includes the marsh aquatic area on the west shore to the west of Aquatic Unit 63C2.

Management Objective: This aquatic area shall be managed to maintain aquatic values for the productivity of the area itself and to avoid adverse impact on the South Slough Estuarine Sanctuary. Commercial oyster culture is permitted as compatible with the overall aquatic resource values in the area. This unit also includes designated mitigation site L-1 ["high" priority] which is to be protected from pre-emptive uses (see Policy [#22](#)).

A. Uses

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial and port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 8. | Recreation facilities | |
| a. | Low-intensity | N |
| b. | High-intensity | N |
| 9. | Research and educational observations | A |
| 10. | Utilities | |
| a. | Low-intensity | A |
| b. | High-intensity | N |
| 11. | Bridge crossing support structures and dredging necessary for installation | * |
| 12. | Bridge crossings | * |
| 13. | Navigation and water-dependent commercial enterprises and activities | N |

B. Activities:

- | | | |
|----|--|-----|
| 1. | Dikes | |
| a. | New construction | N |
| b. | Repair/Maintenance | N/A |
| c. | Installation of tidegates in existing functional dikes | N |

2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N/A
3.	Dredge Material Disposal	N
4.	Fill	N
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvements	N
6.	Piling/dolphin installation	N
7.	Shoreland stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	N
	b. Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Wastewater/storm water discharge	N
13.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).
- 11,12. These may be allowed upon finding that such structures are consistent with the resource capabilities of the area.

Activities:

- 7b. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring nonstructural to structural solutions, and to the specific findings for riprap. Further, bulkheads are only permitted subject to the findings required by Policy [#6](#), "Fill in Conservation and Natural Management Units", and to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

10. This activity is only permitted subject to Policy [#5a](#).
13. Subject to Policy [#5d](#).

**SOUTH SLOUGH
63C2-DA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 63C2

MANAGEMENT CLASSIFICATION: DA

Boundaries: This unit is a small finger channel on the western shore of South Slough just south of Shoreland Unit 65.

Management Objective: This aquatic unit shall be managed for the continuation and planned expansion of oyster processing. Maintenance dredging of the channel and dredging of a "bathtub" for storage of the barges at low tide are uses consistent with the Plan and necessary to support the intended upland use. Uses and activities allowed are consistent with adjacent aquatic environments.

A. Uses

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Commercial | N |
| 3. | Docks | * |
| 4. | Industrial and port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 8. | Recreation facilities | |
| a. | Low-intensity | N |
| b. | High-intensity | N |
| 9. | Research and educational observations | A |
| 10. | Utilities | |
| a. | Low-intensity | A |
| b. | High-intensity | A |
| 11. | Bridge crossing support structure and dredging necessary for installation | N |
| 12. | Bridge crossings | N |
| 13. | Navigation and water-dependent commercial enterprises and activities | * |

B. Activities:

- | | | |
|----|--|---|
| 1. | Dikes | |
| a. | New construction | N |
| b. | Repair/Maintenance | * |
| c. | Installation of tidegates in existing functional dikes | * |
| 2. | Dredging | |
| a. | New | * |
| b. | Maintenance dredging of existing facilities | * |
| c. | To repair dikes and tidegates | N |
| 3. | Dredged material disposal | N |
| 4. | Fill | * |

5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvements	A
6.	Piling/dolphin installation	*
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection is subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).
3. Dock facilities necessary to support the upland oyster shucking operation are allowed.
13. This use is only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

Activities:

1b,1c,2a,2b,4. New dredging shall be allowed for purposes of creating a "bathtub" adjacent to the upland for moorage of a barge at low tide.

Maintenance dredging of the "bathtub" and the channel shall be allowed for barge operations.

Limited fill shall be allowed to create the reconfiguration of the bank line to accommodate the loading of barges.

These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

- 5c. This activity is subject to Policy [#12](#).
- 6. Piling/dolphins shall be allowed as necessary for facilities for unloading oysters.
- 7b,7c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) to a finding that adverse impacts have been minimized (see Policy [#5](#)); and (3) to Policy [#8](#), requiring mitigation.

- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
- 11. This activity is subject to Policy [#5a](#).
- 12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".
- 13. Subject to Policy [#5d](#).

**SOUTH SLOUGH
64-CS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 64

MANAGEMENT CLASSIFICATION: CS

Boundaries:

Northern Boundary - The line between Sections 2 and 11 in T.26S, R.14W.

Southern Boundary - South Slough Reserve northern boundary.

Management Objective: With the exception of an existing oyster processing use, (see Aquatic Unit 63C₂), this undeveloped western shore of South Slough shall be managed to maintain the riparian vegetation for (i) protection of wildlife habitat (such as an existing heron rookery), (ii) maintenance of the aquatic habitat, and (iii) protection of the area's scenic qualities. This unit contains designated mitigation site L-5 ["high" priority] which must be protected from pre-emptive uses (see Policy [#22](#)).

The existing heron rookery shall also be preserved by protecting those trees in the rookery which are used by the birds.

A. Uses

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	N
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A

3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	N
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this Unit are only permitted as stated in Policy [#14](#), “General Policy on Uses within Rural Coastal Shorelands”. Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.

The following condition applies to all uses and activities:

2. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).

The following condition applies to all permitted uses:

3. Where "agricultural lands" or "forest lands" occur within this unit as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
4. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
5. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
6. On designated "medium" or "high" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the condition in Policy [#22](#).
7. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.
8. In rural areas (outside of UGB’s) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Activities:

- 6b. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
- 10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**SOUTH SLOUGH (CHARLESTON)
65-UD**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 65

MANAGEMENT CLASSIFICATION: UD

Boundaries:

Northern Boundary - The Charleston Bridge and its continuation west as the Cape Arago Highway.
Southern Boundary - Line between Sections 2 and 11 in T.26S, R.14W.

Management Objective: This shoreland unit shall be managed for continuation of residential and commercial uses and for aquaculture, as these are consistent with the adjacent natural aquatic area of South Slough.

A. Uses

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	*
5.	Dryland moorage	A
6.	Industrial and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	A
13.	Solid waste disposal	*
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	

	a.	Vegetative	A
	b.	Riprap	*
	c.	Retaining wall	*
7.		Navigation aids (e.g., beacons)	A
8.		Mitigation	A
9.		Restoration	
	a.	Active	*
	b.	Passive	A
10.		Land divisions	
	a.	Partition	*
	b.	Subdivision	*
	c.	Planned Unit Development	*
	d.	Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
2. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

- 4,6. Commercial and industrial uses within urban unincorporated communities are subject to Policy [#16a](#).
13. Temporary disposal of shellfish shells associated with aquaculture operations shall be appropriate.

Activities:

- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

SOUTH SLOUGH (CHARLESTON)
66-UW

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 66

MANAGEMENT CLASSIFICATION: UW

Boundaries:

Northern Boundary - A line perpendicular to the shore, 400-feet north of the Charleston Breakwater.
Southern Boundary - Charleston Bridge and Cape Arago Highway as it continues west.

Management Objective: The waterfront area of this shoreland unit shall be managed for water-dependent and water-related uses. Temporary non-water-dependent/non-water-related uses are allowed as per Policy #16 in this area. The inland area is not well suited for water-dependent/water-related uses (See inventory map "Goal #16 and Goal #17 Priority Development Areas" (Mylar Map 24) for delineation of the area considered "suitable for water-dependent uses").

