

CHAPTER III

ESTUARY ZONES

Coos Bay Estuary Management Plan & Coquille River Estuary Management Plan

ZONING TABLE

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ARTICLE 3.1 GENERAL INFORMATION

SECTION 3.1.100 ZONING DISTRICT MAPS:

The location and boundaries of the zoning districts are shown on the Coos County Zoning Map, Coquille River Estuary Zoning Map and the Coos Bay Estuary Zoning Map. These zoning maps and their explanatory information are hereby adopted as part of this Ordinance. The zoning map may consist of several sheets or pages, which shall be listed on a cover page together with the date and name of each page. The zoning map shall be certified by the Board of Commissioners as being the official zoning map through adopted order or ordinance. All official records shall be kept by the Coos County Planning Department. Any changes to the zone maps by interpretation or rezone shall be filed with the County Clerk's office through an ordinance or order. A copy of the segment of the map that was interpreted or rezoned will be attached to the order or ordinance. Digitized maps are hereby adopted as part of the Coos County Comprehensive Plan and Coos County Zoning and Land Development Ordinance as the official maps. If there are any questions about a mapping error staff shall provide a copy of the original Mylar map for comparison. If the digital copy is found to be in error Planning Staff shall correct the error immediately.

SECTION 3.1.150 AMENDMENT OF ZONING DISTRICT MAP:

Whenever it is necessary to amend the zoning map to conform with an approved rezoning or with an amendment to the text of this Ordinance or as final land use actions of incorporated cities as may be required, the Planning Staff shall make the change and note it in the meta data. When changes are made to the digitized maps they shall be exported into a shape file with the date and

title and stored in an archived file. If changes are needed to align with the Assessor's tax lot data that may be done without notice.

SECTION 3.1.200 INTERPRETATION OF ZONING DISTRICT BOUNDARIES:

Due to the transposition of boundary lines from the Comprehensive Plan Maps (scale: 2" = 1 mile) to the Official Zoning Maps (scale: 1"=800'), zoning district boundaries were drawn to the nearest 10 acres. Whenever an uncertainty exists as to the boundary of a zone as shown on the official zoning map, the following rules of interpretation shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines;
2. Boundaries indicated as approximately following platted or surveyed lines shall be construed to follow such plat or survey lines;
3. Boundaries indicated as approximately following city limits shall be construed to follow such city limits;
4. Boundaries indicated as following railroad lines or public utility easements shall be construed to follow such lines;
5. Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water shall be construed to follow those centerlines;
6. Boundaries indicated as approximately following the shorelines of water bodies shall be construed to follow the mean high water line (MHWL) or the line of non-aquatic vegetation, whichever is higher;
7. Boundaries indicated as approximately following ridge tops and other topographical features shall be construed to follow those features;
8. Boundaries indicated as approximately parallel to, or as extensions of features indicated in subsections 1 through 7, shall be so construed;
9. Where a public street or alley is officially vacated, the zone requirements applicable to the property in which the vacated area becomes a part shall apply.
10. Boundaries not intended to follow the above-listed features shall indicate where possible distances to reference points and other lines so they can be located on the ground;
11. Where physical features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections 1 through 10 above, the Planning Director shall interpret the zone boundaries, and if need be, may refer the matter to the Hearings Body for its interpretation pursuant to Section 1.1.700 of this Ordinance.

SECTION 3.1.250 COASTAL SHORELANDS BOUNDARY:

The Coastal Shoreland Boundary as it applies to the Coos Bay Estuary Management Plan and the Coquille River Estuary Management Plan is identified as that outer extent of the estuary zoning boundary.

SECTION 3.1.350 ERRORS IN ZONING DISTRICT MAPS:

1. The Planning Director shall periodically compare zone maps on file with the official zoning map and the action taken by the Board of Commissioners or Hearings Body to assure the maps conform therewith.
2. When errors in transcription, interpretation, or clerical mistakes are found, the Planning Director shall have the authority to correct those errors on the official map using the same process as Section 3.1.150.

SECTION 3.1.400 PROHIBITED USES:

Unless an exception is specifically listed in the Ordinance, any use not listed or specifically identified as not permitted are prohibited. However, it is recognized that in the development of a Comprehensive Zoning and Land Development Ordinance, not all uses of land and water can be listed, nor can all future uses be anticipated. A “use” may have been inadvertently omitted from the list of those specified as permitted or conditional in each of the various districts designated. Ambiguity may arise concerning the appropriate classification of a particular use within the meaning and intent of this Ordinance.

1. The classification of a new permitted or conditional use may be approved by the Planning Director, or may be referred to the Board of Commissioners for consideration;
2. To classify and add a new permitted or conditional use to the uses already listed within a zoning district without formal amendment to the text of this Ordinance, the Planning Director must find that the proposed use to be added is similar and not more obnoxious or detrimental to the public health, safety, and welfare as other uses listed in the respective zoning district.
3. Notice of any decision to classify a new use shall be published in a newspaper of general circulation at least ten (10) days prior to the effective date of the decision, and shall be subject to appeal pursuant to Article 5.8. Decisions to classify a new use may be appealed following the procedures of Article 5.8.
 - a. Any decision to classify a use pursuant to this section shall be entered in a registry available to the public setting forth:
 - i. The street address or other easily understood geographic reference to the subject property;
 - ii. The date of the decision; and
 - iii. A description of the decision made.

4. New classified uses shall be subject to all other requirements of this Ordinance.
5. Any new use classified for an Exclusive Farm Use or Forest zone must comply with ORS 215 and requirements of applicable case law and administrative rules. [OR-92-07-012PL

SECTION 3.1.450 SUPPLEMENTAL PROVISIONS THAT APPLY TO ALL ZONING LISTED IN ARTICLE 3.

1. Special Allowance for Accessory Housing within the Coquille River and Coos Bay Estuary Shoreland Boundaries. The dwelling is necessary for a watchman or caretaker that is needed to reside on-premise. That the primary purpose of the dwelling is not solely to provide rental housing. Dwellings may be allowed as an accessory use to any of the following legally established uses:
 - a. Agriculture, as otherwise consistent with CREMP Policy #42 (Appendix 2) and CBEMP Policy #28 (Appendix 3);
 - b. Airports;
 - c. Aquaculture;
 - d. Commercial;
 - e. Docks and moorage/marinas;
 - f. Industrial and port facilities;
 - g. Log storage and sorting yard;
 - h. Mining and mineral extraction;
 - i. Recreational uses;
 - j. Solid waste disposal;
 - k. Timber farming/harvesting, as otherwise consistent with CREMP Policy #42 and CBEMP Policy #28;
 - l. Utilities.
2. Accessory Structures are customarily accessory to a lawfully established principle use shall be allowed as set forth below:
 - a. An accessory structure may be located on the same lot, parcel or tract under the same ownership as the lot, parcel or tract that contains the principle use.
 - b. Any attached or detached accessory structure shall maintain the same setbacks established by the zoning district for the principle use.[OR 91-05-006PL 7/10/91]
3. Residential Care Home/Facility. Residential Care Home/Facility shall be allowed in any dwelling authorized by this Ordinance.
4. Special Temporary Uses. The special temporary uses and their accessory structures and uses may be temporarily permitted by the Planning Director as set forth in the Zoning Districts. The Planning Director's decision may be reviewed by the Hearing's Body.
5. Accessory Uses. Uses customarily accessory to the lawfully established principal use shall be allowed in all cases unless specifically prohibited or restricted:

- a. An accessory use may be located on the same lot, parcel or tract or on a contiguous lot, parcel or tract under the same ownership as the lot, parcel or tract that contains the principal use;
- b. The use complies with the definition of “Accessory Structure or Use” pursuant to this Ordinance;
- c. The noncontiguous lot, parcel or tract is in the “same ownership” as the lot, parcel or tract on which the principal use is located;
- d. The accessory use shall only be allowed subject to an administrative conditional use and findings that establish that the use is compatible with surrounding uses or may be made compatible through the imposition of conditions.[OR 91-05-006PL 7/10/91]

ARTICLE 3.2 COOS BAY ESTUARY MANAGEMENT PLAN (CBEMP) ZONING DISTRICTS/USES AND ACTIVITIES/LAND DEVELOPMENT STANDARDS.

SECTION 3.2.100. PURPOSE.

The purpose of this Article is to provide requirements pertaining to individual zoning districts in accordance with the Coos Bay Estuary Management Plan.

Such requirements are intended to achieve the following objectives:

1. To encourage the most appropriate use of land and natural resources.
2. To facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, and other public requirements.
3. To secure safety from flood or other natural hazard.

The land development standards of Table 3.2 shall govern all development within the Coos Bay Estuary Shoreland Districts.

TABLE 3.2
Brackets around numbers see "Footnotes"

LAND DEVELOPMENT STANDARDS								
DISTRICT DESIGNATION	MINIMUM LOT SIZE (10)							
	EFU (1)	FOREST LAND (2)	RURAL			UGB'S		
			RES	COM/IND	OTHER	RES	COM/IND	OTHER
NS	(3)	(3)	(3)	N/A	(3)	N/A	N/A	N/A
CS	(3)	(3)	(3)	N/A	(3)	(3)	N/A	(3)
RS	(3)	(3)	(3)	(3)	(3)	N/A	N/A	(3)
D	(3)	(3)	(4)	--	--	N/A	N/A	N/A
WD	(3)	(3)	(4)	--	--	N/A	N/A	N/A
UD	(3)	(3)	N/A	N/A	N/A	(3)	(3)	(3)
UW	(3)	(3)	N/A	N/A	N/A	(4)	--	--
NWD	(3)	(3)	N/A	N/A	N/A	N/A	N/A	N/A
UDS	(3)	(3)	N/A	N/A	N/A	(4)	--	--

TABLE 3.2
Brackets around numbers see “Footnotes”

LAND DEVELOPMENT STANDARDS						
DISTRICT DESIGNATION	MINIMUM LOT WIDTH & DEPTH				MIN. ST. FRONTAGE	
	RURAL		UGB'S		RURAL	UGB'S
	WIDTH	DEPTH	WIDTH	DEPTH		
NS	20'	--	N/A	N/A	20'	N/A
CS	20'	--	50'	50'	20'	50'
RS	20'	--	50'	50'	20'	50'
D	20'	--	50'	N/A	20'	N/A
WD	20'	--	N/A	N/A	20'	N/A
UD	N/A	N/A	N/A	50'	N/A	50'
UW	N/A	N/A	50'	50'	N/A	50'
NWD	20'	--	N/A	N/A	N/A	50'
UDS	N/A	N/A	50'	50'	N/A	50'

Table 3.2
 Brackets around numbers see "Footnotes"

LAND DEVELOPMENT STANDARDS						
DISTRICT DESIGNATION	MINIMUM SETBACKS (9)					
	RURAL			UGB'S		
	FRONT	REAR	SIDE	FRONT	REAR	SIDE
NS	(5)	(5)	(5)	N/A	N/A	N/A
CS	(5)	(5)	(5)	20'	5'	(7)
RS	(5)	(5)	(5)	20'	20'	(7)
D	(5)	(5)	(5)	N/A	N/A	N/A
WD	(5)	(5)	(5)	N/A	N/A	N/A
UD	N/A	N/A	N/A	20'	5'	(7)
UW	N/A	N/A	N/A	5'	5'	5'
NWD	N/A	N/A	N/A	N/A	5'	5'
UDS	N/A	N/A	N/A	5'	5'	(5)

TABLE 3.2
Brackets around numbers see "Footnotes"

LAND DEVELOPMENT STANDARDS						
DISTRICT DESIGNATION	MAXIMUM BUILDING HEIGHT		OFFSTREET PARKING		Road Standards	
	RURAL	UGB'S	RURAL	UGB'S	RURAL	UGB'S
NS	--	N/A	(6)	N/A	(11)	(11)
CS	--	35'	(6)	(8)	(11)	(11)
RS	--	35'	(6)	(8)	(11)	(11)
D	--	N/A	(6)	N/A	(11)	(11)
WD	--	N/A	(6)	N/A	(11)	(11)
UD	N/A	--	N/A	(8)	(11)	(11)
UW	N/A	--	N/A	(8)	(11)	(11)
NWD	--	N/A	N/A	(8)	(11)	(11)
UDS	N/A	--	N/A	(8)	(11)	(11)

TABLE 3.2 FOOTNOTES

FOOTNOTES:

- (1) Exclusive Farm Use, per Special Consideration Map
- (2) Forest Lands, per Special Consideration Map
- (3) See Special Considerations Map: Lot Size Overlay to determine minimum lot size
- (4) Dwellings are allowed as accessory uses only; no minimum lot size required
- (5) 35 feet from the centerline of an adjacent right-of-way; or 5 feet from an adjacent right of-way boundary (whichever is greater) if no adjacent right-of-way.
- (6) See Chapter VII for rural off-street parking requirements
- (7) 5 feet; but 10 feet for corner lots
- (8) See Chapter VII for off-street parking requirements within UGB's
- (9) Setback requirements are also subject to the vision clearance requirements set forth in Chapter VII.
- (10) None required for dredged material disposal, mitigation or utilities
- (11) See Chapter VII for road standards and improvements.

NOTE: N/A = means “not applicable”; the standard is not applicable because the respective zoning designation does not apply within either the respective rural or UGB area.

SECTION 3.2.150. HOW TO USE THIS ARTICLE.

This Article contains specific language that implements the Coos Bay Estuary Plan. The main purpose is to clearly stipulate where, and under what circumstances, development may occur.

Follow the steps below to determine whether or not a proposed use or activity is, or may be, allowed at any specific site within the Coos Bay Estuary Shoreland Boundary.

1. Locate the subject site on the General Index Map.
2. Note the General Location Index Map (i.e. Lower Bay, Upper Bay, etc.) which is referenced on the General Index Map and advance to the General Location Index Map.
3. Locate the subject site on the General Location Index Map. Note the numbers and abbreviated district designations (i.e. “UD”, “UW”, “CS”, etc.) for applicable zoning districts. (Note: management segments in the Plan are the same as zoning districts.)
4. Turn to the pages in the Ordinance which contain specific zoning district provisions which correspond to the map designations for the subject site.
5. For each applicable Shoreland or Aquatic District:
 - a) Review the districts Management Objective. This narrative provides general policy guidance regarding uses and activities that are, or may be, allowed in the district.
 - b) Review the district’s Uses, Activities, and Special Conditions Table to determine whether or not a proposed use or activity is allowable outright, allowable with conditions, or conditionally allowable subject to an Administrative or Hearings Body Conditional Use.

Symbols denote whether or not the specific use or activity listed in the tables is permitted outright, may be allowed subject to an Administrative Conditional Use, may be allowed subject to a Hearings Body conditional use, or prohibited in the specific district. The following symbols are pertinent:

P - means the use or activity is permitted outright subject only to the management objective.

S - indicates that the use or activity may be allowed subject to “Special Conditions” presented following the use and activity table. 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.

Some uses and activities may be identified as being subject to a special condition that is not discretionary or may not apply to a site-specific request. If such is the situation, the Planning Director shall make such determination and if “General Conditions” are not applicable regard the use or activity as permitted outright. Such determination shall consist of a statement of facts supporting the decision.

G - indicates the use or activity may be allowed subject to “General Conditions” presented following the use and activities table. “General Conditions” provide a convenient cross-reference to applicable Baywide Policies which may further limit or condition the uses and activities.

A few “General Conditions” may not apply to a site specific request. If such is the situation, the Planning Director shall make such determination and if “Special Conditions” are not applicable, regard the use or activity as permitted outright. Such determination shall consist of a statement of facts supporting the decision.

ACU - means the use or activity may be permitted as provided above or subject to “Special” or “General” conditions pursuant to an Administrative Conditional Use.

HB - means the use or activity may be permitted except as provided above or subject to “Special” or General” conditions pursuant to a Hearings Body Conditional Use.

N - means the use or activity is prohibited.

N/A - means Not Applicable; the use or activity is not realistic considering the physical character of the district and therefore does not apply.

c) Review the designations which accompany each use and activity listed in the Table to determine what is allowed, what is not allowed and what conditions may apply. (The Table may list a use as conditionally allowable but a condition may negate the Table’s designation).

SECTION 3.2.175. SITE-SPECIFIC ZONING DISTRICTS.

This Ordinance shall divide the lands affected by the Coos Bay Estuary Management Plan into specific zoning districts as identified in Sections 3.2.200. The following zoning districts delineate the appropriate requirements which shall apply to all lands within the individual districts.

A detailed “Uses and Activities” table follows the “Management Objectives” statement presented for each respective aquatic and shoreland district. The tables describe specific uses and activities deemed appropriate and inappropriate for each district. The Use and Activity tables for each district are subordinate to the “Management Objective” for the respective districts in that allowed uses and activities must be consistent with the respective districts’ “Management Objective” statements.

SECTION 3.2.180. RIPARIAN PROTECTION STANDARDS IN THE COOS BAY ESTUARY MANAGEMENT PLAN.

The following standards shall govern riparian corridors within the Coos Bay Estuary Management Plan:

1. Riparian vegetation within 50 feet of a estuarine wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps, shall be maintained except that:
 - a) Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
 - b) Riparian vegetation may be removed to provide direct access for a water-dependent use; or
 - c) Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures; or
 - d) Riparian vegetation may be removed to facilitate stream or streambank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, USFS stream enhancement plan; or
 - e) Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways, provided that the vegetation to be removed is the minimum necessary to accomplish the purpose; or
 - f) Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water for the minimum amount necessary to site or maintain irrigation pumps.
2. The 50 ‘ riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing

structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".(ORD 92-05-009PL)

3. The 50' measurement shall be taken from the ordinary high water mark using a right angle from the ordinary high water mark.

GENERAL LOCATION: LOWER BAY/UPPER BAY

ZONING DESIGNATION: DDNC-DA

ZONING DISTRICT: Deep-Draft Navigation Channel (37' authorized draft)

SPECIFIC BOUNDARIES: The authorized 37' deep-draft navigation channel plus subtidal areas historically used for in-water DMD.

SECTION 3.2.201. MANAGEMENT OBJECTIVE:

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

SECTION 3.2.202. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table DDNC-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table DDNC-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|--|-----|
| 1. | Aquaculture | N |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial & Port Facilities | N |
| 5. | Log Dump/Sort/Storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/Mineral Extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 10. | Bridge Crossing Support Structures and dredging necessary for installation | P-G |
| 11. | Bridge crossings | P-G |

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	ACU-S,G
	b. Maintenance dredging of existing facilities	ACU-S,G
	c. To repair dikes and tidegates	N/A
3.	Dredge Material Disposal	ACU-S,G
4.	Fill	N
5.	Navigation	
	a. Aides	P-G
	b. Structures	N
	c. Minor navigational improvement	P-G
	d. Water-dependent commercial enterprises and activities	ACU-S,G
6.	Piling/Dolphin installation	P-G
7.	Shoreline Stabilization	
	a. Vegetative	N/A
	b. Riprap	N/A
	c. Bulkheads	N/A
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Research and educational observations	P
11.	Protection of habitat, nutrient, fish, wildlife, and aesthetic	P
12.	Temporary alterations	P-G
13.	Waste water/storm water discharge	ACU-S,G
14.	Research and educational Observation structures	ACU-S,G

GENERAL CONDITIONS (the following conditions 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:

Activities:

- 2a., 2b. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5)
3. Flow-lane disposal may be permitted, pursuant to Policies #46 and #46a.
- 5c. This activity is subject to Policy #12.
- 5d. These activities are allowed subject to findings that adverse impacts have been minimized (see Policy #5); and Policy #8 requiring mitigation.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".
14. This activity is allowed subject to Policy #5d.

GENERAL LOCATION: SOUTH SLOUGH

ZONING DESIGNATION: CSDNC-DA

ZONING DISTRICT: CHARLESTON SHALLOW-DRAFT NAVIGATION CHANNEL (35' DRAFT)

SPECIFIC BOUNDARIES: Charleston Shallow-Draft Navigation Channel (17-foot authorized draft)

SECTION 3.2.205. MANAGEMENT OBJECTIVE:

This district 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.

SECTION 3.2.206. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table CSDNC-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table CSDNC-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|--|---------|
| 1. | Aquaculture | N |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial & Port Facilities | N |
| 5. | Log Dump/Sort/Storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/Mineral Extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | ACU-S,G |
| | b. High-intensity | N |
| 10. | Bridge Crossing Support Structures and dredging necessary for installation | N |
| 11. | Bridge crossings | N |

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	ACU-S, G
	b.	Maintenance dredging of existing facilities	ACU-S, G
	c.	To repair dikes and tidegates	N/A
3.	Dredge Material Disposal		N
4.	Fill		N
5.	Navigation		
	a.	Aides	P
	b.	Structures	N
	c.	Minor navigational improvement	P-G
	d.	Water-dependent commercial enterprises and activities	ACU-S, G
6.	Piling/Dolphin installation		P-G
7.	Shoreline Stabilization		
	a.	Vegetative	N/A
	b.	Riprap	N/A
	c.	Bulkheads	N/A
8.	Mitigation		N
9.	Restoration		
	a.	Active	N
	b.	Passive	N
10.	Research and educational observations		P
11.	Protection of habitat, nutrient, fish, wildlife, and aesthetic		P
12.	Temporary alterations		P-G
13.	Waste water/storm water discharge		ACU-S, G
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:

- 9a. Low-intensity utilities only permitted if designed so as not to interfere with navigation.

Activities:

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

- 5c. This activity is subject to Policy #12.
- 5d. These activities are allowed subject to findings that adverse impacts have been minimized (see Policy #5); and Policy #8 requiring mitigation.
- 13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

GENERAL LOCATION: ISTHMUS SLOUGH

ZONING DESIGNATION: ISSDNC-DA

ZONING DISTRICT: Isthmus Slough Shallow-Draft Navigation Channel (22-foot authorized draft)

SPECIFIC BOUNDARY: The 22' Draft Authorized Channel at Isthmus Slough

SECTION 3.2.210. MANAGEMENT OBJECTIVE:

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

SECTION 3.2.211. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table ISSDNC-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table ISSDNC-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|--|----------|
| 1. | Aquaculture | N |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial & Port Facilities | N |
| 5. | Log Dump/Sort/Storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/Mineral Extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | N |
| 10. | Bridge Crossing Support Structures and dredging necessary for installation | ACU-G |
| 11. | Bridge crossings | ACU-G |

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	ACU-S, G
b.	Maintenance dredging of existing facilities	ACU-S, G
c.	To repair dikes and tidegates	N/A
3.	Dredge Material Disposal	ACU-S, G
4.	Fill	N
5.	Navigation	
a.	Aides	P
b.	Structures	N
c.	Minor navigational improvement	P
d.	Water-dependent commercial enterprises and activities	ACU-S, G
6.	Piling/Dolphin installation	P
7.	Shoreline Stabilization	
a.	Vegetative	N/A
b.	Riprap	N/A
c.	Bulkheads	N/A
8.	Mitigation	N
9.	Restoration	
a.	Active	N
b.	Passive	N
10.	Research and educational observations	P
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
12.	Temporary alterations	P-G
13.	Waste water/storm water discharge	ACU-S, G
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:

- 9a. Low-intensity utilities are only permitted if designed so as not to interfere with navigation.

Activities:

- 2a., 2b. These activities are allowed subject to findings that adverse impacts have been minimized (see Policy #5).
- 5c. This activity is subject to Policy #12.
- 5d. These activities are allowed subject to findings that adverse impacts have been minimized (see Policy #5); Policy #8 requiring mitigation.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

GENERAL LOCATION: COOS RIVER/MILLICOMA RIVER

ZONING DESIGNATION: CMRSDNC-DA

ZONING DISTRICT: Coos-Millicoma Rivers Shallow-Draft Navigation Channel
(authorized depth 5-feet; 3-feet above Dellwood)

SPECIFIC BOUNDARIES: The authorized navigation channels at Coos and Millicoma Rivers; authorized depth is 5 feet; 3 feet above Dellwood

SECTION 3.2.215. 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.

SECTION 3.2.216. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table CMRSDNC-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table CMRSDNC-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|--|----------|
| 1. | Aquaculture | N |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial & Port Facilities | N |
| 5. | Log Dump/Sort/Storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/Mineral Extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | N |
| 10. | Bridge Crossing Support Structures and dredging necessary for installation | N |
| 11. | Bridge crossings | N |

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	ACU-S, G
b.	Maintenance dredging of existing facilities	ACU-S, G
c.	To repair dikes and tidegates	N/A
3	Dredge Material Disposal	ACU-S, G
4	Fill	N
5.	Navigation	
a.	Aides	P-G
b.	Structures	N
c.	Minor navigational improvement	P-G
d.	Water-dependent commercial enterprises and activities	ACU-S, G
6.	Piling/Dolphin installation	P
7.	Shoreline Stabilization	
a.	Vegetative	N/A
b.	Riprap	N/A
c.	Bulkheads	N/A
9.	Mitigation	N
10.	Restoration	
a.	Active	N
b.	Passive	N
11.	Research and educational observations	P
12.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
13.	Temporary alterations	P-G
14.	Waste water/storm water discharge	ACU-S, G
15.	Research & educational observation structure	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:

- 9a. Low-intensity utilities are only permitted if designed so as not to interfere with navigation.

Activities:

- 2a., 2b. These activities are only allowed subject to finding that adverse impacts have been

- minimized (see Policy #5). First consideration for obtaining material shall be given to dredged material disposal on the adjacent banks for dike maintenance purposes.
3. Dredge material disposal shall be allowed when consistent with Policy #20. See Management Objective of this Unit for DMD purpose.
 - 5c. This activity is subject to Policy #12.
 - 5d. These activities are allowed subject to findings that adverse impacts have been minimized (see Policy 5); Policy #8 requiring mitigation.
 14. Waste water and storm water discharge, see Policy #25 and definition of "facility".

LOWER BAY - MOUTH TO RAILROAD BRIDGE
[R.M.0 - R.M. 9.0] AND ADJACENT SHORELANDS INCLUDING:
NORTH SPIT, PONY SLOUGH

SHORELAND DISTRICTS: 1-7, 49-58 AND 67-68B
AQUATIC DISTRICTS: 1-7, 50-59 AND 67

-Districts are listed in numerical order,
Shoreland Districts first

GENERAL LOCATION: LOWER BAY - NORTH SPIT

ZONING DESIGNATION: 1-CS

ZONING DISTRICT: 1 - CONSERVATION SHORELANDS

Specific 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.

SECTION 3.2.220. MANAGEMENT OBJECTIVE:

This district 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 District 3-WD. (See District #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 District #3-WD, such spoils placement shall be considered as a "credit" against any plover habitat subsequently disturbed in District #3-WD. Another satisfactory method for mitigating loss of Snowy Plover habitat is "blading" for removal of ground cover. This District shall otherwise be managed as consistent with a Conservation Shorelands designation for protection of important wildlife habitat.

SECTION 3.2.221. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 1-CS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 1-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

- A. Uses
 - 1. Agriculture N
 - 2. Airports N
 - 3. Aquaculture N
 - 4. Commercial N
 - 5. Dryland Moorage N
 - 6. Industrial & 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	ACU-S, G
b.	High-intensity	N
12.	Bridge Crossing Support Structures and dredging necessary for installation	P-G
13.	Bridge crossings	P-G
14.	Land transportation facilities	ACU-G
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.	Dredge Material Disposal	ACU-S, G
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline Stabilization	
a.	Vegetative	ACU-S, G
b.	Riprap	ACU-S, G
c.	Retaining Wall	ACU-S, G
7.	Navigation Aids	P
8.	Mitigation	P-G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	P-G
10.	Land Divisions	
a.	Partitions	ACU-S, G
b.	Subdivision	ACU-S, G
c.	Planned Unit Development	ACU-S, G
d.	Recreation PUD	N

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

1. Inventoried resources requiring mandatory protection in this district 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 district, 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 district 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 UGBs) 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 District #3-WD. (See district description for specific details.)
- 6a., 6b., 6c. Bankline 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.

SECTION 3.2.222. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 1-CS district.

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 1-CA

ZONING DISTRICT: 1 - CONSERVATION AQUATIC

SPECIFIC BOUNDARIES: This aquatic district 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.

SECTION 3.2.225. MANAGEMENT OBJECTIVE:

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

SECTION 3.2.226. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 1-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 1-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Aquaculture	ACU-S, G
2.	Commercial	N
3.	Docks	ACU-S, G
4.	Industrial & Port facilities	ACU-S, G
5.	Log Dump/Sort/Storage (in-water)	N
6.	Marinas	N
7.	Mining/Mineral Extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
10.	Bridge Crossing, support structures and dredging necessary for installation	N
11.	Bridge Crossings	N

B. Activities:

1.	Dikes	
a.	New construction	N
b.	Maintenance/Repair	N
c.	Installation of tidegates in existing functional dikes	P-G
2.	Dredging	
a.	New	N
b.	Maintenance dredging of existing facilities	ACU-S, G
c.	To repair dikes	N/A
3.	Dredged Material Disposal	ACU-S, G
4.	Fill	ACU-S, G
5.	Navigation	
a.	Aides	P-G
b.	Structures	ACU-S, G
c.	Minor navigational improvement	P-G
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/Dolphin installation	ACU-S, G
7.	Shoreline Stabilization	
a.	Vegetative	P-G
b.	Riprap	ACU-S, G
c.	Bulkheads	N
8.	Mitigation	P-G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	P
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P-G
11.	Temporary alterations	ACU-S, G
12.	Research & educational observations	P
13.	Waste water/storm water discharge	ACU-S, G
14.	Research & 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.

- 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.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

GENERAL LOCATION: LOWER BAY - NORTH SPIT

ZONING DESIGNATION: 2-CS

ZONING DISTRICT: 2 - CONSERVATION SHORELANDS

SPECIFIC 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 district also contains a small offshore upland known as "Clam Island".

SECTION 3.2.230. MANAGEMENT OBJECTIVE:

This shoreland district 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 district shall also be managed to allow development of recreation facilities, including construction of an improved road to serve the facilities.

The district 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 district also contains part of a dredged material disposal site (4a).

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

SECTION 3.2.231. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 2-CS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 2-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A.	Uses	
	1. Agriculture	P-G
	2. Airports	N
	3. Aquaculture	P-G
	4. Commercial	N
	5. Dryland moorage	N
	6. Industrial & Port facilities	N
	7. Land transportation facilities	ACU-S, G
	8. Log storage/sorting yard (land)	N

9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	P-G
	b. High-intensity	ACU-S, G
12.	Residential	N
13.	Solid Waste disposal	N
14.	Timber farming/harvesting	P-G
15.	Utilities	
	a. Low-intensity	ACU-S, G
	b. High-intensity	N

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	N
3.	Dredged Material disposal	ACU-S, G
4.	Excavation to create new water surface	ACU-S, G
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	N
	c. Retaining Wall	N
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	d. Recreation PUD	N

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

1. Inventoried resources requiring mandatory protection in this district 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 district, 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 district 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 UGBs) 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 District #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.

SECTION 3.2.232. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 2-CS district.

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 2-NA

ZONING DISTRICT: 2 - NATURAL AQUATIC

SPECIFIC BOUNDARIES: This aquatic district 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.