A. Uses

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	*
5.	Dryland moorage	A
6.	Industrial and port facilities	*
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	A
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
16.	Energy production	*
17.	Water-borne transportation	*

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	A
	b. Repair/Maintenance	A

3.	Dredged material disposal	N
4.	Excavation to create new water surface	A
5.	Fill	A
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining Wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	N/A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
2. All uses shall be consistent with Policy [#16](#), regarding protection of areas "suitable for water-dependent uses".
3. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).
4. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#) and [#51](#).

SPECIAL CONDITIONS:

Uses:

- 4,6. Commercial and industrial uses within urban unincorporated communities are subject to Policy [#16a](#).
- 4,6,16,17. These uses are subject to review and approval when consistent with Policy [#16](#).

Activities:

- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).

**SOUTH SLOUGH (CHARLESTON SMALL BOAT BASIN)
66A-DA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 66A

MANAGEMENT CLASSIFICATION: DA

Boundaries: This unit is the aquatic area to the west of the authorized Charleston Channel comprising the Charleston Small Boat Basin, north to the breakwater and south to the southern-most docking facility.

Management Objective: This aquatic unit shall be managed for expansion of the commercial fishing industry and for maintenance and expansion of recreational moorage.

A. Uses

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Commercial | * |
| 3. | Docks | A |
| 4. | Industrial and port facilities | * |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | A |
| 7. | Mining/mineral extraction, including dredging necessary for mineral extraction | N |
| 8. | Recreation facilities | |
| a. | Low-intensity | A |
| b. | High-intensity | A |
| 9. | Research and educational observations | A |
| 10. | Utilities | |
| a. | Low-intensity | A |
| b. | High-intensity | A |
| 11. | Bridge crossing support structures and dredging necessary for installation | N |
| 12. | Bridge crossings | N |
| 13. | Navigation and water-dependent commercial enterprises and activities | * |

B. Activities:

- | | | |
|----|--|---|
| 1. | Dikes | |
| a. | New construction | * |
| b. | Repair/Maintenance | * |
| c. | Installation of tidegates in existing functional dikes | * |
| 2. | Dredging | |
| a. | New | * |
| b. | Maintenance dredging of existing facilities | * |
| c. | To repair dikes and tidegates | N |
| 3. | Dredge Material Disposal | N |
| 4. | Fill | * |
| 5. | Navigational | |

a.	Aids (e.g., beacons, buoys)	A
b.	Structures	*
c.	Minor navigational improvements	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
a.	Vegetative	A
b.	Riprap	*
c.	Bulkheads	*
8.	Mitigation	A
9.	Restoration	
a.	Active	*
b.	Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary, is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).
- 2,4. If the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
13. This use is allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.

Activities:

- 1a,1b,1c,2a,2b,4,5b. These activities are allowed subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 5c. This activity is subject to Policy [#12](#).
- 7b,7c. These activities are permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for

erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) to a finding that adverse impacts have been minimized (see Policy [#5](#)); and (3) to Policy [#8](#), requiring mitigation.

- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
- 11. This activity is only permitted subject to Policy [#5a](#).
- 12. Wastewater and storm water discharge, see Policy [#25](#) and definition of "facility".
- 13. Subject to Policy [#5d](#).

**SOUTH SLOUGH (COASTAL ACRES)
66B-CA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 66B

MANAGEMENT CLASSIFICATION: CA

Boundaries: The undeveloped triangular intertidal aquatic area south of the Charleston Boat Basin, locally known as Coastal Acres, plus the adjacent area west of the maintained channel, south to the Charleston Bridge (south side).

Management Objective: This aquatic unit shall be managed to conserve the easily accessible recreational clam bed. However, local governments also believe this to be an excellent site for a large in-water marina and, accordingly, intend to pursue the necessary actions at the next plan update to justify marina development in this unit.

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	*
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	*
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
11.	Bridge crossing support structures and dredging necessary for installation	*
12.	Bridge crossings	*
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	*
	c. Installation of tidegates in existing functional dikes	*
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N

4.	Fill	N
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor navigational improvements	A
6.	Piling/dolphin installation	A
7.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
11.	Temporary alterations	*
12.	Wastewater/storm water discharge	*
13.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is allowed or, where aquaculture requires dredging or fill or other alteration of the estuary, is subject to Policy [#4a](#).
 3. This use is only permitted if it is water-dependent and needs to occupy the water surface by means other than fill (e.g. pilings).
- 6,8a,8b. These uses are allowed subject to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)). Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").
- 11,12. This use/activity is only permitted subject to the findings required by Policy [#6](#), "Fill in Conservation and Natural Management Units".

Activities:

- 1b,1c. This activity is permitted subject to the findings required by Policy [#6](#), "Fill in Conservation and Natural Management Units", and subject to finding that adverse impacts have been minimized (see Policy [#5](#)) and to Policy [#8](#), requiring mitigation.
- 2b. This activity is only allowed subject (1) to the making of resource capability consistency findings and impact assessments (see Policy [#4a](#)); (2) to a finding that adverse impacts have been minimized (see Policy [#5](#)); and (3) to Policy [#8](#), requiring mitigation.
- 5c. This activity is subject to Policy [#12](#).
- 7b. This activity is permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
- 11. This activity is only permitted subject to Policy [#5a](#).
- 12. Wastewater and storm water discharge, see Policy [#25](#) , and definition of "facility".
- 13. Subject to Policy [#5d](#).