SECTION 3.2.235. MANAGEMENT OBJECTIVE:

This aquatic district 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 district.

SECTION 3.2.236. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 2-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 2-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Aquaculture	ACU-S, G
2.	Commercial	N
3.	Docks	ACU-S, G
4.	Industrial & Port Facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
10.	Bridge Crossing Support Structures and dredging necessary for installation	N
11.	Bridge crossings	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.	Dredged Material Disposal	N
4.	Fill	N
5.	Navigational	
a.	Aides	P-G
b.	Structures	N
c.	Minor navigational improvement	N
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	ACU-S, G
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	ACU-S, G
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	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.

GENERAL LOCATION: LOWER BAY - NORTH SPIT

ZONING DESIGNATION: 3-WD

ZONING DISTRICT: 3-WATER-DEPENDENT DEVELOPMENT
SHORELANDS

SPECIFIC BOUNDARIES: Northern Boundary: A line extending from the north-east 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 3-WD have been reduced by approximately 50 acres being designated 3-NWD as described in that Shoreland Unit.

SECTION 3.2.240. MANAGEMENT OBJECTIVE:

This shoreland district 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 Districts #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.

SECTION 3.2.241. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 3-WD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 3-WD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | |
|------------------------------------|----------|
| 1. Agriculture | N |
| 2. Airports | N |
| 3. Aquaculture | P-G |
| 4. Commercial | ACU-S,G |
| 5. Dryland Moorage | ACU-S, G |
| 6. Industrial & Port facilities | ACU-S,G |
| 7. Land transportation facilities | P-G |
| 8. Log storage/sorting yard (land) | ACU-S, G |
| 9. Marinas | P-G |
| 10. Mining/mineral extraction | P-G |

11.	Recreation facilities	
	a. Low-intensity	ACU-S, G
	b. High-intensity	ACU-S, G
12.	Residential	N
13.	Solid Waste Disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
16.	Energy production	ACU-S,G
17.	Water-borne transportation	ACU-S,G

B. Activities:

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/repair	P-G
3.	Dredge Material Disposal	N
4.	Excavation to create new water surface	P-G
5.	Fill	ACU-S, G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining Wall	ACU-S, G
7.	Navigation Aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	d. Recreation PUD	N

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

1. Uses in this district 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 UGBs) 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:

- 4.,6.,16.,17. These uses are subject to review and approval when consistent with Policy #16.
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 District.

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.

SECTION 3.2.242. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 3-WD district.

GENERAL LOCATION: LOWER BAY - NORTH SPIT

ZONING DESIGNATION: 3-NWD

ZONING DISTRICT: 3-NON-WATER-DEPENDENT SHORELANDS

SPECIFIC BOUNDARIES: Northern Boundary: Beginning at a point located on the easterly right-of-way 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 of Trans-Pacific Lane to the point of beginning, containing approximately 52 acres, more or less.

SECTION 3.2.242.01 MANAGEMENT OBJECTIVE:

This shoreland district 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.

SECTION 3.2.242.02 USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 3-NWD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 3-NWD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|---------|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | P-G |
| 5. | Dryland Moorage | N |
| 6. | Industrial & Port Facilities | P-G |
| 7. | Land Transportation Facilities | P-G |
| 8. | Log Storage/Sorting Yard (land) | ACU-S,G |
| 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	P-G
	b. High-intensity	P-G
16.	Energy Production	ACU-S,G
17.	Water-borne Transportation	ACU-S,G

B. Activities:

1.	Stream Alteration	P-G
2.	Dikes	
	a. New Construction	P-G
	b. Maintenance/repair	P-G
3.	Dredged Material Disposal	N
4.	Excavation to create new water surface	P-G
5.	Fill	ACU-S,G
6.	Shoreline Stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S,G
	c. Retaining Wall	ACU-S,G
7.	Navigation Aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S,G
	b. Passive	P-G
10.	Land Divisions	
	a. Partition	ACU-S,G
	b. Subdivision	ACU-S,G
	c. Planned Unit Development	ACU-S,G
	d. Recreation PUD	N

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

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, provided that: (i) such uses are conducted on an interim basis and do not pre-empt use of the property for more intense, non-water-dependent developments, or (ii) such uses are accessory to a primary use involving waterborne shipment of logs.

16,17. These uses are subject to review and approval when consistent with Policy #16.

Activities:

5. Fill and other alterations may be permitted, only if in conjunction with a specific and approved industrial development.

A Snowy Plover habit 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.

SECTION 3.2.242.03. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 3-NWD district.

GENERAL LOCATION: LOWER BAY - NORTH SPIT

ZONING DESIGNATION: 3W-NS

ZONING DISTRICT: 3W-NATURAL SHORELANDS

SPECIFID BOUNDARIES: This district is entirely in the uplands surrounded by shoreland district 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.

SECTION 3.2.245. MANAGEMENT OBJECTIVE:

This shoreland district shall be managed to protect habitat while maintaining the stability of dunes. Mitigation projects shall be allowed consistent with the resource capabilities of this district. This district contains a mitigation site designated in conjunction with the "Henderson Marsh Agreement", which shall be protected from pre-emptive uses.

SECTION 3.2.246. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 3W-NS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 3W-NS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

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 | ACU-S, G |
| | b. Maintenance/repair | ACU-S, G |
| 3. | Dredged Material disposal | N |
| 4. | Excavation to create a new water surface | ACU-S, G |
| 5. | Fill | N |
| 6. | Shoreline stabilization | |
| | a. Vegetative | ACU-S, G |
| | b. Riprap | N/A |
| | c. Retaining wall | N/A |
| 7. | Navigation Aids | N |
| 8. | Mitigation | P-G |
| 9. | Restoration | |
| | a. Active | ACU-S,G |
| | b. Passive | P-G |
| 10. | Land divisions | |
| | a. Partition | ACU-S, G |
| | b. Subdivision | ACU-s, G |
| | c. Planned Unit Development | ACU-S, G |
| | d. Recreation PUD | N |

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

1. Uses in this district 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 UGBs) 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 District #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.

SECTION 3.2.247. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 3W-NS district.

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 3-DA

ZONING DISTRICT: 3-DEVELOPMENT AQUATIC

SPECIFIC BOUNDARIES: This aquatic district 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.

SECTION 3.2.250. MANAGEMENT OBJECTIVE:

This deep-water district 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.

SECTION 3.2.251. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 3-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 3-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | ACU-S, G |
| 3. | Docks | P-G |
| 4. | Industrial & Port facilities | ACU-S, G |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | ACU-S, G |
| 7. | Mining/mineral extraction | ACU-S, G |
| 8. | Recreation facilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | ACU-S, G |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 10. | Bridge Crossing support structures and dredging necessary for installation | N |
| 11. | Bridge crossings | N/A |

B. Activities:

1.	Dikes	
	a. New construction	ACU-S, G
	b. Repair/maintenance	ACU-S, G
	c. Installation of tidegates in existing functional dikes	P-G
2.	Dredging	
	a. New	ACU-S, G
	b. Maintenance dredging of existing facilities	ACU-S, G
	c. To repair dikes and tidegates	N/A
3.	Dredged Material disposal	ACU-S, G
4.	Fill	ACU-S, G
5.	Navigational	
	a. Aides	P-G
	b. Structures	ACU-S, G
	c. Minor navigational improvement	P-G
	d. Water-dependent commercial enterprises and activities	ACU-S, G
6.	Piling/dolphin installation	P-G
7.	Shoreline Stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Bulkheads	ACU-S, G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Research and educational observations	P
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
12.	Temporary alterations	P-G
13.	Waste water/storm water discharge	ACU-S, G
14.	Research and educational observation structures	ACU-S, G

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 district. 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 district.
 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 district.
 - 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 district. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

Activities:

- 1a.,1b. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 2a.,2b.,3.,4.,5b.,5d. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 5c. This activity is subject to Policy #12.
- 7b.,7c. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77; (B) unique natural resource and historical and archaeological values; or, (C) public facilities.

In addition, bulkheads are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.
13. Waste water and storm water discharge, see Policy #2 and definition of "facility".
14. This activity is subject to Policy #5d.

GENERAL LOCATION: LOWER BAY - NORTH SPIT

ZONING DESIGNATION: 4-CS

ZONING DISTRICT: 4-CONSERVATION SHORELANDS

SPECIFIC BOUNDARY: This district comprises the waste treatment lagoon and the berms that contain it.

SECTION 3.2.255. MANAGEMENT OBJECTIVE:

This shoreland district shall be managed to maintain the existing lagoon and its ability to handle effluents and to allow development of a freshwater marsh.

SECTION 3.2.256. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 4-CS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 4-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|----------|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | ACU-S, G |
| 4. | Commercial | N |
| 5. | Dryland Moorage | N |
| 6. | Industrial & Port Facilities | ACU-S, G |
| 7. | Land Transportation facilities | P-G |
| 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 | P-G |
| | b. High-intensity | P-G |

B. Activities:

1.	Stream Alteration	N
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/repair	P-G
3.	Dredged Material Disposal	ACU-S, G
4.	Excavation to create new water surface	P-G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this district 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 UGBs) 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.

SECTION 3.2.257 LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 4-CS district.

GENERAL LOCATION:	LOWER BAY - NORTH SPIT
ZONING DESIGNATION:	5-WD
ZONING DISTRICT:	5-WATER-DEPENDENT DEVELOPMENT SHORELANDS
SPECIFIC BOUNDARIES:	Northern Boundary: Northern edge of the transportation corridor. Western Boundary: Western edge of the transportation corridor. Southern Boundary: The shoreline. Eastern Boundary: Line extending north from the western edge of the dredge material disposal site.

SECTION 3.2.260 MANAGEMENT OBJECTIVE:

A large portion of this district, 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 district 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.

SECTION 3.2.261 USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 5-WD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 5-WD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

Uses and Activities listed below can occur while the planned fill and mitigation are on-going and are consistent with state and federal permits.

SECTION 3.2.262 RESERVED

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	ACU-S, G
5.	Dryland Moorage	N
6.	Industrial & port facilities	ACU-S, G
7.	Land transportation facilities	P-G
8.	Log storage/sorting yard (land)	P-G
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	P-G
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
16.	Energy production	ACU-S, G
17.	Water-borne transportation	ACU-S, G

B. Activities:

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/Repair	P-G
3.	Dredged material disposal	ACU-S, G
4.	Excavation to create new water surface	P-G
5.	Fill	ACU-S, G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	ACU-S, G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	ACU-S, G
10.	Land divisions	
	a. Partitions	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this district 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.
5. No use or activity shall pre-empt the use of the designated dredged material disposal site in this district, 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 UGBs) 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.

SECTION 3.2.263. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 5-WD district.

GENERAL LOCATION: LOWER BAY - NORTH SPIT

ZONING DESIGNATION: 5A-NS

ZONING DISTRICT: 5A - NATURAL SHORELANDS

SPECIFIC 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.

SECTION 3.2.265. 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.

SECTION 3.2.266. USES, ACTIVITIES AND SPECIAL CONDITIONS:

Table 5A-NS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 5A-NS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial & Port facilities | N |
| 7. | Land Transportation facilities | P-G |
| 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 | P-G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | ACU-S, G |

B. Activities:

- | | | |
|-----|--|----------|
| 1. | Stream alteration | P-G |
| 2. | Dikes | |
| | a. New construction | P-G |
| | b. Maintenance/repair | P-G |
| 3. | Dredged material disposal | N |
| 4. | Excavation to create new water surface | P-G |
| 5. | Fill | P-G |
| 6. | Shoreline stabilization | |
| | a. Vegetative | P-G |
| | b. Riprap | N |
| | c. Retaining wall | N |
| 7. | Navigation aids | N |
| 8. | Mitigation | P-G |
| 9. | Restoration | |
| | a. Active | ACU-S, G |
| | b. Passive | P-G |
| 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 district 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. Maintenance/repair/replacement of the wastewater outfall pipeline shall be permitted.

Activities:

- 9a. Active restoration shall be allowed only when consistent with Policy #22b.

SECTION 3.2.267. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 5A-NS district.

GENERAL LOCATION: LOWER BAY - NORTH SPIT

ZONING DESIGNATION: 5-DA

ZONING DISTRICT: 5-Development Aquatic

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.270. MANAGEMENT OBJECTIVE:

This district shall be managed so as to efficiently this district 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.

SECTION 3.2.271. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 5-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 5-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|------------------------------------|-------|
| 1. | Agriculture | ACU-S |
| 2. | Commercial | N |
| 3. | Docks | P |
| 4. | Industrial & Port facilities | ACU-S |
| 5. | Log Dump/ Sort/ Storage (in-water) | ACU-S |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | ACU-S |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P |
| | b. High-intensity | P |
| 10. | Bridge Crossing Support Structures | N |

B. Activities:

- | | | |
|----|-----------------------|-----|
| 1. | Dikes | |
| | a. New construction | N/A |
| | b. Maintenance/repair | N/A |

2.	Dredging	
	a. New	ACU-S
	b. Maintenance dredging of existing facilities	ACU-S
	c. To repair dikes and tidegates	N/A
3.	Dredged Material disposal	N
4.	Fill	ACU-S
5.	Navigation Structures	ACU-S
6.	Minor Navigational Improvements	P
7.	Piling/Dolphin Installation	P
8.	Shoreline Stabilization	
	a. Vegetative	P
	b. Rip-rap	ACU-S
	c. Bulkheads	ACU-S
9.	Navigation Aids	P
10.	Mitigation	P
11.	Restoration	
	a. Active	ACU-S
	b. Passive	P

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

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 district.

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.

GENERAL LOCATION: LOWER BAY - NORTH SPIT

ZONING DESIGNATION: 6-WD

ZONING DISTRICT: 6-WATER-DEPENDENT DEVELOPMENT SHORELANDS

SPECIFIC 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.

SECTION 3.2.275. MANAGEMENT OBJECTIVE:

This district 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 district 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 district must be consistent with state and federal wetland permit requirements.

SECTION 3.2.276. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 6-WD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 6-WD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|----------|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | ACU-S, G |
| 5. | Dryland Moorage | N |
| 6. | Industrial & Port facilities | ACU-S,G |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | P-G |
| 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 | ACU-S, G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 16. | Energy production | ACU-S,G |
| 17. | Water-borne transportation | ACU-S,G |

B. Activities:

- | | | |
|-----|--|----------|
| 1. | Stream alteration | ACU-S, G |
| 2. | Dikes | |
| | a. New construction | N/A |
| | b. Maintenance/repair | N/A |
| 3. | Dredged Material disposal | ACU-S, G |
| 4. | Excavation to create new water surface | P-G |
| 5. | Fill | P-G |
| 6. | Shoreline stabilization | |
| | a. Vegetative | P-G |
| | b. Riprap | ACU-S, G |
| | c. Retaining wall | ACU-S, G |
| 7. | Navigation aids | P-G |
| 8. | Mitigation | N |
| 9. | Restoration | |
| | a. Active | N |
| | b. Passive | N |
| 10. | Land divisions | |
| | a. Partitions | ACU-S, G |
| | b. Subdivisions | ACU-S, G |
| | c. Planned Unit Development | ACU-S, G |
| | d. Recreation PUD | N |

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

1. Inventoried resources requiring mandatory protection in this district 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 district 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 UGBs) 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.

SECTION 3.2.277. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 6-WD district.

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 6-DA

ZONING DISTRICT: 6-DEVELOPMENT AQUATIC

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.280. MANAGEMENT OBJECTIVE:

This aquatic district shall be managed to provide water access for the industrial uses in the adjacent uplands.

SECTION 3.2.281. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 6-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 6-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | N |
| 3. | Docks | P-G |
| 4. | Industrial & Port facilities | ACU-S, G |
| 5. | Log dump/sort/storage (in-water) | ACU-S, G |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | ACU-S, G |
| 8. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 10. | Bridge crossing support structures and dredging necessary for installation | N |
| 11. | Bridge crossings | N/A |

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	ACU-S, G
b.	Maintenance dredging of existing facilities	ACU-S, G
c.	to repair dikes and tidegates	N
3.	Dredged material disposal	N
4.	Fill	ACU-S, G
5.	Navigational	
a.	Aides	P-G
b.	Structures	ACU-S, G
c.	Minor navigational improvement	P-G
d.	Water-dependent commercial enterprises and activities	ACU-S, G
6.	Piling/dolphin installation	ACU-S, G
7.	Shoreline stabilization	
a.	Vegetative	P-G
b.	Riprap	ACU-S, G
c.	Bulkheads	ACU-S, G
8.	Mitigation	P-G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	P-G
10.	Research and educational observations	P
11.	Protection of habitat nutrient, fish, wildlife and aesthetic	P
12.	Temporary alterations	P-G
13.	Waste water/storm water discharge	ACU-S, G
14.	Research and educational observation structure	ACU-S, G

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.

Activities:

4. Fill is permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
6. Maintenance/replacement of the eastern-most dolphin of the Roseburg docks shall be permitted.
- 2a.,2b.,5b.,5d. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 5c. This activity is subject to Policy #12.
- 7b.,7c. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77; (B) unique natural resource and historical and archaeological values; or, (C) public facilities.

In addition, bulkheads are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".
14. Subject to Policy #5d.

GENERAL LOCATION: LOWER BAY - NORTH SPIT

ZONING DESIGNATION: 7-D

ZONING DISTRICT: 7-DEVELOPMENT SHORELANDS

SPECIFIC 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).

SECTION 3.2.285. MANAGEMENT OBJECTIVE:

This shoreland district, 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 District #7. In addition, development shall not conflict with state and federal requirements for the wetlands located in the northwest portion of this district.

SECTION 3.2.286. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 7-D sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 7-D also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|----------|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | ACU-S, G |
| 5. | Dryland Moorage | N |
| 6. | Industrial & Port facilities | P-G |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | P-G |
| 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 | ACU-S, G |
| 15. | Utilities | |

	a.	Low-intensity	P-G
	b.	High-intensity	P-G
B. Activities:			
1.		Stream Alteration	P-G
2.		Dikes	
	a.	New construction	ACU-S, G
	b.	maintenance/repair	P-G
3.		Dredged material disposal	ACU-S, G
4.		Excavation to create new water surface	ACU-S, G
5.		Fill	ACU-S, G
6.		Shoreline Stabilization	
	a.	Vegetative	P-G
	b.	Riprap	ACU-S, G
	c.	Retaining wall	ACU-S, G
7.		Navigation aids	P-G
8.		Mitigation	P-G
9.		Restoration	
	a.	Active	ACU-S, G
	b.	Passive	P-G
10.		Land divisions	
	a.	Partitions	ACU-S, G
	b.	Subdivisions	ACU-S, G
	c.	Planned Unit Development	ACU-S, G
	d.	Recreation PUD	N

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

1. Uses in this district 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 district 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 UGBs) 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 district can be filled for a development project contingent upon satisfaction of the prescribed mitigation described in Shoreland District #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.

SECTION 3.2.287. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 7-D district.

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 7-NA

ZONING DISTRICT: 7-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.290. MANAGEMENT OBJECTIVE.

This aquatic district shall be managed to protect natural resources. Maintenance, replacement and repair of bridge crossing support structures shall be allowed.

SECTION 3.2.291. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 7-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 7-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial & port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 10. | Bridge crossing support structures and dredging necessary for installation | ACU-S, G |
| 11. | Bridge crossings | ACU-S, G |

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
b.	Structures	N
c.	minor navigational improvements	N
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
a.	Vegetative	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	ACU-S, G
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
12.	Research and education observations	P
13.	Waste water/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.
- 10.,11. This use is allowed subject to the findings in Policy #6, "Fill in Conservation and Natural Management Units".

Activities:

III-73

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- 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.

GENERAL LOCATION: LOWER BAY - COOS BAY

ZONING DESIGNATION: 55-UD

ZONING DISTRICT: 55-URBAN DEVELOPMENT

SPECIFIC 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 district also contains an offshore spoil island immediately north of the Coos Bay sewage treatment plant.

SECTION 3.2.295. MANAGEMENT OBJECTIVE:

This district shall be managed to allow continuation of the existing mix of residential and commercial uses to the west of Cape Arago Highway, since the district is not especially suited to commercial and industrial water-dependent/water-related uses. This district also contains designated mitigation site M-1b (medium priority) which must be protected from pre-emptive uses, consistent with Policy #22.

SECTION 3.2.296. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 55-UD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 55-UD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|----------|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | ACU-S, G |
| 5. | Dryland moorage | ACU-S, G |
| 6. | Industrial & Port facilities | ACU-S, G |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | P-G |
| 11. | Recreation facilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | ACU-S, G |
| 12. | Residential | P-G |
| 13. | Solid waste disposal | P-G |
| 14. | Timber farming/harvesting | P-G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |

B. Activities:

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	ACU-S, G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partitions	P-G
	b. Subdivisions	P-G
	c. Planned Unit Development	P-G
	d. Recreation PUD	P-G

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 district if its water access is not from this district.
- 11a.,11b. Recreation activities requiring access to the water from this district shall be allowed only as permitted in District #55B.

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.

SECTION 3.2.297. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 55-UD district.

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 55A-CA

ZONING DISTRICT: 55A-CONSERVATION AQUATIC

SPECIFIC BOUNDARIES: This aquatic district 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.

SECTION 3.2.300. MANAGEMENT OBJECTIVE:

This aquatic district shall be managed to allow recreational uses consistent with aquatic resource characteristics.

SECTION 3.2.301. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 55A-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 55-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Aquaculture	ACU-S, G
2.	Commercial	N
3.	Docks	ACU-S, G
4.	Industrial & port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	ACU-S, G
	b. High-intensity	ACU-S, G
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	ACU-S, G
10.	Bridge crossing support structures and dredging necessary for installation	N
11.	Bridge crossings	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Maintenance/repair	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.	Dredged material disposal	N
4.	Fill	N
5.	Navigational	
	a. Aides	P-G
	b. Structures	N
	c. Minor navigational improvement	P-G
	d. Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	ACU-S, G
7.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Bulkheads	N
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
11.	Temporary alterations	ACU-S, G
12.	Research and educational observations	P
13.	Waste water/storm water discharge	ACU-S, G
14.	Research and educational observation structure	ACU-S, G

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).
- 9b. 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.
- 13. Waste water and storm water discharge, see Policy #25 and definition of "facility".
- 14. Subject to Policy #5d.

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 55B-NA

ZONING DISTRICT: 55B-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This aquatic district 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.

SECTION 3.2.305. MANAGEMENT OBJECTIVE:

This aquatic district shall be managed to protect its natural resources. However, a recreational pier is proposed in this district to provide public fishing access to the lower bay.

SECTION 3.2.306. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 55B-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 55B-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial & port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 10. | Bridge crossing support structures and dredging necessary for installation | N |
| 11. | Bridge crossings | N |

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Maintenance/repair	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.	Dredged material disposal	N
4.	Fill	N
5.	Navigational	
	a. Aides	P-G
	b. Structures	N
	c. Minor navigational improvements	N
	d. Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	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	ACU-S, G
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 structure	ACU-S, G

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.
14. Subject to Policy #5d.

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 56-UW

ZONING DISTRICT: 56-URBAN WATER-DEPENDENT

SPECIFIC 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.

SECTION 3.2.310. MANAGEMENT OBJECTIVE:

This shoreland district shall be managed so as to insure that the unique qualities of the district 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 #16a. Water-related and non-water-dependent/non-water-related uses shall be appropriate for portions of the district not "suitable for water-dependent uses". (see Inventory Map: "Goal #16/Goal #17 Development Priority Areas")

Development of the district 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 district.

SECTION 3.2.311. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 56-UW sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 56-UW also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

- | | | |
|----|-------|--------------------------------------|
| A. | Uses: | |
| | 1. | Agriculture N |
| | 2. | Airports N |
| | 3. | Aquaculture P-G |
| | 4. | Commercial ACU-S,G |
| | 5. | Dryland moorage P-G |
| | 6. | Industrial & port facilities ACU-S,G |
| | 7. | Land transportation facilities P-G |
| | 8. | Log storage/sorting yard (land) P-G |
| | 9. | Marinas P-G |
| | 10. | Mining/mineral extraction P-G |
| | 11. | Recreation facilities |
| | a. | Low-intensity P-G |
| | b. | High-intensity P-G |

12.	Residential	N
13.	Solid waste disposal	P-G
14.	Timber farming/harvesting	P-G
15.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
16.	Energy production	ACU-S,G
17.	Water-borne transportation	ACU-S,G

Activities:

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/repair	P-G
3.	Dredge material disposal	N
4.	Excavation to create new water surface	P-G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partitions	P-G
	b. Subdivisions	P-G
	c. Planned Unit Development	P-G
	d. Recreation PUD	P-G

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 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 UGBs) 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.

SECTION 3.2.312. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 56-UW district.

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 56-DA

ZONING DISTRICT: 56-DEVELOPMENT AQUATIC

SPECIFIC BOUNDARIES: This aquatic unit district 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.

SECTION 3.2.315. MANAGEMENT OBJECTIVE:

This aquatic district 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.

SECTION 3.2.316. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 56-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 56-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Aquaculture	ACU-S, G
2.	Commercial	ACU-S, G
3.	Docks	P-G
4.	Industrial & port facilities	ACU-S, G
5.	Log dump/sort/storage (in-water)	ACU-S, G
6.	Marinas	P-G
7.	Mining/mineral extraction	ACU-G,S
8.	Recreation facilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
10.	Bridge crossing support structures and dredging necessary for installation	N
11.	Bridge crossings	N/A

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Maintenance/repair	N/A
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	ACU-S, G
	b. Maintenance dredging of existing facilities	ACU-S, G
	c. To repair dikes and tidegates	N
3.	Dredged material disposal	N
4.	Fill	ACU-S, G
5.	Navigational	
	a. Aides	P-G
	b. Structures	ACU-S, G
	c. Minor navigational improvement	P-G
	d. Water-dependent commercial enterprises and activities	ACU-S, G
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Bulkheads	ACU-S, G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Research and educational observations	P
11.	Protection of habitat nutrient, fish, wildlife and aesthetic	P
12.	Temporary alterations	ACU-S, G
13.	Waste water/storm water discharge	ACU-S, G
14.	Research and educational observation structure	ACU-S, G

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

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

SPECIAL CONDITIONS:

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) is subject to Policy #4a.
- 2.,4. Commercial Industrial/Port facilities: if the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of this district.

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.

Activities:

2a.,2b.,4.,5b.,5d. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.

5c. This activity is subject to Policy #12.

7b.,7c. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77; (B) unique natural resource and historical and archaeological values; or, (C) public facilities.

In addition, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.

9a. Active restoration shall be allowed only when consistent with Policy #22b.

12. This activity is permitted subject to Policy #5a.

13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

14. Subject to Policy #5d.

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 57-CS

ZONING DISTRICT: 57-CONSERVATION SHORELANDS

SPECIFIC 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

SECTION 3.2.320. MANAGEMENT OBJECTIVE:

This shoreland district shall be managed to maintain and expand recreational access for use of natural aquatic resources, consistent with protection of riparian vegetation.

SECTION 3.2.321. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 57-CS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 57-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|----------|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial & 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 | P-G |
| | b. High-intensity | N |
| 12. | Residential | ACU-S, G |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | N |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	N
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partitions	P-G
	b. Subdivisions	P-G
	c. Planned Unit Development	P-G
	d. Recreation PUD	P-G

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

1. Inventoried resources requiring mandatory protection in this district 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 UGBs) 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.

SECTION 3.2.322. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 57-CS district.

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 57-NA

ZONING DISTRICT: 57-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This aquatic district 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.

SECTION 3.2.325. MANAGEMENT OBJECTIVE:

This important recreational area shall be managed so as to continue public access into the area and maintain its valuable aquatic resources.

SECTION 3.2.326. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 57-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 57-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial & Port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 10. | Bridge crossing support structures and dredging necessary for installation | N |
| 11. | Bridge crossing | N |

B. Activities:

- | | | |
|----|---|---|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Maintenance/repair | 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.	Dredged material disposal	N
4.	Fill	N
5.	Navigational	
	a. Aides	P-G
	b. Structures	N
	c. Minor navigational improvement	N
	d. Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	N
	c. Bulkheads	N
8.	Mitigation	P-G
9.	Restoration	
	a. Active	N
	b. Passive	P-G
10.	Temporary alterations	ACU-S, G
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
12.	Research and educational observations	P
13.	Research and educational observation structure	ACU-S, G

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.
13. Subject to Policy #5d.

GENERAL LOCATION: LOWER BAY

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ZONING DISTRICT: 58-UD

ZONING DISTRICT: 58-URBAN DEVELOPMENT

SPECIFIC BOUNDARIES: Northern boundary: the south bank of Tarheel Creek
Southern boundary: the southern edge of the residential area north of Barview Wayside.

SECTION 3.2.330. MANAGEMENT OBJECTIVE:

This district 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 district contains a designated mitigation site (M-1a, "medium" priority) which must be protected from pre-emptive uses, as consistent with Policy #22.

SECTION 3.2.331. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 58-UD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 58-UD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

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

B. Activities:

1.	Stream alteration	N/A
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	N/A
3.	Dredge material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partitions	P-G
	b. Subdivisions	P-G
	c. Planned Unit Development	P-G
	d. Recreation PUD	P-G

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

1. Inventoried resources requiring mandatory protection in this district 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 district.

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.

SECTION 3.2.332. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 58-UD district.

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 58-NA

ZONING DISTRICT: 58-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This aquatic district 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.

SECTION 3.2.335. MANAGEMENT OBJECTIVE:

This district 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).

SECTION 3.2.336. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 58-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 58-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial & port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 10. | Bridge crossing support structures and dredging necessary for installation | N |
| 11. | Bridge crossings | N |

B. Activities:

1.	Dikes	
a.	New construction	N
b.	Maintenance/repair	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.	Dredged material disposal	N
4.	Fill	N
5.	Navigational	
a.	Aides	P-G
b.	Structures	ACU-S, G
c.	Minor navigational improvements	N
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/Dolphin installation	N
7.	Shoreline stabilization	
a.	Vegetative	P-G
b.	Riprap	N
c.	Bulkheads	N
8.	Mitigation	P-G
9.	Restoration	
a.	Active	N
b.	Passive	P-G
10.	Temporary alterations	ACU-S, G
11.	Protection of habitat, nutrient, fish, wildlife, aesthetic,	P
12.	Research and educational observations	P
13.	Waste water/storm water discharge	N
14.	Research & educational observation structure	ACU-S, G

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.
14. Subject to Policy #5d.

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 59-CA

ZONING DISTRICT: 59-CONSERVATION AQUATIC

SPECIFIC BOUNDARIES: This subtidal district 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.

SECTION 3.2.340. MANAGEMENT OBJECTIVE:

This district shall be managed to allow conservation of the aquatic area as intended by the Goals.