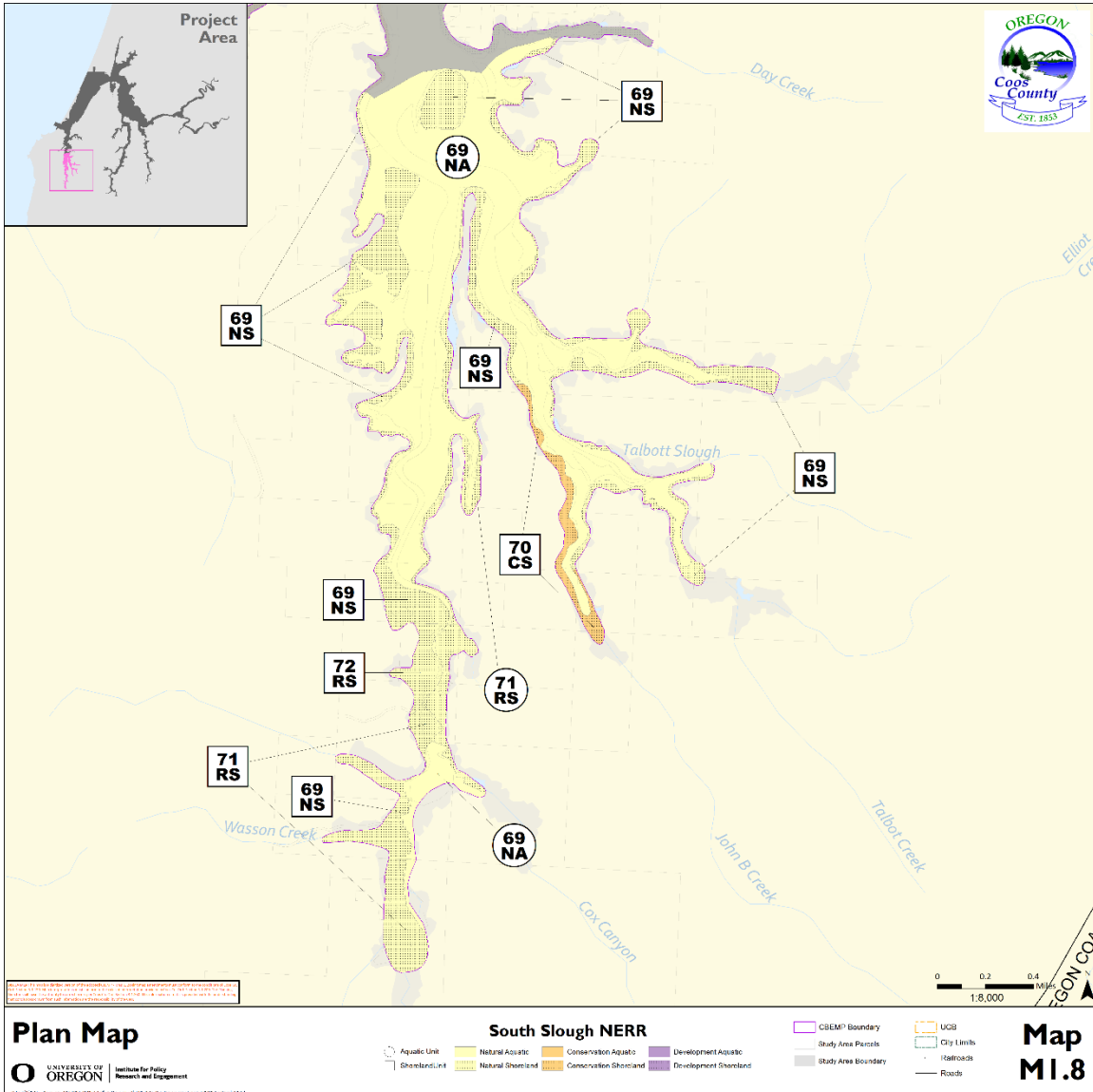
5.8 South Slough Estuarine Sanctuary

INCLUDING ONLY THE AREA WITHIN THE
COASTAL SHORELANDS BOUNDARY

Shoreland Units: 69 - 72

Aquatic Units: 69 - 72

Units are listed in numerical order,
Shoreland Units first.



Shoreland Unit	Aquatic Unit	Coos County	Coos Bay	North Bend
69-NS		X		
	69-NA	X		
70-CS		X		
71-RS		X		
72-RS		X		

**SOUTH SLOUGH ESTUARINE SANCTUARY
69-NS**

JURISDICTION: COOS COUNTY

MANAGEMENT CLASSIFICATION: NS

SHORELAND UNIT: 69

Boundaries: This unit consists of the state-owned shoreland that borders the South Slough on the east, south, and west shores and is designated part of the South Slough Estuarine Sanctuary.

Eastern Boundary - The Sanctuary boundary that extends from west to east just north of Valino Island and intersects the east shore just south of Days Creek.

Western Boundary - The Sanctuary boundary immediately west of Valino Island.

Management Objective: This unique natural environment has been designated by the state and federal governments as the first estuarine sanctuary in the nation. As such, the Plan intends that this shoreland unit be managed to maintain the integrity of the estuarine sanctuary, to protect it from internal and external sources of stress that would alter or affect the nature of the ecosystem, and to preserve it for long-term scientific and educational uses consistent with the policy established by ORS 273.553. The unit also contains four designated mitigation sites, SS-1(b), SS-4, SS-7 and SS-9 (all "medium" priority). These sites shall be protected, as required by Policy [#22](#).

A. Uses

1.	Agriculture	*
2.	Airports	N
3.	Aquaculture	*
4.	Commercial	N
5.	Dryland moorage	*
6.	Industrial and port facilities	N
7.	Land transportation facilities	*
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	N
12.	Residential	*
13.	Solid waste disposal	N
14.	Timber farming/harvesting	*
15.	Utilities	
	a. Low-intensity	*
	b. High-intensity	N

B. Activities:

1.	Stream alteration	*
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	*
6.	Shoreline stabilization	
	a. Vegetative	*
	b. Riprap	*
	c. Retaining wall	N
7.	Navigation aids (e.g., beacons)	N
8.	Mitigation	*
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	N
	a. Partition	N
	b. Subdivision	N
	c. Planned Unit Development	N
	d. Recreation PUD	N

GENERAL CONDITIONS (The following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this unit are subject to Policies [#17](#) and [#18](#).
2. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.

The following condition applies to all permitted uses:

3. Where "agricultural lands" or "forest lands" occur within this unit as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
4. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
5. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
6. On designated "medium" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).

7. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
8. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

1. Agriculture uses (limited to livestock grazing only) are allowed upon a finding by the Sanctuary governing body that the use furthers the scientific or educational goals and objectives of the Sanctuary program and will be accomplished in a manner that adequately protects the natural resources of the area.
3. Aquaculture uses are subject to a finding by the Sanctuary governing body that the use furthers the scientific or educational goals and objectives of the Sanctuary program, and will be accomplished in a manner that adequately protects the natural resources of the area (subject to Policy [#4a](#)).
- 5,14a. These uses are allowed only to meet the needs of the Sanctuary governing body to assure that the use is necessary to further the scientific and educational goals of the sanctuary program.
7. Land transportation facilities are allowed subject to approval by the Sanctuary governing body to assure that the use is necessary to further the scientific and educational goals of the Sanctuary program.
- 11a. Low-intensity, undeveloped recreation is allowed consistent with the Sanctuary management program.
13. Commercial timber harvest is prohibited; however, tree removal is permitted under specific conditions of SSES administrative rule.

Activities:

1. Stream alterations are allowed for the purposes of an educational project approved by the Sanctuary Management Committee and subject to design review by the Sanctuary governing body.
- 5,6a,6b. These activities are allowed only upon a finding by the Sanctuary governing body that the activities further the scientific or educational goals and objectives of the sanctuary program. These activities are also subject to design review by the Commission. In addition, riprap is only permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems". In addition, fill shall not be allowed in areas of "wet meadow" wetland, as identified in the "Wet Meadows" Inventory Map (Map M6), except as otherwise allowed in Policy [#14](#).
- 8,9a. Mitigation/restoration actions are subject to approval by the sanctuary governing body.

**SOUTH SLOUGH ESTUARINE SANCTUARY
69-NA**

JURISDICTION: COOS COUNTY

AQUATIC UNIT: 69

MANAGEMENT CLASSIFICATION: NA

Boundaries: This unit consists of the aquatic area of the South Slough Reserve, south from the Sanctuary boundary just north of Valino Island. It also includes upper Winchester Slough and adjacent tidal marshes to head-of-tide.

Management Objective: This rich aquatic resource area is to be managed as a natural aquatic area to maintain the integrity of the estuarine sanctuary, to protect it from internal and external sources of stress that could alter or affect the nature of the ecosystem, and to preserve it for long-term scientific and educational uses consistent with the policy established by ORS 273.553. This unit also contains nine designated mitigation/restoration sites: SS-1(a); SS-2(a) and (b); SS-3(a) and (b); SS-10(a), (b), and (c); and SS-11 (all "medium" priority). All shall be protected as required by Policy #22. Management of the aquatic areas adjacent to privately owned lands is designed to allow continuation of existing undeveloped low-intensity uses consistent with the South Slough Reserve program and subject to the approval of the Sanctuary governing body.

A. Uses

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	*
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction, including dredging necessary for mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Research and educational observations	A
10.	Utilities	
	a. Low-intensity	*
	b. High-intensity	N
11.	Bridge crossing support structures and dredging necessary for installation	N
12.	Bridge crossings	N
13.	Navigation and water-dependent commercial enterprises and activities	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	N
	c. Installation of tidegates in existing functional dikes	N

2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N
3.	Dredge Material Disposal	N
4.	Fill	N
5.	Navigational	
	a. Aids (e.g., beacons, buoys)	N
	b. Structures	N
	c. Minor navigational improvements	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	*
	b. Riprap	*
	c. Bulkheads	N
8.	Mitigation	*
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Temporary alterations	*
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	A
12.	Wastewater/storm water discharge	N
13.	Research and educational observation structures	*

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Uses:

1. Aquaculture uses within the Sanctuary have been restricted by the governing body to a total of up to 100 acres to be conducted by either stake or bottom culture. Any future aquaculture use must be approved by the Sanctuary governing body. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks), is subject to Policy [#4a](#).
3. Docks and launching facilities are allowed only upon a finding by the Sanctuary governing body that the use is in conjunction with "research and educational observation" and is subject to review by the Commission.
- 9a. Low-intensity utilities are subject to approval by the Sanctuary governing body and must be consistent with the purpose of the Sanctuary (see Management Objective).

Activities:

7a,7b. These activities are subject to approval by the Sanctuary governing body. In addition, riprap is only permitted subject to the general findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77, (B) unique natural resource and historical and archaeological values, or (C) public facilities.

10,9a. Mitigation/restoration actions are subject to approval by the Sanctuary governing body, and may be allowed only where in conjunction with scientific research or where secondary to a scientific research activity.

Active restoration is subject to the making of resource capability consistency findings by the Sanctuary governing body (see Policy [#4a](#)) and must be consistent with Policy [#22b](#).

10. This activity is only permitted subject to Policy [#5a](#).

13. Subject to Policy [#5d](#).

**SOUTH SLOUGH ESTUARINE SANCTUARY
70-CS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 70

MANAGEMENT CLASSIFICATION: CS

Boundaries: This shoreland unit is the privately held lands that border the South Slough on the east shore of Long Island Point.

Northern Boundary - A line to the east along the section line between S.24 and S.25, T.26, R.14W.

Southern Boundary - Head-of-tide on John B. Creek.

Management Objective: Management of these privately held lands within the designated Sanctuary is to protect the riparian buffer and allow low-intensity uses for benefits to the aquatic and upland natural resources, water quality, and scenic values.

A. Uses

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	*
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N

4.	Excavation to create new water surface	A
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	N
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this unit are only permitted as stated in Policy [#14](#), “General Policy on Uses within Rural Coastal Shorelands”. Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
2. The Sanctuary Governing Body shall be notified by Coos County of any proposed new or more intensive use or activity, including timber harvest, to enable SSES review and comment on such permits prior to County approval.

The following condition applies to all uses and activities:

3. Inventoried resources requiring mandatory protection in this Unit are subject to Policies [#17](#) and [#18](#).
4. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.

The following condition applies to all permitted uses:

5. Where "agricultural lands" or "forest lands" occur within this unit as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
6. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
7. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
8. In rural areas (outside of UGB’s) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).

SPECIAL CONDITIONS:

Uses:

8. This use is allowed subject to the approval of the use and design review by the Sanctuary governing body.

Activities:

- 6b. This activity is permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

SOUTH SLOUGH ESTUARINE SANCTUARY
71-RS

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 71

MANAGEMENT CLASSIFICATION: RS

Boundaries: This shoreland Unit is the privately held lands on the east shore of the Winchester Creek arm of South Slough.

Northern Boundary - A line to the west along the section line between S.23 and S.126, T.26, R.14W.

Southern Boundary - A line to the north along the section line between S.35 and S.36, T.26, R.14W, south of Cox Creek, and thence in a westerly direction along Cox Creek to Winchester Creek.

Management Objective: These privately held lands within the designated Sanctuary shall continue in both agricultural and forest production. This unit also contains designated mitigation site SS-6(a), "medium" priority, which shall be protected as required by Policy [#22](#).

A. Uses

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	A
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	A
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N

5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	*
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.

The following condition applies to all permitted uses:

2. Where "agricultural lands" or "forest lands" occur within this unit as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
3. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
4. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
5. All permitted uses in dune areas shall be consistent with the requirements of Policy [#30](#).
6. On designated "medium" or "high" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
7. The Sanctuary Governing Body shall be notified by Coos County of any proposed new or more intensive use or activity, including timber harvest, to enable SSES review and comment on such permits prior to County approval.
8. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).
9. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Activities:

- 6b,6c. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
- 10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

**SOUTH SLOUGH ESTUARINE SANCTUARY
72-RS**

JURISDICTION: COOS COUNTY

SHORELAND UNIT: 72

MANAGEMENT CLASSIFICATION: RS

Boundaries: This shoreland unit consists of the privately held property on the west shore of the mouth of Winchester Creek.

Northern Boundary - A line to the east along the section line between S.26 and S.35, T.26, R.14W.

Southern Boundary - Hinch Road at the bridge over Winchester Creek.

Management Objective: This privately held property within the South Slough Reserve is to be managed to continue existing low-intensity agricultural uses and to allow new uses that are found by the Sanctuary Commission to be consistent with the management objectives for the Sanctuary. This unit also contains two designated mitigation sites: SS-4(part) and SS-5, both "medium" priority, which shall be protected as required by Policy [#22](#).

A. Uses

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	A
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	A
13.	Solid waste disposal	N
14.	Timber farming/harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Repair/Maintenance	A
3.	Dredged material disposal	N

4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	A
	b. Riprap	*
	c. Retaining wall	N
7.	Navigation aids (e.g., beacons)	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land divisions	
	a. Partition	*
	b. Subdivision	*
	c. Planned Unit Development	*
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. All permitted uses and activities shall be consistent with Policy [#23](#), requiring protection of riparian vegetation.

The following condition applies to all permitted uses:

2. Where "agricultural lands" or "forest lands" occur within this unit as identified in the inventory plan maps, uses in these areas shall be limited to those permitted in Policies [#28](#) and [#34](#).
3. Uses in this unit are only permitted as stated in Policy [#14](#), "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
4. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy [#27](#).
5. On designated "medium" or "high" priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy [#22](#).
6. The Sanctuary Governing Body shall be notified by Coos County of any proposed new or more intensive use or activity, including timber harvest, to enable SSES review and comment on such permits prior to County approval.
7. In rural areas (outside of UGB's) utilities, public facilities, and services shall only be provided subject to Policies [#49](#), [#50](#), and [#51](#).
8. All uses and activities: Inventoried resources requiring mandatory protection are subject to policies [#17](#) and [#18](#).

SPECIAL CONDITIONS:

Activities:

- 6b. These activities are permitted subject to the findings required by Policy [#9](#), "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy [#22b](#).
- 10. Land divisions are only permitted where they meet the conditions in Policy [#15](#).

SECTION 6. SPECIAL DREDGED MATERIAL DISPOSAL CONSIDERATIONS

PURPOSE: This section presents management considerations related to disposal of dredged materials. It is a Dredged Materials Disposal (DMD) plan for the estuary.