SECTION 3.2.341. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 59-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 59-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Aquaculture	ACU-S, G
2.	Commercial	N
3.	Docks	N
4.	Industrial & port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
10.	Bridge crossing support structures and dredging necessary for installation	N
11.	Bridge crossings	N

B. Activities:

1.	Dikes	
	a. New construction	N/A
	b. Maintenance/repair	N/A
	c. Installation of tidegates in existing functional dikes	N

2.	Dredging	
a.	New	N
b.	Maintenance dredging of existing facilities	ACU-S, G
c.	To repair dikes and tidegates	N/A
3.	Dredged material disposal	N
4.	Fill	N
5.	Navigational	
a.	Aides	P-G
b.	Structures	N
c.	Minor navigational improvements	P-G
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	ACU-S, G
7.	Shoreline Stabilization	
a.	Vegetative	N/A
b.	Riprap	N/A
c.	Bulkheads	N/A
8.	Mitigation	P-G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	P-G
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
11.	Temporary alterations	ACU-S, G
12.	Research and educational observations	P
13.	Waste water/storm water discharge	ACU-S, G
14.	Research and educational observation structure	ACU-S, G

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.
- 13. Waste water and storm water discharge, see Policy #25 and definition of "facility".
- 14. Subject to Policy #5d.

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 67-D

ZONING DISTRICT: 67-DEVELOPMENT SHORELANDS

SPECIFIC 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.

SECTION 3.2.345. MANAGEMENT OBJECTIVE:

This shoreland district 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 district.

SECTION 3.2.346. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 67-D sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 67-D also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	P-G
4.	Commercial	N
5.	Dryland Moorage	N
6.	Industrial & Port facilities	N
7.	Land transportation facilities	P-G
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	P-G
	b. High-intensity	N
12.	Residential	ACU-S, G
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N

B. Activities:

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	P-G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	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 district 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 district are subject to Policies #17 and #18.
4. Where "agricultural lands" or "forest lands" occur within this district, as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
5. In rural areas (outside of UGBs) utilities, public facilities and services shall 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 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.

SECTION 3.2.347. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 67-D district.

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 67-CA

ZONING DISTRICT: 67- CONSERVATION AQUATIC

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.350. MANAGEMENT OBJECTIVE:

This district shall be managed to maintain the jetty for navigation.

SECTION 3.2.351. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 67-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 67-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial & Port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 10. | Bridge crossing support structures and dredging necessary for installation | N |
| 11. | Bridge crossings | N |

B. Activities:

- | | | |
|----|--|-----|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Maintenance/repair | N |
| | c. Installation of tidegates in existing functional dike | N/A |

2.	Dredging	
a.	New	N
b.	Maintenance dredging of existing facilities	ACU-S, G
c.	To repair dikes and tidegates	N/A
3.	Dredged material disposal	N
4.	Fill	N
5.	Navigational	
a.	Aides	P-G
b.	Structures	ACU-S, G
c.	Minor navigational improvements	P-G
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
a.	Vegetative	P-G
b.	Riprap	ACU-S, G
c.	Bulkheads	N
8.	Mitigation	P-G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	P-G
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
11.	Temporary alterations	ACU-S, G
12.	Research and educational observations	P
13.	Waste water/storm water discharge	ACU-S, G
14.	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.

13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 67A-DA

ZONING DISTRICT: 67A-DEVELOPMENT AQUATIC

SPECIFIC BOUNDARIES: This district lies to the south of and contiguous with the deep-draft channel, and north of the Charleston breakwater, within district #67 CA.

SECTION 3.2.355. MANAGEMENT OBJECTIVE:

This district 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.

SECTION 3.2.356. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 67A-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 67A-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|---|
| 1. | Aquaculture | N |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial & Port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 10. | Bridge crossing support structures and dredging necessary for installation | N |
| 11. | Bridge crossings | N |

B. Activities:		
1.	Dikes	
	a. New construction	N
	b. Maintenance/repair	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.	Dredged material disposal	ACU-S, G
4.	Fill	N
5.	Navigational	
	a. Aides	ACU-S, G
	b. Structures	N
	c. Minor navigational improvement	N
	d. Water-dependent commercial enterprises and activities	ACU-S, G
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	N/A
	b. Riprap	N/A
	c. Bulkheads	N/A
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Research and educational observations	P
11.	Protection of habitat nutrient, fish, wildlife and aesthetic	P
12.	Temporary alterations	N
13.	Waste water/storm water discharge	ACU-S, G
14.	Research and educational observation structure	ACU-S, G

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 conditions prohibit ocean disposal and subject to finding that adverse impacts have been minimized (see Policy #5) and for disposal of spoils generated by maintaining the marina complex at Charleston.
- 5a.,5d. Navigation aids are permitted as necessary to mark the DMD site.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".
14. Subject to Policy #5d.

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 68A-CS

ZONING DISTRICT: 68A-CONSERVATION SHORELANDS

SPECIFIC BOUNDARIES: Eastern boundary: Coast Guard Facility's western boundary.
Western boundary: South Jetty's eastern end where elevation descends to the beach sand.

SECTION 3.2.360. MANAGEMENT OBJECTIVE:

This steep rugged bluff which overlooks the mouth of the Estuary shall be managed to maintain its riparian habitat and scenic qualities.

SECTION 3.2.361. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 68A-CS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 68A-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

Uses:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial & port facilities | N |
| 7. | Land transportation facilities | P-G |
| 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 | P-G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |

B. Activities:

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

GENERAL CONDITIONS:

1. Uses in this district 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 district are subject to Policies #17 and #18.
5. In rural areas (outside of UGBs) 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.

SECTION 3.2.362. Land Development Standards. The requirements set forth in Table 3.2 shall govern development in the 68A-CS district.

GENERAL CONDITIONS: LOWER BAY

ZONING DESIGNATION: 68B-WD

ZONING DISTRICT: 68B-WATER-DEPENDENT DEVELOPMENT SHORELANDS

SPECIFIC 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.

SECTION 3.2.365. MANAGEMENT OBJECTIVE:

This district 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 district also contains a designated dredged material disposal site, which shall be protected from pre-emptive uses (see Policy #20).

SECTION 3.2.366. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 68B-WD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 68B-WD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial & Port facilities	N
7.	Land transportation facilities	P-G
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
16.	Energy production	ACU-S,G

17.	Water-borne transportation	ACU-S,G
B.	Activities:	
1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	N
3.	Dredged material disposal	ACU-S, G
4.	Excavation to create new water surface	N
5.	Fill	ACU-S, G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining Wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	N
	b. Subdivision	N
	c. Planned Unit Development	N
	d. Recreation PUD	N

GENERAL CONDITIONS:

1. Uses in this district 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. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this district 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 UGBs) utilities, public facilities and services shall only 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.

SECTION 3.2.367. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 68B-WD district

NORTH SLOUGH/HAYNES INLET
AND ADJACENT SHORELANDS

Including: Aquatic Area between Railroad Bridge
and McCullough Bridge

Shoreland Districts: 8 - 13A
Aquatic Units Districts: 8 - 13A

Districts are listed in numerical order,
Shoreland Districts first.

GENERAL LOCATION: NORTH SLOUGH

ZONING DESIGNATION: 8-WD

ZONING DISTRICT: 8-WATER-DEPENDENT DEVELOPMENT SHORELANDS

SPECIFIC 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.

SECTION 3.2.370. MANAGEMENT OBJECTIVE:

This shoreland district 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.

SECTION 3.2.371. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 8-WD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 8-WD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	P-G
4.	Commercial	ACU-S, G
5.	Dryland Moorage	P-G
6.	Industrial & Port facilities	N
7.	Land Transportation facilities	P-G
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	ACU-S, G
	b. High-intensity	ACU-S, G
12.	Residential	ACU-S, G
13.	Solid waste disposal	N
14.	Timber farming/harvesting	P-G
15.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
16.	Energy production	ACU-S,G

17.	Water-borne transportation	ACU-S,G
B.	Activities	
1.	Stream alteration	N/A
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/repair	P-G
3.	Dredge material disposal	N
4.	Excavation to create new water surface	P-G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	d. Recreation PUD	N

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

1. Inventoried resources requiring mandatory protection in this district 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 district 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 UGBs) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Uses:

4. Commercial uses shall be allowed only if they are direct support uses to the primary uses of the district: aquaculture or the boat ramp.
- 4.,16.,17. These uses are subject to review and approval when consistent with Policy #16.
- 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.

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.

SECTION 3.2.372. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 8-WD district.

GENERAL LOCATION: NORTH SLOUGH

ZONING DESIGNATION: 8-CA

ZONING DISTRICT: 8-CONSERVATION AQUATIC

SPECIFIC BOUNDARIES: This aquatic district 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.

SECTION 3.2.375. MANAGEMENT OBJECTIVE:

This district, 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.

SECTION 3.2.376. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 8-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 8-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | ACU-S, G |
| 3. | Docks | P-G |
| 4. | Industrial & Port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | ACU-S, G |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 10. | Bridge crossing support structures and dredging necessary for installation | ACU-S, G |
| 11. | Bridge crossings | ACU-S, G |

B. Activities:

1.	Dikes		
	a.	New construction	N
	b.	Maintenance/repair	N/A
	c.	Installation of tidegates in existing functional dikes	ACU-S, G
2.	Dredging		
	a.	New	ACU-S, G
	b.	Maintenance dredging of existing facilities	ACU-S, G
	c.	To repair dikes and tidegates	N/A
3.	Dredge material disposal		N
4.	Fill		ACU-S, G
5.	Navigational		
	a.	Aides	P-G
	b.	Structures	P-G
	c.	Minor navigational structures	P-G
	d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation		P-G
7.	Shoreline stabilization		
	a.	Vegetative	P-G
	b.	Riprap	ACU-S, G
	c.	Bulkheads	ACU-S, G
8.	Mitigation		P-G
9.	Restoration		
	a.	Active	ACU-S, G
	b.	Passive	P-G
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic		P
11.	Temporary alterations		ACU-S, G
12.	Research and educational observations		P
13.	Waste water/storm water discharge		ACU-S, G
14.	Research and educational observation structure		ACU-S, G

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

1. Inventoried resources requiring mandatory protection in this district 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.
- 10.,11. 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.
- 13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

14. Subject to Policy #5d.

GENERAL LOCATION: NORTH SLOUGH

ZONING DESIGNATION: 9-CS

ZONING DISTRICT: 9-CONSERVATION SHORELANDS

SPECIFIC 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.

SECTION 3.2.380. MANAGEMENT OBJECTIVE:

This district 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 district 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 district shall be preserved by protecting those trees in the rookery which are used by the birds.

SECTION 3.2.381. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 9-CS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 9-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | N |
| 5. | Dryland Moorage | N |
| 6. | Industrial & Port facilities | N |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | P-G |
| 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	P-G
	b.	High-intensity	N
B.	Activities:		
	1.	Stream alteration	N
	2.	Dikes	
		a. New construction	N
		b. Maintenance/repair	P-G
	3.	Dredged material disposal	N
	4.	Excavation to create new water surface	P-G
	5.	Fill	N
	6.	Shoreline stabilization	
		a. Vegetative	P-G
		b. Riprap	ACU-S, G
		c. Retaining wall	ACU-S, G
	7.	Navigation aids	N/A
	8.	Mitigation	P-G
	9.	Restoration	
		a. Active	ACU-S, G
		b. Passive	P-G
	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 district 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 district 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 UGBs) utilities, public facilities and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Activities:

3. Uses in this district 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 findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.

SECTION 3.2.382. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 9-CS district.

GENERAL LOCATION: NORTH SLOUGH

ZONING DESIGNATION: 9A-CS

ZONING DISTRICT: 9A-CONSERVATION SHORELANDS

SPECIFIC BOUNDARIES: Shorelands of North Slough up to 1,000-feet above the tidegate under Highway 101.

SECTION 3.2.385. MANAGEMENT OBJECTIVE:

This district shall be managed to facilitate the continuation of agricultural and other existing activities, which are consistent with protecting the integrity of the natural aquatic district downstream of this district.

SECTION 3.2.386. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 9A-CS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 9A-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial & port facilities | N |
| 7. | Land transportation facilities | P-G |
| 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 | P-G |
| | b. High-intensity | N |

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	N
7.	Navigation aids	N/A
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
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 district 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 district as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
4. Uses in this district 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 UGBs) 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.

SECTION 3.2.387. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 9A-CS district.

GENERAL LOCATION: NORTH SLOUGH

ZONING DESIGNATION: 10-CS

ZONING DISTRICT: 10-CONSERVATION SHORELANDS

SPECIFIC 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.

SECTION 3.2.390. MANAGEMENT OBJECTIVE:

This very narrow district consisting of only the Highway 101 road berm shall be managed to maintain the integrity of the highway.

SECTION 3.2.391. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 10-CS sets forth the uses and activities, which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 10-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial & port facilities | N |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 12. | Residential | N |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | N |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	N
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	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 district 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 UGBs) utilities, public facilities and services shall only provided subject to Policies #49, #50, and #51.
5. All use and activities. Inventoried resources requiring mandatory protection in this district 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".

SECTION 3.2.392. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 10-CS district.

GENERAL LOCATION: NORTH SLOUGH

ZONING DESIGNATION: 10-NA

ZONING DISTRICT: 10-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This district 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 causeway to the north property line of Coos Sand and to -3 feet MLLW (See Aquatic District 8).

SECTION 3.2.395. MANAGEMENT OBJECTIVE:

This district, having both algal/eelgrass beds and saltmarsh habitats, shall be managed to protect its resource productivity. Maintenance/repair of bridge crossing support structures shall be allowed. This district 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.

SECTION 3.2.396. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 10-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 10-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial & port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 10. | Bridge crossing support structures and dredging necessary for installation | ACU-S, G |
| 11. | Bridge crossings | ACU-S, G |

B. Activities:

1.	Dikes	
a.	New construction	N
b.	Maintenance/repair	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.	Dredged material disposal	N
4.	Fill	N
5.	Navigational	
a.	Navigation aids	N/A
b.	Structures	N/A
c.	Minor navigational improvements	N
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
a.	Vegetative	P-G
b.	Riprap	ACU-S, G
c.	Bulkheads	N
8.	Mitigation	ACU-S, G
9.	Restoration	
a.	Active	N
b.	Passive	N
10.	Temporary alterations	ACU-S, G
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 structure	ACU-S, G

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

1. Inventoried resources requiring mandatory protection in this district 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.
- 10.,11. This use is allowed subject to Policy #6, "Fill in Conservation and Natural Management Units".

Activities:

- 7b. Riprap is shall be allowed 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.
- 14. This activity is allowed subject to Policy #5d.

GENERAL LOCATION: NORTH SLOUGH/HAYNES INLET

ZONING DESIGNATION: 11-RS

ZONING DISTRICT: 11-RURAL SHORELANDS

SPECIFIC 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 district includes land up to 1,000-feet above head of tide (major tidegates) on Palouse and Larson Sloughs.

SECTION 3.2.400. MANAGEMENT OBJECTIVE:

This district shall be managed so as to continue its rural low-intensity character and uses that have limited (if any) association with the aquatic district. This district 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).

SECTION 3.2.401. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 11-RS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 11-RS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial & Port facilities | N |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 12. | Residential | P-G |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | P-G |
| 15. | Utilities | |

	a.	Low-intensity	P-G	
	b.	High-intensity	N	
B.	Activities:			
	1.	Stream alteration	P-G	
	2.	Dikes		
		a.	New construction	N
		b.	Maintenance/repair	P-G
	3.	Dredged material disposal	ACU-S, G	
	4.	Excavation to create new water surface	ACU-S, G	
	5.	Fill	ACU-S, G	
	6.	Shoreline stabilization		
		a.	Vegetative	P-G
		b.	Riprap	ACU-S, G
		c.	Retaining wall	ACU-S, G
	7.	Navigation aids	P-G	
	8.	Mitigation	P-G	
	9.	Restoration		
		a.	Active	ACU-S, G
		b.	Passive	P-G
	10.	Land divisions		
		a.	Partition	ACU-S, G
		b.	Subdivision	ACU-S, G
		c.	Planned Unit Development	ACU-S, G
		d.	Recreation PUD	N

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

1. Inventoried resources requiring mandatory protection in this district 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 district as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
4. Uses in this district 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 UGBs) utilities, public facilities and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Uses:

4. Uses in this district 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 "Special Considerations Map", except as otherwise allowed in Policy #19.
- 6b.,6c. These activities are permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.
10. Land divisions are only permitted where they meet the conditions in Policy #15.

SECTION 3.2.402. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 11-RS district.

GENERAL LOCATION: HAYNES INLET

ZONING DESIGNATION: 11-NA

ZONING DISTRICT: 11-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.405. MANAGEMENT OBJECTIVE:

This extensive intertidal/marsh district, 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).

SECTION 3.2.406. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 11-NA sets forth the uses and activities, which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 11-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial & port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 10. | Bridge crossing support structures and dredging necessary for installation | ACU-S, G |
| 11. | Bridge crossings | ACU-S, G |

B. Activities:

1.	Dikes	
a.	New construction	N
b.	Maintenance/repair	ACU-S, G
c.	Installation of tidegates in existing functional dikes	ACU-S, G
2.	Dredging	
a.	New	N
b.	Maintenance dredging of existing facilities	N
c.	To repair dikes and tidegates	ACU-S, G
3.	Dredged material disposal	N
4.	Fill	N
5.	Navigational	
a.	aids	P-G
b.	structures	N
c.	Minor navigational improvements	ACU-S, G
d.	Water-dependent commercial enterprises and activities	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	ACU-S, G
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 CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this district 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.

- 10.,11. 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 district. 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 district 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.
14. This activity is allowed subject to Policy #5d.

GENERAL LOCATION: HAYNES INLET

ZONING DESIGNATION: 12-RS

ZONING DISTRICT: 12-RURAL SHORELANDS

SPECIFIC 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.

SECTION 3.2.410. MANAGEMENT OBJECTIVE:

This shoreland district shall be managed to allow continuation and expansion of uses existing in the district.

SECTION 3.2.411. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 12-RS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 12-RS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|----------|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | ACU-S, G |
| 5. | Dryland moorage | P-G |
| 6. | Industrial & port facilities | P-G |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 12. | Residential | N |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | N |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |

B. Activities:

1.	Stream alteration	N/A
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	P-G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
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 district 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 UGBs) 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".

SECTION 3.2.412. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 12-RS district.

GENERAL LOCATION: HAYNES INLET

ZONING DESIGNATION: 12-CA

ZONING DISTRICT: 12-CONSERVATION AQUATIC

SPECIFIC BOUNDARIES: This district 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 district is approximately 800-feet of shoreline

SECTION 3.2.415. MANAGEMENT OBJECTIVE:

This small aquatic district shall be managed to allow continuation and limited expansion of existing uses of moderate intensity. Channel access through the district shall be allowed.

SECTION 3.2.416. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 12-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 12-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | ACU-S, G |
| 3. | Docks | ACU-S, G |
| 4. | Industrial & port facilities | ACU-S, G |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | ACU-S, G |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 10. | Bridge crossing support structures and dredging necessary for installation | N |
| 11. | Bridge crossings | N |

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Maintenance/repair	N/A
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	ACU-S, G
	c. To repair dikes and tidegates	N/A
3.	Dredge material disposal	N
4.	Fill	N
5.	Navigational	
	a. Aides	P-G
	b. Structures	N
	c. Minor navigational improvement	P-G
	d. Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Bulkheads	N
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
11.	Temporary alterations	ACU-S, G
12.	Research and educational observations	P
13.	Waste water/storm water discharge	ACU-S, G
14.	Research and educational observation structure	ACU-S, G

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

1. Inventoried resources requiring mandatory protection in this district are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) is allowed; or, where aquaculture requires dredging or fill or other alteration of the estuary is subject to Policy #4a.
2. Commercial uses shall be limited to water-dependant uses, and then only upon the development of findings which document that such uses are necessary to support the

existing aquaculture facility and public boat ramp, and occupy the water surface by means other than fill.

3. Limited temporary tie-up facilities associated with the public boat ramp and associated upland day-use facilities shall be allowed, provided they occupy the water surface by means other than fill.
4. Industrial and port facilities development shall be restricted solely to maintenance and limited expansion of the existing boat works, provided they occupy the water surface by means other than fill.
- 8a. Such recreational facilities must be water-dependent. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").
- 8b. These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

Activities:

- 2b. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.

In addition to the above requirements, when maintenance dredging is for log storage, it shall only be allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

- 5c. This activity is subject to Policy #12.
- 7b. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring nonstructural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion control to protect: (A) uses existing as of 10-7-77; (B) unique natural resource and historical and archaeological values; or, (C) public facilities.
11. This activity is only permitted subject to Policy #5a.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".
14. Subject to Policy #5d.

GENERAL LOCATION: HAYNES INLET

ZONING DESIGNATION: 13A-CS

ZONING DISTRICT: 13A-CONSERVATION SHORELANDS

SPECIFIC 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.

SECTION 3.2.420. MANAGEMENT OBJECTIVE:

This district shall be managed to allow recreational uses while protecting riparian vegetation for its habitat, slope stability, and scenic qualities.

SECTION 3.2.421. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 13A-CS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 13A-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | N |
| 5. | Dryland Moorage | N |
| 6. | Industrial & port facilities | N |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 12. | Residential | N |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | P-G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |

B. Activities:

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	N
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
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 district 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 district, as identified in the "Special Considerations Map" uses in these areas shall be limited to those permitted in Policies #28 and #34.
4. Uses in this district 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 UGBs) 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.

SECTION 3.2.422. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 13A-CS district.

GENERAL LOCATION: NORTH SLOUGH/HAYNES INLET

ZONING DESIGNATION: 13A-NA

ZONING DISTRICT: 13A-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This district consists of the lower part of the natural channel in Haynes Inlet, and is bounded by the Horsefall Causeway, Aquatic district #8, the deep-draft channel and the Highway 101 Bridge.

SECTION 3.2.425. MANAGEMENT OBJECTIVE:

This district 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.

SECTION 3.2.426. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 13A-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 13A-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial & port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 10. | Bridge crossing support structures and dredging necessary for installation | ACU-S, G |
| 11. | Bridge crossings | ACU-S, G |

B. Activities:

1.	Dikes		
	a.	New construction	N
	b.	Maintenance/repair	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.	Dredged material disposal		N
4.	Fill		N
5.	Navigational		
	a.	Aides	P-G
	b.	Structures	N
	c.	Minor navigational improvements	ACU-S, G
	d.	Water-dependent commercial enterprises and activities	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		ACU-S, G
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 CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this district 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.

10.,11. 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 district. 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.
14. This activity is subject to Policy #5d.

UPPER BAY - RAILROAD BRIDGE
TO BULL ISLAND, AND
ADJACENT SHORELANDS

Including: NORTH BEND/COOS BAY WATERFRONT

Shoreland Districts: 13B - 18, 23A - 26 and 44 - 48
Aquatic Districts: 13A - 19A, 23 - 26B and 44 - 48A

Districts are listed in numerical order,
Shoreland Districts first

Location descriptions for Shoreland Districts
include City (where applicable)

GENERAL LOCATION: UPPER BAY

ZONING DESIGNATION: 13B-RS

ZONING DISTRICT: 13B-RURAL SHORELANDS

SPECIFIC 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.

SECTION 3.2.430. MANAGEMENT OBJECTIVE:

This district shall be managed for rural multiple uses consistent with the area's general rural-residential character, while maintaining riparian vegetation. The district contains a designated mitigation site (U-1), a low-priority site (see Policy #22). The district 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).

SECTION 3.2.431. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 13B-RS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 13B-RS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial and Port facilities | N |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreational facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 12. | Residential | P-G |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | P-G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |

B. Activities:

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	P-G
3.	Dredged material disposal	ACU-S, G
4.	Excavation to create new water surface	N
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this district 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 district 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 UGBs) 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.

SECTION 3.2.432. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 12B-RS district.

GENERAL LOCATION: UPPER BAY

ZONING DESIGNATION: 13B-NA

ZONING DISTRICT: 13B-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.435. MANAGEMENT OBJECTIVE:

This district shall be managed so as to protect the productivity of the extensive tideflats and subtidal beds in the aquatic area. Maintenance/repair of bridge crossing support structures is appropriate in this district.

SECTION 3.2.436. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 13B-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 13B-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Aquaculture	ACU-S, G
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	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
10.	Bridge crossing support structures and dredging necessary for installation	P-G
11.	Bridge crossings	P-G

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Maintenance/repair	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.	Dredged material disposal	N
4.	Fill	N
5.	Navigational	
	a. Aides	P-G
	b. Structures	N
	c. Minor navigational improvements	N
	d. Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	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	ACU-S, G
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 CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this district 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.
14. Subject to Policy #5d.

GENERAL LOCATION: UPPER BAY

ZONING DESIGNATION: 14-WD

ZONING DISTRICT: 14-WATER-DEPENDENT DEVELOPMENT SHORELANDS

SPECIFIC 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.

SECTION 3.2.440. MANAGEMENT OBJECTIVE:

This shoreland district 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.

SECTION 3.2.441. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 14-WD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 14-WD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and Port facilities	ACU-S, G
7.	Land transportation facilities	P-G
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	ACU-S, G
	b. High-intensity	ACU-S, G
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
16.	Energy production	ACU-S,G
17.	Water-borne transportation	ACU-S,G

B. Activities:

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

GENERAL CONDITIONS:

1. Uses in this district 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 UGBs) 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 district 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.

SECTION 3.2.442. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 14-WD district.

GENERAL LOCATION: UPPER BAY

ZONING DESIGNATION: 14-DA

ZONING DISTRICT: 14-DEVELOPMENT AQUATIC

SPECIFIC BOUNDARIES: This district includes the small bermed aquatic area in Kentuck Inlet and the adjacent channel and ends at the dike and tidegate on Kentuck Slough.

SECTION 3.2.445. 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 district. This district 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 District 13B NA is otherwise not allowed. Upon completion of filling in the small bermed area, it will become part of Shoreland District 14 WD.

SECTION 3.2.446. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 14-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 14-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | N |
| 3. | Docks | ACU-S, G |
| 4. | Industrial and Port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 10. | Bridge crossing support structures and dredging necessary for installation | N |
| 11. | Bridge crossings | N |

B. Activities:

1.	Dikes	
	a.	New construction ACU-S, G
	b.	Maintenance/repair ACU-S, G
	c.	Installation of tidegates in existing functional dikes ACU-S, G
2.	Dredging	
	a.	New ACU-S, G
	b.	Maintenance dredging of existing facilities ACU-S, G
	c.	To repair dikes and tidegates ACU-S, G
3.	Dredged material disposal	N
4.	Fill	ACU-S, G
5.	Navigational	
	a.	Aides P-G
	b.	Structures N
	c.	Minor navigational improvements P-G
	d.	Water-dependent commercial enterprises and activities ACU-S, G
6.	Piling/dolphin installation	ACU-S, G
7.	Shoreline stabilization	
	a.	Vegetative P-G
	b.	Riprap ACU-S, G
	c.	Bulkheads ACU-S, G
8.	Mitigation	N
9.	Restoration	
	a.	Active N
	b.	Passive N
10.	Research and educational observations	P
11.	Protection of habitat nutrient, fish, wildlife and aesthetic	P
12.	Temporary alterations	ACU-S, G
13.	Waste water/storm water discharge	ACU-S, G
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 district 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.

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,5d. New dredging and maintenance dredging for the purposes of creating a "bathtub" adjacent to the shoreland district 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 bankline 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.
12. This activity is subject to Policy #5a.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

GENERAL LOCATION: UPPER BAY

ZONING DESIGNATION: 15-RS

ZONING DISTRICT: 15-RURAL SHORELANDS

SPECIFIC 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.

SECTION 3.2.450. MANAGEMENT OBJECTIVE:

This district 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 district 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).

SECTION 3.2.451. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 15-RS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 15-RS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial and Port facilities | N |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 12. | Residential | P-G |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | P-G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |

B. Activities:

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	P-G
3.	Dredged material disposal	ACU-S, G
4.	Excavation to create new water surface	N
5.	Fill	ACU-S, G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this district 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 district, as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
4. Uses in this district 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 "Special Considerations Map", except as otherwise allowed in Policy #22.
- 6b.,6c. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.
10. Land divisions are only permitted where they meet the conditions in Policy #15.

SECTION 3.2.452. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 15RS district.

GENERAL LOCATION: UPPER BAY

ZONING DESIGNATION: 15-NA

ZONING DISTRICT: 15-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This district 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).

SECTION 3.2.455. MANAGEMENT OBJECTIVE:

This natural aquatic district shall be managed to protect its natural resource productivity. The district also contains a designated mitigation site (U-9c), which shall be protected from pre-emptive uses as a "medium" priority site (see Policy #22).

SECTION 3.2.456. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 15-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 15-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Aquaculture	ACU-S, G
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	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
10.	Bridge crossing support structures and dredging necessary for installation	N
11.	Bridge crossings	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
	d.	Water-dependent commercial enterprises and activities	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 district 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.
- 14. Subject to Policy #5d.

GENERAL LOCATION: UPPER BAY

ZONING DESIGNATION: 16-WD

ZONING DISTRICT: 16-WATER-DEPENDENT DEVELOPMENT
SHORELANDS

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.460. MANAGEMENT OBJECTIVE:

This district, because of its location near the forest resource and the natural Cooston Navigation Channel, will be managed to protect its future utility as an industrial site particularly for log handling and storage and barging facilities.

SECTION 3.2.461. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 16-WD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 16-WD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|----------|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | ACU-S, G |
| 5. | Dryland moorage | P-G |
| 6. | Industrial and Port facilities | ACU-S, G |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | P-G |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 12. | Residential | N |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | P-G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |

- | | | |
|-----|----------------------------|---------|
| 16. | Energy production | ACU-S,G |
| 17. | Water-borne transportation | ACU-S,G |

B. Activities:

- | | | |
|-----|--|----------|
| 1. | Stream alteration | N/A |
| 2. | Dikes | |
| | a. New construction | N |
| | b. Maintenance/repair | P-G |
| 3. | Dredge material disposal | ACU-S, G |
| 4. | Excavation to create new water surface | N |
| 5. | Fill | ACU-S, G |
| 6. | Shoreline stabilization | |
| | a. Vegetative | P-G |
| | b. Riprap | ACU-S, G |
| | c. Retaining wall | ACU-S, G |
| 7. | Navigation aids | P-G |
| 8. | Mitigation | ACU-S, G |
| 9. | Restoration | |
| | a. Active | ACU-S, G |
| | b. Passive | ACU-S, G |
| 10. | Land divisions | |
| | a. Partition | ACU-S, G |
| | b. Subdivision | ACU-S, G |
| | c. Planned Unit Development | ACU-S, G |
| | 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 district 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. In rural areas (outside of UGBs) 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:

- 4.,6.,16.,17. These uses are subject to review and approval when consistent with Policy #16.
4. Commercial uses will be allowed only when they are support services to existing or planned industrial developments and do not prevent utilization of water access.

6. The area is reserved for uses associated with the storage and transportation of forest products.

Activities:

- 3,5. Dredged material disposal or filling are acceptable activities to prepare the site for future industrial use.
- 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 activities are only permitted if they would not inhibit or preclude future industrial use of the site.
10. Land divisions are only permitted where they meet the conditions in Policy #15.

SECTION 3.2.462. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 16-WD district.