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6. SPECIAL DREDGED MATERIAL DISPOSAL CONSIDERATIONS

6.1 Introduction

Designated dredged material disposal sites are shown in Table 6.1. Detailed data are shown in the field sheets contained in Appendix 'A' of Part 2, Section 6.6 of the Inventory and Factual Base. These sites are to be protected from pre-emptory uses as required by Plan Policy #20: "Dredged Material Disposal Sites". Where disposal is in aquatic areas, appropriate findings must be made, as required by Plan Policy #5: "Estuarine Fill and Removal". Policy #20b, priority for in-bay disposal sites shall also apply. Where necessary, exceptions to Goal #16 must be taken to assure future use of a site for dredged material disposal. A designated site may only be put to some other use on a finding that substitute capacity is available to provide for that need (see Policy #20). It is recognized in the Plan that each of these sites is vital to satisfy future needs, bearing in mind that some may prove unavailable. Since the adoption of the Plan, ocean disposal has become a reality. The U.S. Army Corps of Engineers has three approved (Environmental Protection Agency - EPA) ocean disposal sites: Sites "E, F, and H and a flow-lane sump at R.M. 8.4". Because of the effectiveness and feasibility of ocean disposal, there is less need for the number of land disposal sites.

6.2 Dredged Material Disposal Guidelines [See Policy [#20a](#)]

6.2.1 Introduction

The County's adopted Comprehensive Plan listed several "land" Dredge Material Disposal sites and their locations as well as each one's capacity. In the last 13 years changes have occurred regarding "land" disposal which has caused the majority of disposal to occur in the ocean. Out of 18 land disposal sites (listed in Table 6.1, Volume II, Part 1, Section [6.2.2](#)), five have been removed because of capacity and/or are no longer feasible as a disposal site. In addition to the removal of the 5 sites, 3 disposal sites are now within city limits. The U.S. Army Corps of Engineers along with the Oregon International Port of Coos Bay have added one disposal site to the list, which is located in Barview and has a capacity of 100,000 cubic yards.

The Army Corps of Engineers completed an Environmental Impact Statement (EIS) on ocean disposal in 1986 and a Feasibility Report on Navigation Improvements with Environmental Impact Statement in January, 1994. These reports and studies show that there are 3 ocean disposal sites and one flow lane sump for temporary holding which have been designated as disposal sites. These sites are as follows:

- (a) Site "E" (named Echo) is an alternate site for disposal (approved by the Environmental Protection Agency in 1977), when site "F" is too dangerous to use because of prevailing winds;
- (b) Site "F" (named Foxtrot) is an original ocean disposal site (approved by the Environmental Protection Agency in 1977), which has been enlarged and is for disposal material from River Mile 12 (R.M.12);

- (c) Site "H" (named Hotel) was designated as a disposal site in 1986 and is used for disposal of finer-grained sand and silt materials from above R.M.12.
- (d) Flow lane sump at R.M.8.4 is also used to temporarily store material dredged by the hopper dredge for later ocean disposal by contracted clamshell and barge dredging. This allows more effective use of the hopper dredge by significantly reducing its non-productive time spent hauling loads to disposal. A flowlane site just inside the entrance is used occasionally for disposal if entrance conditions are too hazardous for the dredges.

TABLE 6.1 SUMMARY:
DESIGNATED DREDGE MATERIAL DISPOSAL SITES*

(See Appendix 'A' in Part 2, Section 6.6 of Special Dredged Material Disposal Element for detailed field sheets.)

SITE NO.	LOCATION	CAPACITY (cubic yards)	COMMENTS
4a	North Spit	1,670,000	Federally owned
4x	Henderson Marsh	2,000,000	Future project
9y	Airport Interior	336,000	FAA approved
In-bay D (8.4)	Airport	Unknown	Limited use allowed
In-bay G	Coos Head	Unknown	Regularly used
New *	Barview	100,000	Port owned
15a	East Bay Drive	200,000	School District #13
25	Lower Isthmus (East	1,300,000	Private agriculture land
30b	North of Christensen's Ranch	696,000 6,302,000.	Private agriculture land

* New site is not part of the field sheets.

The "field sheets" (located in Appendix A, Part 2, Section 6.6 of the Inventory and Factual Base), which were utilized to designate land disposal sites, were a useful tool in designating the land disposal sites when formulation of the Plan was occurring. Now after 13 years, the number of land disposal sites has diminished because of ocean disposal.

6.2.1.1 Role of Ocean Disposal

Since the mid-1980s, ocean disposal in three EPA approved offshore disposal sites has been the preferred method for most dredging operations in Coos Bay. The reason for this preference is that, in most cases, ocean disposal of material from a "dump scow" barge is less expensive than a pipeline dredge to an upland site. However, ocean disposal can only occur for materials which pass the Environmental Protection Agency's stringent in-water disposal guidelines. For those moorage areas or sections of the channel that fail the guidelines, upland disposal is ultimately the only available option (other than not dredging). The availability of ocean disposal has substantially lessened, but not eliminated, the need for identifying and protecting upland disposal sites. As of this writing, only one

approved disposal site exists in the Coos Bay Estuary -- the Barview contained disposal facility owned and operated by the Port of Coos Bay at Barview Wayside near Charleston. Other sites in the bay, such as the Henderson Marsh site, would serve as excellent sources for receipt of material, if necessary, but do not yet have full permit status.

6.2.2 Drainage Diversion

Proper diversion of surface water runoff should be provided to maintain the integrity of the natural streams and drainageways. Leaching of disposal runoff into the waterway should be controlled and should enter the waterway through appropriate outfall. Underground springs should be identified and protected.

6.2.3 Sediment Quality and Turbidity

Dikes should be well constructed and large enough to encourage proper "ponding" and to prevent the return of suspended fines into the waterway or estuary. Ponds should be designed to maintain standing water whenever possible to further encourage proper settling. Weirs should have 2-3 inch crest heights for 8-12" pipelines.

6.2.4 Timing

The timing of dredging and disposal activities should be coordinated with the Department of Environmental Quality and the Department of Fish and Wildlife to ensure adequate protection of biologically productive elements such as fish runs, spawning activity, etc. In general, disposal should occur during periods of adequate river flow to aid flushing of suspended sediments.

6.2.5 Land Surface Use

Generally, disposal of dredged material should occur on the smallest possible land area in order to minimize the quantity of land that is disturbed. Clearing of land should occur in stages on an as needed basis. Reuse of existing disposal sites is preferable to the creation of new sites in order to minimize the total land area covered by disposal material.

In upriver and slough areas, however, dredged materials can assist in improving the existing conditions of certain lands through drainage improvements and other means. In such cases the dredged materials may be best utilized if they are spread out and worked into the existing soils, rather than "piling" from land parcel to land parcel.

6.2.6 Revegetation

Revegetation of disposal sites should occur as soon as is practicable where erosion might be a problem. Native species should be used and efforts should be made to minimize the time necessary to achieve leaching of salts from the soils. Revegetation projects generally are the responsibility of the project sponsor.

6.2.7 Toxic Materials

Sediments from the lower bay are generally considered "clean" and should require no special treatment during dredging and disposal. Upper Bay materials have been extensively studied by the Corps of Engineers. As those study materials become available, conditions may be appropriate for true disposal safeguards.

6.2.8 Land Use

Dredged Material Disposal sites were incorporated into the land use planning process so that uses would be consistent with the County Comprehensive Plan. Over the years, since gathering information and adoption of the Plan, the method of dredge disposal has changed from land disposal to ocean disposal, even though there are still some land dredge material disposal sites. Disposal into the ocean has turned out to be the disposal that is feasible for the users.

6.2.9 Outfalls and Influent Discharge Points, Water Quality

Influent discharge points will be placed at a sufficient distance from outfall points to maximize settling. Federal and state water quality standards will be followed during all phases of the disposal activity. Outfalls will be located and engineered to protect adjacent estuarine values and to maintain local water quality.

6.2.10 Removal of Material from Approved Upland Sites

Traditionally, upland disposal enables dredging to take place in an approved channel and the filled site eventually becomes available for a developed use. Under certain circumstances, the Department of Environmental Quality (DEQ) will allow the removal of previously disposed material on an upland site so it may be reused. A prime example in Coos Bay is the Port's Barview contained disposal facility. Removal of material (in order to make the site available for future disposal operations) occurs only after appropriate testing of the consolidated sediment after it has dried to a sufficient degree. Typically, contractors are then permitted, after review by DEQ, to place selected materials in dump trucks for use as fill in other locations.

6.3 Implementation and Protection

6.3.1 Introduction

The economy of the Coos Bay region is dependent upon continuing navigational use of the waterway. In order for navigation to continue, dredging must occur to maintain the necessary channel depths. In turn, the ability to dredge is dependent upon the availability of adequate sites for the disposal of dredge materials. The supply of land disposal sites, which meet the necessary environmental and engineering criteria, is limited. Therefore, the majority of disposal is now "ocean disposal" and not "land". Ocean disposal has become the feasible means of disposal rather than trucking or piping to a "land" dredged material disposal site.

There are 3 ocean disposal sites and one flow lane sump for temporary holding off the mouth of Coos Bay. These sites were determined through an evaluation by the U.S. Army Corps of Engineers on the

suitability of dredge material disposal for ocean disposal. Evaluations compare ocean disposal and land disposal and do consider comparisons with other disposal options such as upland or in-bay. The Corps monitored the sites since their designation by the EPA as disposal sites.

6.3.2 Planning Options

Placing dredge materials on a land site is viewed as a short-term use of that land resource. Once the disposal action has been completed and the necessary settling; compaction; and stabilization has occurred, the land becomes available for a variety of land uses depending on the specific site characteristics and location. Therefore, although a specific site may be utilized for the disposal of dredge materials the disposal use is only temporary and the land may, in some cases, be converted to a more permanent use after the disposal has been completed.

Some of the dredge material disposal sites, which were previously approved in the adopted Coos County Comprehensive Plan, are now out-of-date and are no longer feasible. Table 6.1 in Volume II, Part 1, Section [6.2.2](#), shows the dredge material disposal sites which are currently in use and feasible. In addition to the land dredge material disposal sites; there are 3 ocean disposal sites, which are utilized more frequently than the land because of several factors--distance, money, and amount of material.

As time goes on, land disposal sites will most likely diminish and the shift will be to ocean disposal because of the cost factor and location of the land DMD sites.

Dredged material disposal sites determined to be necessary for future use are reserved by a special policy statement in the Estuary Plan. Since disposal use is a short-term use of the land, the land use designation for the sites reflects the long-term desired use such as residential, agricultural, commercial, industrial, or recreational. By that action, the property owner is aware of the local jurisdiction's long-term policies for the particular parcel. Use of the site would be allowed if it did not result in the construction of permanent facilities and was consistent with other policies of the Comprehensive Plan. Once the site is filled, the land will be available for the permanent uses designated in the Plan. An exception to this statement is the Barview Wayside site, an emergency disposal site that is retained for temporary stockpiling during periods when spoils cannot be barged out of the area due to weather conditions. It is intended that spoils be removed later to retain space for future emergencies. Meanwhile, the site is intended for water-based recreational use, including a boat ramp on part of the unit. In this case, two potentially conflicting uses must be accommodated.

6.3.3 Site Use Options

A variety of implementation options are available for use by the Oregon International Port of Coos Bay, private developers, and Coos County in order to secure future use of the necessary disposal sites. The specific option chosen for each site should be dependent upon the site conditions, discussion with the property owner, and the potential future use of the site. The following paragraphs describe a wide range of methods that are available to implement the proposed plan. These include property acquisition, easements, purchase of development rights, property exchanges, and other regulated methods. Any one or combination of these options may be used based on the preferences of the local implementing agencies.

Before the actual site acquisition methods are described, it is important to understand the methods by which site acquisition is funded. In the past, acquisition of disposal sites has been the financial responsibility of the individual port district benefiting from the action or the private party initiating the dredging. This is expected to continue. Although Coos County will supply planning and implementation support, they are not expected to share in the implementation costs. One exception could occur if a proposed disposal site is designated for a public use such as recreation, shoreline access, or other uses of public benefit. In such cases, the county may wish to purchase the site through its normal capital improvements program and convert it to that designated use after the disposal activities have been completed.

The following paragraphs define a range of acquisition and use options which are available for consideration:

- (a) Easements - The property owner and the Port district may enter into an easement agreement whereby the property owner grants the right to place dredged materials on his/her land. The owner retains full use and ownership rights to the land but allows materials to be placed on the property under the conditions outlined in the easement. When disposal is completed, full use of the site reverts to the owner.

This method is most applicable when the private property owner either desires fill material to be placed on the land to enhance the site's future potential, or at least has no objection to the placement of the material. Because the owner maintains direct use of site during and after disposal, the cost of acquiring easements is generally less than many other methods. Use of easements is common practice among port districts. Easement acquisition may or may not be accompanied by financial reimbursement to the private property owner depending on the contract agreement reached between the port district and the owners.

- (b) Fee Purchase - The Port district has the option of purchasing outright the sites on which dredged materials are to be placed. Although this option entails higher costs than does easement acquisition, it has several advantages. Many of the sites identified in this plan would not receive all of the necessary disposal materials for a period of 10 to 20 years and permanent use of the site would not be available until after that time. If the Port districts and the County believe that the property owner will not be willing to wait for that period of time, they may wish to purchase the property and absorb the expense of holding the land.

By use of a land-banking program, the port district could purchase disposal sites in unimproved form and retain ownership until the disposal has occurred. After settling and compaction, the port district could resell the property, thus returning it to the private sector. Although this method would result in increased front-end costs, the future sale of the improved property could result in long-term financial gain to the port district. Use of public bond funds or creation of a local revolving fund would be possible means of generating the necessary revenue. Again, this implementation method could be used in combination with other methods, thus decreasing the quantity of land to be acquired.

As previously mentioned, if Coos County determined that sufficient public benefit could be gained from site acquisition, the County could purchase selected disposal sites and reserve them for future public use. After the disposal activities were completed, the County would make the necessary additional improvements to implement the planned public use of the site.

- (c) Purchase of Development Rights - This implementation method assumes that property ownership carries with it a certain amount of development rights. These rights are transferable and they can be purchased either on a temporary or a permanent basis. If the Port district were to purchase the development rights of a piece of property, just compensation would be required for use of the owner's land. Although the property owner would retain full ownership of the land, the use would be restricted to those activities spelled out in the purchase agreement.

Since purchase of development rights can be for a temporary period, the Port district could buy those rights until the disposal actions were completed. At that time, the development rights contract could be cancelled, and full use of the site would revert to the property owners.

- (d) Property Exchange - In some instances the Port district may wish to acquire disposal sites through the exchange of property with the disposal site owner. In effect, the Port would trade title to a parcel of land they currently own for title of the disposal site they wish to acquire. This method is feasible if the Port district owns land that would be desirable to disposal site owners.