GENERAL LOCATION: UPPER BAY

ZONING DESIGNATION: 16-CA

ZONING DISTRICT: 16-CONSERVATION AQUATIC

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.465. MANAGEMENT OBJECTIVE:

This district shall be managed to accommodate access through the natural "finger channel" (located in the district to the natural Cooston shallow-draft channel (located outside the district) for upland aquaculture and future industrial uses, particularly storage and transport of logs.

SECTION 3.2.466. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 16-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 16-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | ACU-S, G |
| 3. | Docks | ACU-S, G |
| 4. | Industrial and Port facilities | ACU-S, G |
| 5. | Log dump/sort/storage (in-water) | ACU-S, G |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 10. | Bridge crossing support structures and dredging necessary for installation | N |
| 11. | Bridge crossings | N |

B. Activities:

1.	Dikes	
a.	New construction	N
b.	Maintenance/repair	ACU-S, G
c.	Installation of tidegates in existing functional dikes	N
2.	Dredging	
a.	New	N
b.	Maintenance dredging of existing facilities	ACU-S, G
c.	To repair dikes and tidegates	N
3.	Dredge material disposal	N
4.	Fill	N
5.	Navigational	
a.	Aides	P-G
b.	Structures	N
c.	Minor navigational improvements	P-G
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
a.	Vegetative	P-G
b.	Riprap	ACU-S, G
c.	Bulkheads	ACU-S, G
8.	Mitigation	P-G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	P-G
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
11.	Temporary alterations	ACU-S, G
12.	Research and educational observations	P
13.	Waste water/storm water discharge	ACU-S, G
14.	Research and educational observation structures	ACU-S, G

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

1. Inventoried resources requiring mandatory protection in this district 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.
- 2,3,4. These uses only permitted if 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 Department of Environmental Quality (see Policy #5c).
- 8a. Such recreational facilities must be water-dependent. Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

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 #8 requiring mitigation.
- 2b. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.

In addition to the above requirements, when these activities involve dredging for log storage, these activities are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

- 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.
11. This activity is only permitted subject to Policy #5a.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".
14. Subject to Policy #5d.

GENERAL LOCATION: UPPER BAY

ZONING DESIGNATION: 17-RS

ZONING DISTRICT: 17-RURAL SHORELANDS

SPECIFIC 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.

SECTION 3.2.470. MANAGEMENT OBJECTIVE:

This district shall be managed to continue the general low-intensity rural uses and character consistent with objectives to maintain the riparian vegetation. This district 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 district shall be preserved by protecting those trees in the rookery which are used by the birds.

SECTION 3.2.471. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 17-RS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 17-RS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial and Port facilities | N |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 12. | Residential | P-G |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | P-G |
| 15. | Utilities | |

	a.	Low-intensity	P-G	
	b.	High-intensity	N	
B.	Activities:			
	1.	Stream alteration	P-G	
	2.	Dikes		
		a.	New construction	N
		b.	Maintenance/repair	P-G
	3.	Dredged material disposal	N	
	4.	Excavation to create new water surface	P-G	
	5.	Fill	ACU-S, G	
	6.	Shoreline stabilization		
		a.	Vegetative	P-G
		b.	Riprap	ACU-S, G
		c.	Retaining wall	ACU-S, G
	7.	Navigation aids	P-G	
	8.	Mitigation	P-G	
	9.	Restoration		
		a.	Active	ACU-S, G
		b.	Passive	P-G
	10.	Land divisions		
		a.	Partition	ACU-S, G
		b.	Subdivision	ACU-S, G
		c.	Planned Unit Development	ACU-S, G
		d.	Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this district 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 district, as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
4. Uses in this district 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 "Special Considerations Map", except as otherwise allowed in Policy #22.
- 6b,6c. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.
10. Land divisions are only permitted where they meet the conditions in Policy #15.

SECTION 3.2.472. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 17-RS district.

GENERAL LOCATION: UPPER BAY

ZONING DESIGNATION: 17-NA

ZONING DISTRICT: 17-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.475. MANAGEMENT OBJECTIVE:

This aquatic district consisting of mudflats and marsh areas shall be managed to protect its natural resource productivity.

SECTION 3.2.476. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 17-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 17-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Aquaculture	ACU-S, G
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	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
10.	Bridge crossing support structures and dredging necessary for installation	N
11.	Bridge crossings	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Maintenance/repair	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.	Dredged material disposal	N
4.	Fill	N
5.	Navigational	
	a. Aides	P-G
	b. Structures	N
	c. Minor navigational improvements	N
	d. Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	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 CONDITION (the following condition applies to all uses and activities):

1. Inventoried resources requiring mandatory protection in this district 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 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 archeological values; or, (C) public facilities.

14. Subject to Policy #5d.

GENERAL LOCATION: UPPER BAY

ZONING DESIGNATION: 18-RS

ZONING DISTRICT: 18-RURAL SHORELANDS

SPECIFIC BOUNDARIES: Northern Boundary: The northern most dike of the farm land west of East Bay Drive.
Southern Boundary: The northern most dike retaining the dredged material disposal area known as Christianson Ranch.

SECTION 3.2.480. MANAGEMENT OBJECTIVE:

This district shall be managed to allow continued use as pasture-grazing but shall also be managed to allow dredged material disposal or mitigation. This district 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).

SECTION 3.2.481. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 18-RS sets forth the uses and activities, which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 18-RS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|----------|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial and Port facilities | N |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | ACU-S, G |
| 12. | Residential | N |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | N/A |
| 15. | Utilities | |
| | a. Low-intensity | P-G |

b.	High-intensity	N
 B. Activities:		
1.	Stream alteration	P-G
2.	Dikes	
a.	New construction	P-G
b.	Maintenance/repair	P-G
3.	Dredged material disposal	ACU-S, G
4.	Excavation to create new water surface	P-G
5.	Fill	ACU-S, G
6.	Shoreline stabilization	
a.	Vegetative	P-G
b.	Riprap	ACU-S, G
c.	Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	ACU-S, G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	ACU-S, G
10.	Land divisions	
a.	Partition	ACU-S, G
b.	Subdivision	ACU-S, G
c.	Planned Unit Development	ACU-S, G
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 district, 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 district as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34, except that dredged material disposal is permitted in the designated site.
5. Uses in this district 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.
8. In rural areas (outside of UGBs) 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 district 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.

SECTION 3.2.482. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 18RS district,

GENERAL LOCATION: UPPER BAY

ZONING DESIGNATION: 18A-CA

ZONING DISTRICT: 18A-CONSERVATION AQUATIC

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.485. MANAGEMENT OBJECTIVE:

This aquatic district shall be managed to continue the present use of the district and of the adjacent channel for subtidal log storage and other in-water uses which do not conflict with log storage. Restoration of this district 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.

SECTION 3.2.486. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 18A-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 18A-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial and port facilities | N |
| 5. | Log dump/sort/storage (in-water) | ACU-S, G |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | ACU-S, G |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 10. | Bridge crossing support structures and dredging necessary for installation | N |
| 11. | Bridge crossings | N |

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Maintenance/repair	ACU-S, G
	c. Installation of tidegates in existing functional dikes	ACU-S, G
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	ACU-S, G
	c. To repair dikes and tidegates	ACU-S, G
3.	Dredged material disposal	N
4.	Fill	N
5.	Navigational	
	a. Aides	P-G
	b. Structures	N
	c. Minor navigational improvements	P-G
	d. Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Bulkheads	N
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
11.	Temporary alterations	ACU-S, G
12.	Research and educational observations	P
13.	Waste water/storm water discharge	ACU-S, G
14.	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 district are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) is allowed; or, where aquaculture requires dredging or fill or other alteration of the estuary is subject to Policy #4a.
5. This use shall be limited to log storage only.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).

- 8a,8b. These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a). Boat ramps for public use where no dredging or fill for navigational access is needed (see definition of "Recreation").

Activities:

- 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 district 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.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

GENERAL LOCATION: UPPER BAY

ZONING DESIGNATION: 18B-CA

ZONING DISTRICT: 18B-CONSERVATION AQUATIC

SPECIFIC BOUNDARIES: This district consists of the natural Cooston Channel from Coos River to the deep-draft channel.

SECTION 3.2.490. MANAGEMENT OBJECTIVE:

This natural shallow-draft channel shall be managed for navigation and subtidal log storage uses.

SECTION 3.2.491. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 18B-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 18B-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|---------|
| 1. | Aquaculture | ACU-S,G |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial and port facilities | N |
| 5. | Log dump/sort/storage (in-water) | ACU-S,G |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | ACU-S,G |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 10. | Bridge crossing support structures and dredging necessary for installation | N |
| 11. | Bridge crossings | N |

B. Activities

- | | | |
|----|---|---------|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Maintenance/repair | N |
| | c. Installation of tidegates in existing functional dikes | N |
| 2. | Dredging | |
| | a. New | N |
| | b. Maintenance dredging of existing facilities | ACU-S,G |

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 improvement		P-G
d.	Water-dependent commercial enterprises and activities		N
6.	Piling/dolphin installation		P-G
7.	Shoreline stabilization		
a.	Vegetative		N/A
b.	Riprap	P-G	
c.	Bulkheads		N/A
8.	Mitigation		P-G
9.	Restoration		
a.	Active		ACU-S,G
b.	Passive		P-G
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic		P
11.	Temporary alterations		ACU-S,G
12.	Research and educational observations		P
13.	Waste water/storm water discharge		ACU-S,G
14.	Research and educational observation structure		N

GENERAL CONDITIONS:

1. All uses and activities: Inventoried resources requiring mandatory protection in this district are subject to Policies #17 and #18.

SPECIAL CONDITIONS:

Uses:

1. Aquaculture, which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) is allowed; or, where aquaculture requires dredging or fill or other alteration of the estuary is subject to Policy #4a.

5. This use shall be limited to log storage only.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).

- 8a. 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").

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).

- 5c. This activity is subject to Policy #12.
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.
- 11. This activity is subject only to Policy #5a.
- 13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

GENERAL LOCATION: UPPER BAY

ZONING DESIGNATION: 19A-CA

ZONING DISTRICT: 19A-CONSERVATION AQUATIC

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.495. MANAGEMENT OBJECTIVE:

This district shall be managed to allow log storage to continue while maintaining the resource values of the district natural channel, as well as the aquatic resource north of the district. The Plan does not intend that future use of this district will be related to the ultimate use of the upland or District 20 CA. Rather, continuation of present uses at present intensities shall be allowed. Restoration is also encouraged to return this district to its natural depth, which has been altered by upwelling from adjacent upland disposal.

SECTION 3.2.496. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 19A-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 19A-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Aquaculture	ACU-S,G
2.	Commercial	N
3.	Docks	ACU-S,G
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	ACU-S,G
6.	Marinas	N
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
10.	Bridge crossing support structures and dredging necessary for installation	N
11.	Bridge crossings	N

B. Activities:

1.	Dike	
	a. New construction	N
	b. Maintenance/repair	ACU-S, G
	c. Installation of tidegates in existing functional dikes	ACU-S, G
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	ACU-S, G
	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	P-G
	d. Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Bulkheads	ACU-S, G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
11.	Temporary alterations	ACU-S, G
12.	Research and educational observations	P
13.	Waste water/storm water discharge	ACU-S, G
14.	Research and educational observation structure	ACU-S, G

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.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".
14. Subject to Policy #5d.

GENERAL LOCATION:	UPPER BAY
ZONING DESIGNATION:	25-NA
ZONING DISTRICT:	25-NATURAL AQUATIC
SPECIFIC BOUNDARIES:	This district 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.

SECTION 3.2.505. MANAGEMENT OBJECTIVE:

This district 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.

SECTION 3.2.506. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 25-NA sets forth the uses and activities, which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 25-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Aquaculture	ACU-S, G
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	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
10.	Bridge crossing support structures and dredging necessary for installation	N
11.	Bridge crossings	N

B. Activities:

1.	Dikes	
a.	New construction	N
b.	Maintenance/repair	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.	Dredged material disposal	N
4.	Fill	N
5.	Navigational	
a.	Aides	P-G
b.	Structures	N
c.	Minor navigational improvement	N
d.	Water-dependent commercial enterprises & activities	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 education observations	P
13.	Waste water/storm water discharge	N
14.	Research and education observation structures	ACU-S, G

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. 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.

14. Subject to Policy #5d.

GENERAL LOCATION: UPPER BAY

ZONING DESIGNATION: 45A-CA

ZONING DISTRICT: 45A-CONSERVATION AQUATIC

SPECIFIC BOUNDARIES: This district is the narrow subtidal strip between the shipping channel to the west and the intertidal area to the east, beginning at MLLW.

SECTION 3.2.525. MANAGEMENT OBJECTIVE:

This district 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 district. Outfall shall go directly to the main navigation channel.

SECTION 3.2.526. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 45A-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 45A-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Aquaculture	ACU-S, G
2.	Commercial	N
3.	Docks	N
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	ACU-S, G
6.	Marinas	N
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	ACU-S, G
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
10.	Bridge crossing support structures and dredging necessary for installation	N
11.	Bridge crossings	N/A

B. Activities:

1.	Dikes		
	a.	New construction	N
	b.	Maintenance/repair	N/A
	c.	Installation of tidegates in existing functional dikes	N
2.	Dredging		
	a.	New	N
	b.	Maintenance dredging of existing facilities	ACU-S, G
	c.	to repair dikes and tidegates	N/A
3.	Dredged material disposal		N
4.	Fill		N
5.	Navigational		
	a.	Aides	P-G
	b.	Structures	N
	c.	Minor navigational improvement	P-G
	d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation		P-G
7.	Shoreline stabilization		
	a.	Vegetative	N/A
	b.	Riprap	N/A
	c.	Bulkheads	N/A
8.	Mitigation		P-G
9.	Restoration		
	a.	Active	ACU-S, G
	b.	Passive	P-G
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic		P
11.	Temporary alterations		ACU-S, G
12.	Research and educational observations		S
13.	Waste water/storm water discharge		ACU-S, G
14.	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. 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.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

COOS RIVER/MILLICOMA RIVERS

ENTRANCE TO SHALLOW-DRAFT CHANNEL TO HEAD OF TIDAL
INFLUENCE, INCLUDING ADJACENT SHORELANDS

Shoreland Districts: 19 - 20 D

Aquatic Districts: 19 - 20 D

Districts are listed in numerical order,
Shoreland Districts first

GENERAL LOCATION: COOS RIVER

ZONING DESIGNATION: 19-D

ZONING DISTRICT: 19-DEVELOPMENT SHORELANDS

SPECIFIC 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.

SECTION 3.2.535. MANAGEMENT OBJECTIVE:

This district 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 plot plan that accomplishes this goal and is approved by the Coos County Board of Commissioners or their designee.

SECTION 3.2.536. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 19-D sets forth the uses and activities, which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 19-D also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|---------------------------------|----------|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | ACU-S, G |
| 5. | Dryland moorage | P-G |
| 6. | Industrial and Port facilities | P-G |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | P-G |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |

	a.	Low-intensity	P-G
	b.	High-intensity	P-G
12.		Residential	N
13.		Solid Waste Disposal	N
14.		Timber farming/harvesting	N/A
15.		Utilities	
	a.	Low-intensity	P-G
	b.	High-intensity	P-G

B. Activities

1.		Stream alteration	N/A
2.		Dikes	
	a.	New construction	N
	b.	Maintenance/repair	P-G
3.		Dredged material disposal	ACU-S, G
4.		Excavation to create new water surface	P-G
5.		Fill	P-G
6.		Shoreline stabilization	
	a.	Vegetative	P-G
	b.	Riprap	ACU-S, G
	c.	Retaining wall	ACU-S, G
7.		Navigation aids	P-G
8.		Mitigation	ACU-S, G
9.		Restoration	
	a.	Active	ACU-S, G
	b.	Passive	ACU-S, G
10.		Land divisions	
	a.	Partition	ACU-S, G
	b.	Subdivision	ACU-S, G
	c.	Planned Unit Development	ACU-S, G
	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 are subject to Policies #17 and #18.
2. Uses in this district 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 UGBs) 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.