6.3.4 Other Implementation Options

A variety of factors will place pressure on dredge disposal sites for conversion to other uses prior to their need and use as a disposal site. Planning controls through land use designations and policies and other techniques may not be sufficient to restrain those pressures. Since, through this plan, the County and cities are determining that the use of these sites for disposal of dredged materials is in the public interest, implementation measures other than normal planning regulations may be warranted. At least two such measures should be considered:

- (a) Limited Term Freeze - Even with normal planning regulations, a property owner may elect to apply for a zoning action or building permit at any time. Such action could occur prior to the need to use the property as a disposal site and, therefore, could commit the site to a permanent use prematurely if the application were approved. Under such circumstances, the county could elect, at the time of application, to freeze any action on the property for a specified period (e.g. 90 or 180 days) during which time the Port or other appropriate agencies could negotiate for the acquisition of the property or its use rights. If no such negotiations were undertaken or completed during this period, the original application would proceed through normal procedures.
- (b) Tax Limitation - When the use of a proposed site is implemented by means other than site acquisition, the issue of property taxation must be resolved. If use of a privately owned site prohibits the landowner from making full use of the site, the question remains: Should the property owner carry the tax burden? To deal with this question, it may be possible to defer or fix the taxes on the property over a limited period of time. Such a concept could be implemented through means similar to the "special assessment" provisions of ORS 308.370 dealing with Farm Use Zones or under concepts of a "frozen assessed valuation" as provided for in Urban Renewal Areas under ORS 457. While the legal precedent for such tax actions is clear, the specific enabling authority may not exist for the County to take such actions on dredged material disposal sites.

6.3.5 Site Use and Permit Review

Prior to actual use of the sites for the disposal of dredged materials, the Port and the Corps of Engineers must prepare specific design materials and determine when and how the sites will be utilized. At that time, it will be necessary to apply for the applicable Section 10 and Section 404 permits at both the federal and state level. After approval of the permits, the sites will be available for use subject, however, to any conditions placed on the permit approval.

SECTION 7. SPECIAL MITIGATION/RESTORATION CONSIDERATIONS

PURPOSE: This section presents management considerations related to potential estuarine restoration projects. It is a restoration plan for the estuary.

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7. SPECIAL MITIGATION/RESTORATION CONSIDERATIONS

7.1 Introduction

Section 7 of the Inventory and Factual Base document contains a full discussion of mitigation and restoration requirements and potential actions. Appendix 'A' contains a complete inventory of factual data on each potential site. Table 7.1 (in the Inventory document) lists the inventoried sites and assigns each a 'priority rating' which assesses the potential value of the site and determines the level of protection which is proposed for each. This inventory with priority ratings is reproduced as Table 7.1. The inventory of potential sites is not intended to be exhaustive; other sites may be proposed by project automatically to approval of a mitigation package. Ultimate determination of suitability and adequacy of a mitigation proposal lies with the Department of State Lands.

This Plan proposes several policies related to mitigation and restoration concerns (see Volume II, Part 1, Section [3](#), Policies). These are:

- [#5](#): Estuarine Fill and Removal
- [#6](#): Fill in Conservation and Natural Estuarine Management Units
- [#8](#): Estuarine Mitigation Requirements
- [#12](#): Removal of Old Pilings and Snags
- [#21](#): Mitigation and Restoration Sites
- [#22](#): Mitigation sites: Protection against pre-emptory uses.
- [#22a](#): Acquisition or Protection of mitigation/restoration and dredged material disposal sites.
- [#22b](#): Limiting Dredge and Fill as Estuarine Restoration

"Mitigation" and "Passive/Active Restoration" are outright permitted or allowed by obtaining approval through a conditional use application in some management units, which contain these sites. These uses are also permitted elsewhere as appropriate and consistent with the resource capabilities of the area and the purposes of that particular management unit.

7.2 Implementation

The Department of State Lands (DSL) has been given statewide responsibility for administering all estuarine mitigation\restoration programs. DSL determines which projects will require mitigation\restoration and what mitigation\restoration actions will adequately compensate for dredge or fill impacts. The specific procedures and information requirements to be administered by DSL have been adopted as ORS 196.800-196.830 and Administrative Rules (OAR, Chapter 660, Division 31). The following general outline summarizes DSL's requirements and processes:

1. A DSL application for a removal-fill permit must be complete with the following information provided:
 - A. Specific nature and amount of material to be removed or the amount of fill, the waters and the specific location from which it is to be removed or where the fill will be placed, the method of removal or filling, and the times during which removal or filling is to be conducted.

- B. DSL may require additional information as is necessary to enable the director to determine whether the granting of a permit is consistent with the protection, conservation, and best use of the water resources.
2. DSL will request comment on their permits within 45 days after receiving the request for comment. If comment fails to meet the 45-day requirement, or no comment is sent, DSL will assume there is no objection to the application.
 3. The Resource Inventory and Impact Assessment should not be lengthy or complex, but it should enable reviewers to gain a clear understanding of the impacts to be expected. It should include information on:
 - A. The type and extent of alterations expected;
 - B. The type of resource(s) affected;
 - C. The expected extent of impacts of the proposed alteration on water quality and other physical characteristics of the estuary, living resources, recreation and aesthetic use, navigation and other existing and potential uses of the estuary; and
 - D. The methods which could be employed to avoid or minimize adverse impacts.

The appropriateness of any proposed mitigation site and action is determined by DSL. County involvement in the process is to review the DSL application and determine if the activity will require an application submittal to the County.

TABLE 7.1 MITIGATION SITES INVENTORY: PRIORITY RATINGS

[See Maps: “Selected Mitigation and Restoration Sites”, at 1”-3000’ and 1”-800’ for general and specific locations]

SITE#	ACTION	PRIORITY RATING
LOWER BAY		
L-1	Enhancement	High
L-4	Restoration	High
L-5	Enhancement	High
Mid-Bay		
M-1(a)	Restoration	Medium
M-1(b)	Restoration	Medium
M-3	Creation	High
M-4	Restoration/Creation	Low
M-5	Restoration	High
M-8(a)	Enhancement	Low
M-8(b)	Enhancement	Low

M-9(a)	Restoration	Medium
M-9(b)	Enhancement	Medium
M-9(c)	Enhancement	Low
M-10	Enhancement	Low
M-11(b)	Enhancement	Low
M-12	Restoration	Low
M-13	Restoration	Low
M-22	Restoration	Medium
U-1	Restoration	Low
U-8(a)	Restoration	Medium
Mid-Bay		
U-8(b)	Restoration	Medium
U-9(a)	Restoration	Medium
U-9(c)	Enhancement	Low
U-10	Restoration	Low
U-11	Restoration	Medium
U-12	Restoration	High
U-13	Restoration	High
U-14(c)	Restoration	Medium
U-16(a)	Restoration	High
U-16(b)	Restoration	Low
U-17(a)	Restoration	Medium
U-17(b)	Restoration	Medium
U-21(b)	Restoration	Low
U-22	Restoration	Low
U-23	Restoration	Low
U-24	Restoration	Low
U-26	Restoration	Low
U-27	Restoration	Low
U-28	Restoration	Medium
U-29(a)	Restoration	Low
U-29(b)	Restoration	Medium
U-30(a)	Restoration	Medium
U-30(b)	Restoration	High
U-31	Enhancement	High
U-32(a)	Restoration	Medium
U-32(b)	Restoration	Medium
U-32(c)	Restoration	Low
U-33	Restoration	Low
U-34(a)	Restoration	Low
U-34(b)	Restoration	Low
U-34(c)	Restoration	Medium
U-34(d)	Restoration	Medium
U-41(b)	Restoration	Low
U-42	Restoration	Medium
U-44	Restoration	High

U-45(a)	Enhancement	Low
U-45(b)	Restoration	Low
U-51(a)	Enhancement	High
U-51(b)	Restoration	High
U-52(a)	Restoration	Low
U-52(b)	Restoration	Medium
U-53	Restoration	Medium
U-54	Restoration	Medium
U-55(a)	Enhancement	Low
U-55(b)	Restoration	Medium
U-59(a)	Enhancement	High
U-59(b)	Enhancement	High
U-60(a)	Restoration	Low
U-60(b)	Restoration	Low

7.3 Site Priority Ratings and Protection Strategy for Candidate Mitigation/Restoration Sites.

The rating categories, and the needs for their respective preservation efforts, are:

- HIGH PRIORITY

These sites have been evaluated as the optimum areas for mitigation activities. In most cases, high priority sites exist where:

- Potential biological benefits appear to be substantial;
- Benefits are readily attainable; and
- Actual development requirements are not unusually great.

High priority sites constitute the best available options for mitigation use. As such, these sites shall be protected as a valuable public resource. No pre-emptory uses or activities can be allowed in these areas [see Policy #22], notwithstanding what is otherwise allowed in the Plan.

- MEDIUM PRIORITY

These sites appear to have realistic mitigation potential. However, these sites may upon further study:

- Have less net biological gain potential than High Priority sites;
- Have social or economic conflicts; or
- Require considerable development efforts to achieve project objectives.

Medium Priority sites will be reserved for future mitigation use. These sites may become increasingly important as the options become more limited. Therefore, notwithstanding what is otherwise allowed by the Plan, these sites shall also be protected from pre-emptory uses or activities. However, repair of existing dikes and tidegates and improvement of drainage ditch systems is permitted.

- LOW PRIORITY

These sites are a part of the inventory but, at this time, have questionable mitigation potential. These sites are characterized by:

- A. Limited potential for biological gain; or
- B. Considerable social or economic problems; or
- C. Major development requirements to implement the project.

Low priority sites will not be permanently protected under this plan. These sites may not necessarily be appropriate for mitigation development. However, they may be well suited to estuarine restoration actions at the initiative of the landowner. Pre-emptory uses or activities can occur on these sites within the limits of what is otherwise permitted by the Plan in that area.

7.4 Site Preservation and Mitigation Banking

The sites evaluated as High or Medium priority will be protected in the plan. A change of this "potential use" designation will require a plan amendment. Except as permitted in Policy #22, any proposals for uses or activities that affect a site's potential for future mitigation use is prohibited. Low priority sites can be committed to other uses by city or county action.

The one site not subject to these requirements is site #U-12 (High Priority), which is also identified as designated dredged material disposal site #30b. The competing uses do not represent a conflict, since the site is available for either activity until finally selected and used for one.

A variety of options are available to secure a potential mitigation site or sites. The specific option chosen for each site should depend upon the site conditions, discussion with the property owner, and the potential future use of the site. Any one or combination of options may be used based on the preferences of the local implementing agency.

7.4.1 Easements

The property owner and Port or other project sponsor may enter into an easement agreement whereby the property owner grants the right to implement a mitigation action on his/her land. The owner retains ownership of the land, but is restricted to passive uses of the property that will not negate or otherwise jeopardize the mitigation objective. This method is most applicable when the owner is not actively utilizing the property but has interest in retaining the land for recreation or aesthetic purposes.

Use of easements is common practice among port districts. Easement acquisition may or may not be accompanied by financial reimbursement to the private property owner depending on the contract agreement reached between the port district or other sponsor and the owner.

7.4.2 Fee Purchase

The Port or private interests have the option to purchase outright the sites on which mitigation will occur. This is the most probable method of making sites available, because of the limited future use after mitigation is implemented. This method will be particularly important for mitigation banking, as the port or private industry may wish to secure a number of sites for future use.

7.4.3 Purchase of Development Rights

This implementation method is based on the principle that property ownership carries with it certain development rights.

These rights are transferable and can be purchased on a temporary or a permanent basis. If the port district or other sponsor were to purchase the development rights of a piece of property, "just compensation" would be required for use of the land.

Although the property owner would retain full ownership, the use would be restricted to those activities specified in the purchase agreement. As with easements, this will be most applicable for property owners who wish to retain that ownership for passive recreation or aesthetic purposes.

7.4.4 Property Exchange

The port or private interests may wish to acquire property for mitigation by trading property that they currently own. This method is feasible if the proposer owns land that would be desirable to mitigation site owners.

7.4.5 Other Implementation Options

A variety of factors will place pressure on mitigation sites for conversion to other uses prior to their need and use as a mitigation site. Planning controls through overlay zones and other techniques may not be sufficient to restrain those pressures. Since, through this plan, the County is determining that the use of these sites for mitigation is in the public interest, implementation measures other than normal planning regulations may be warranted. At least two such measures should be considered.

- a) Limited Term Freeze - Even with normal planning regulations, a property owner may elect to apply for a zoning action or building permit at any time. Such action could occur prior to the need to use the property as a disposal site and could therefore commit the site to a permanent use prematurely if the application were approved. Under such circumstances, the County could elect, at the time of application, to freeze any action on the property for a specified period (e.g. 90 or 180 days) during which time the Port or other appropriate agencies could negotiate for the acquisition of the property or its use rights. If no such negotiations were undertaken or completed during this period, the original application would proceed through normal procedures.

- b) Tax Limitation - When the use of a proposed site is implemented by means other than site acquisition, the issue of property taxation must be resolved. If use of a privately owned site prohibits the landowner from making full use of the site, the question remains: Should the property owner carry the earlier tax burden? To deal with this question, it may be possible to defer or fix the taxes on the property over a limited period of time. This could be implemented through means similar to the "special assessment" provisions of ORS 308.370 dealing with Farm Use Zones, or under ORS 308.740 - 790, dealing with taxation of "Open Space Lands". This statute specifically provides for the definition of "open space lands" to include "any land area, so designated by an official comprehensive land use plan adopted by any city or county; or the preservation of which in its present use would conserve and enhance natural or scenic resources; protect air or streams or water supply; promote conservation of soils, wetlands, beaches or tidal marshes; conserve landscaped areas, such as public or private golf courses, which reduce air pollution and enhance the value of abutting or neighboring property; enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space; enhance recreation opportunities; preserve prehistoric, historic, and archaeological sites; promote orderly urban or suburban development; or retain in their natural state tracts of lands, on such conditions as may be reasonably required by the legislative body granting the open space classification.

7.4.6 Mitigation Banking

Site banking is the purchase and/or preparation of a site for mitigation purposes prior to having a specific mitigation requirement. This practice could occur through public or private efforts. The size of these sites could vary from small, single-use parcels to large sites capable of fulfilling the mitigation needs of several projects.

The Oregon International Port of Coos Bay would be the logical public administrator of site banking efforts because of their land acquisition and development capabilities. The Port could manage the acquisition, development, and "brokering" of sites. Banking may also be undertaken and managed by private concerns. This may be attractive to certain private industries, which determine that banking could provide advantages for future development work.

Any mitigation banking effort must be established by agreement with DSL. Such an agreement will set forth the nature and extent of the mitigation action, the means for accomplishing the action, and the means for keeping the mitigation action and resulting benefits within the public domain. The DSL will determine what constitutes a mitigation action suitable for banking and what units of measurement shall be used for assessing "withdrawals" from the bank.