SECTION 3.2.537. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 19-D district.

GENERAL LOCATION: COOS RIVER

ZONING DESIGNATION: 19B-DA

ZONING DISTRICT: 19B-DEVELOPMENT AQUATIC

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.540. MANAGEMENT OBJECTIVE:

This development aquatic district shall be managed primarily to maintain use of the channel for access to future upland development adjacent Christianson Ranch.

SECTION 3.2.541. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 19B-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 19B-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Aquaculture	ACU-S, G
2.	Commercial	N
3.	Docks	ACU-S, G
4.	Industrial and Port facilities	ACU-S, G
5.	Log dump/sort/storage (in-water)	ACU-S, G
6.	Marinas	N
7.	Mining/mineral extraction	ACU-S, G
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
10.	Bridge crossing support structures and dredging necessary for installation	N
11.	Bridge crossings	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Maintenance/repair	ACU-S, G
	c. Installation of tidegates in existing functional dikes	ACU-S, G
2.	Dredging	
	a. New	ACU-S, G
	b. Maintenance dredging of existing facilities	ACU-S, G
	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 improvement	P-G
	d. Water-dependent commercial enterprises and activities	ACU-S, G
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Bulkheads	ACU-S, G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Research and educational observations	P
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
12.	Temporary alterations	ACU-S, G
13.	Waste water/storm water discharge	ACU-S, G
14.	Research and educational observation structures	ACU-S, G

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 district. 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 plot 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.

Activities:

1b,1c,2a,2b,5d. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.

5c. This activity is subject to Policy #12.

7b.,7c. These activities are 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. Subject to Policy #5a.

13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

14. Subject to policy #5d.

GENERAL LOCATION: COOS RIVER/MILLICOMA RIVER

ZONING DESIGNATION: 20-RS

ZONING DISTRICT: 20-RURAL SHORELANDS

SPECIFIC BOUNDARIES: This district 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 district 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 district ends 1000-feet above heads-of-tide of the Coos and Millicoma Rivers.

SECTION 3.2.545. MANAGEMENT OBJECTIVE:

This district shall be managed for rural uses along with recreational access. Enhancement of riparian vegetation for water quality, bankline stabilization, and wildlife habitat shall be encouraged, particularly for purposes of salmonid protection. This district contains two designated mitigation sites, U-17(a) and (b), "medium" priority, which shall be protected as required by Policy #22.

SECTION 3.2.546. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 20-RS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 20-RS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|----------|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial and Port facilities | N |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | ACU-S, G |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |

- | | | |
|-----|---------------------------|----------|
| 11. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | ACU-S, G |
| 12. | Residential | P-G |
| 13. | Solid waste disposal | ACU-S, G |
| 14. | Timber farming/harvesting | N/A |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |

B. Activities

- | | | |
|-----|--|----------|
| 1. | Stream alteration | ACU-S, G |
| 2. | Dikes | |
| | a. New construction | ACU-S, G |
| | b. Maintenance/repair | ACU-S, G |
| 3. | Dredged material disposal | ACU-S, G |
| 4. | Excavation to create new water surface | ACU-S, G |
| 5. | Fill | ACU-S, G |
| 6. | Shoreline stabilization | |
| | a. Vegetative | P-G |
| | b. Riprap | ACU-S, G |
| | c. Retaining wall | ACU-S, G |
| 7. | Navigation aids | P-G |
| 8. | Mitigation | P-G |
| 9. | Restoration | |
| | a. Active | ACU-S, G |
| | b. Passive | ACU, G |
| 10. | Land divisions | |
| | a. Partition | ACU-S, G |
| | b. Subdivision | ACU-S, G |
| | c. Planned Unit Development | ACU-S, G |
| | d. Recreation PUD | N |

GENERAL CONDITIONS (the following conditions apply to all permitted uses and activities):

1. Inventoried resources requiring mandatory protection in this district 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 district, as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.

4. Uses in this district 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 UGBs) 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 bankline 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 farm lands 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 "Special Considerations 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.

SECTION 3.2.547. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 20-RS district.

GENERAL LOCATION: COOS RIVER/MILLICOMA RIVER

ZONING DESIGNATION: 20-CA

ZONING DISTRICT: 20-CONSERVATION AQUATIC

SPECIFIC BOUNDARIES: This district 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 district 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.

SECTION 3.2.550. MANAGEMENT OBJECTIVE:

This aquatic district shall be managed to allow log transport while protecting fish habitat. Log storage shall be allowed in areas of this district which are near shoreland log sorting areas at Allegany, Shoreland District 20C, and Dellwood, Shoreland District 20D, as well as in areas for which valid log storage and handling leases exist from the Division of State Lands.

SECTION 3.2.551. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 20-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 20-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | N |
| 3. | Docks | ACU-S, G |
| 4. | Industrial & port facilities | N |
| 5. | Log dump/sort/storage (in-water) | ACU-S, G |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | ACU-S, G |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 10. | Bridge crossing support structures and dredging necessary for installation | ACU-S, G |
| 11. | Bridge crossings | ACU-S, G |

B. Activities

1.	Dikes	
a.	New construction	N
b.	Maintenance/repair	ACU-S, G
c.	Installation of tidegates in existing functional dikes	ACU-S, G
2.	Dredging	
a.	New	N
b.	Maintenance dredging of existing	ACU-S, G
c.	To repair dikes and tidegates	ACU-S, G
3.	Dredged material disposal	N
4.	Fill	N
a.	Aides	P-G
b.	Structures	N
c.	Minor navigational improvement	P-G
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
a.	Vegetative	P-G
b.	Riprap	ACU-S, G
c.	Bulkheads	ACU-S, G
8.	Mitigation	P-G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	P-G
10.	Protection of habitat, nutrient, fish, wildlife, aesthetic,	P
11.	Temporary alterations	ACU-S, G
12.	Research and educational observations	P
13.	Waste water/storm water discharge	ACU-S, G
14.	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. Docks shall be limited to small-scale private boat docks, and shall occupy the water surface by means other than fill.

5. 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).

- 8a. 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).
- 10.,11. This use is allowed subject to the findings in Policy #6.

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 finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 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 tidegates or 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 (Policy #5).

- 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); (3) to 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.

13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

GENERAL LOCATION: COOS RIVER

ZONING DESIGNATION: 20A-WD

ZONING DISTRICT: 20A-WATER DEPENDENT DEVELOPMENT SHORELANDS

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.555. 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 3.2.556.

SECTION 3.2.556. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 20A-WD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 20A-WD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|---------|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | ACU-S,G |
| 5. | Dryland moorage | P-G |
| 6. | Industrial & Port facilities | ACU-S,G |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 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 | ACU-S,G |
| 17. | Water-borne transportation | ACU-S,G |

B. Activities:

- | | | |
|-----|--|----------|
| 1. | Stream alteration | P-G |
| 2. | Dikes | |
| | a. New construction | P-G |
| | b. Maintenance/repair | P-G |
| 3. | Dredged material disposal | ACU-S, G |
| 4. | Excavation to create new water surface | P-G |
| 5. | Fill | P-G |
| 6. | Shoreline stabilization | |
| | a. Vegetative | P-G |
| | b. Riprap | ACU-S, G |
| | c. Retaining wall | ACU-S, G |
| 7. | Navigation aids | P-G |
| 8. | Mitigation | N |
| 9. | Restoration | |
| | a. Active | N |
| | b. Passive | N |
| 10. | Land divisions | |
| | a. Partition | ACU-S, G |
| | b. Subdivision | ACU-S, G |
| | c. Planned Unit Development | ACU-S, G |
| | d. Recreation PUD | N |

GENERAL CONDITIONS

1. Uses in this district 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 UGBs) 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.

SECTION 3.2.557. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 20A-WD district.

GENERAL LOCATION: COOS RIVER

ZONING DESIGNATION: 20A-DA

ZONING DISTRICT: 20A-DEVELOPMENT AQUATIC

SPECIFIC BOUNDARIES: This district 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 district extends toward the channel to the -8 foot MLLW contour.

SECTION 3.2.560. MANAGEMENT OBJECTIVE:

This district shall be managed in conjunction with adjacent Shoreland district 20A WD to facilitate the continuation and possible expansion of the existing tug and barge business which makes its base of operations in the district.

SECTION 3.2.561. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 20A-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 20A-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Aquaculture	N
2.	Commercial	N
3.	Docks	P-G
4.	Industrial & Port facilities	ACU-S, G
5.	Log dump/sort/storage (in-water)	ACU-S, G
6.	Marinas	N
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
10.	Bridge crossing support structures and dredging necessary for installation	N
11.	Bridge crossings	N

B. Activities:

1.	Dikes		
	a.	New construction	N
	b.	Maintenance/repair	ACU-S, G
	c.	Installation of tidegates in existing functional dikes	N
2.	Dredging		
	a.	New	N
	b.	Maintenance dredging of existing facilities	ACU-S, G
	c.	to repair dikes and tidegates	N
3.	Dredged material disposal		N
4.	Fill		ACU-S, G
5.	Navigational		
	a.	Aides	P-G
	b.	Structures	N
	c.	Minor navigational improvements	P-G
	d.	Water-dependent commercial enterprises and activities	ACU-S, G
6.	Piling/dolphin installation		P-G
7.	Shoreline stabilization		
	a.	Vegetative	P-G
	b.	Riprap	ACU-S, G
	c.	Bulkheads	ACU-S, G
8.	Mitigation		P-G
9.	Restoration		
	a.	Active	ACU-S, G
	b.	Passive	P-G
10.	Research and educational observations		P
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic		P
12.	Temporary alterations		N
13.	Waste water/storm water discharge		ACU-S, G
14.	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).

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.,5d. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 5c. This activity is subject to Policy #12.
- 7b.,7c These activities are 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.
- 13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

GENERAL LOCATION: COOS RIVER/MILLICOMA RIVER

ZONING DESIGNATION: 20B-WD

ZONING DISTRICT: 20B-WATER-DEPENDENT DEVELOPMENT
SHORELANDS

SPECIFIC BOUNDARIES: This district is the barge loading facility on the north shore of the Coos River at the fork with the Millicoma River.

SECTION 3.2.565. MANAGEMENT OBJECTIVE:

This district 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.

SECTION 3.2.566. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 20B-WD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 20B-WD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and Port facilities	ACU-S,G
7.	Land transportation facilities	P-G
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	P-G
	b. High-intensity	N
16.	Energy production	ACU-S,G
17.	Water-borne transportation	ACU-S,G

B. Activities:

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

GENERAL CONDITIONS

1. Uses in this district 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 UGBs) 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

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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.

SECTION 3.2.567. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 20B-WD district.

GENERAL LOCATION: COOS RIVER/MILLICOMA RIVER

ZONING DESIGNATION: 20B-DA

ZONING DISTRICT: 20B-DEVELOPMENT AQUATIC

SPECIFIC BOUNARIES: This district 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.

SECTION 3.2.570. MANAGEMENT OBJECTIVE:

This district 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.

SECTION 3.2.571. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 20B-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 20B-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|--|----------|
| 1. | Aquaculture | N |
| 2. | Commercial | N |
| 3. | Docks | P-G |
| 4. | Industrial & Port facilities | ACU-S, G |
| 5. | Log dump/sort/storage (in-water) | ACU-S, G |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 10. | Bridge crossing support structures and dredging necessary for installation | N |
| 11. | Bridge crossings | N |

B. Activities

1.	Dikes	
a.	New construction	N
b.	Maintenance/repair	ACU-S, G
c.	Installation of tidegates in existing functional dikes	N
2.	Dredging	
a.	New	N
b.	Maintenance dredging of existing facilities	ACU-S, G
c.	to repair dikes and tidegates	N
3.	Dredged material disposal	N
4.	Fill	ACU-S, G
5.	Navigational	
a.	Aides	P-G
b.	Structures	N
c.	Minor navigational improvement	P-G
d.	Water-dependent commercial enterprises and activities	ACU-S, G
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
a.	Vegetative	P-G
b.	Riprap	ACU-S, G
c.	Bulkheads	ACU-S, G
8.	Mitigation	P-G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	P-G
10.	Research and educational observations	P
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
12.	Temporary alterations	N
13.	Waste water/storm water discharge	ACU-S, G
14.	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).

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.,5d. 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.
- 13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

GENERAL LOCATION: MILLICOMA RIVER

ZONING DESIGNATION: 20C-WD

ZONING DISTRICT: 20C-WATER-DEPENDENT DEVELOPMENT SHORELANDS

SPECIFIC BOUNDARIES: The log sorting and barge loading facility at Allegany on the south shore of the Millicoma River at approximately Mile 8.25. The district is approximately 3,000-feet of shoreline.

SECTION 3.2.575. MANAGEMENT OBJECTIVE:

This shoreland district 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.

SECTION 3.2.576. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 20C-WD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 20C-WD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|---------|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial and Port facilities | ACU-S,G |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | P-G |
| 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 | P-G |
| | b. High-intensity | P-G |
| 16. | Energy production | ACU-S,G |
| 17. | Water-borne transportation | ACU-S,G |

B. Activities

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/repair	P-G
3.	Dredged material disposal	ACU-S, G
4.	Excavation to create new water surface	P-G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	d. Recreation PUD	N

GENERAL CONDITIONS

1. Uses in this district 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 UGBs) 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.

SECTION 3.2.577. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 20C-WD district.

GENERAL LOCATION: MILLICOMA RIVER

ZONING DESIGNATION: 20C-DA

ZONING DISTRICT: 20C-DEVELOPMENT AQUATIC

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.580. MANAGEMENT OBJECTIVE:

This district shall be managed to allow water access for the purpose of transporting forest resources.

SECTION 3.2.581. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 20C-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 20C-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Aquaculture	N
2.	Commercial	N
3.	Docks	P-G
4.	Industrial & Port facilities	ACU-S, G
5.	Log dump/sort/storage (in-water)	ACU-S, G
6.	Marinas	N
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
10.	Bridge crossing support structures and dredging necessary for installation	N
11.	Bridge crossings	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Maintenance/repair	ACU-S, G
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	ACU-S, G
	c. To repair dikes and tidegates	N
3.	Dredged material disposal	N
4.	Fill	ACU-S, G
5.	Navigational	
	a. Aides	P-G
	b. Structures	N
	c. Minor navigational improvement	P-G
	d. Water-dependent commercial enterprises and activities	ACU-S, G
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Bulkheads	ACU-S, G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Research and educational observations	P
11.	Protection of habitat, nutrient, fish, wildlife, aesthetic,	P
12.	Temporary alterations	N
13.	Waste water/storm water discharge	ACU-S, G
14.	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).

Activities:

- 1b,2b,5d. 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.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

GENERAL LOCATION: SOUTH FORK COOS RIVER

ZONING DESIGNATION: 20D-WD

ZONING DISTRICT: 20D-WATER-DEPENDENT DEVELOPMENT SHORELANDS

SPECIFIC 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 district is approximately 3,500-feet of shoreline.

SECTION 3.2.585. MANAGEMENT OBJECTIVE:

This district 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.

SECTION 3.2.586. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 20D-WD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 20D-WD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial & Port facilities	ACU-S,G
7.	Land transportation facilities	P-G
8.	Log storage/sorting yard (land)	P-G
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	P-G
	b. High-intensity	P-G
16.	Energy production	ACU-S,G
17.	Water-borne transportation	ACU-S,G

B. Activities:

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/repair	P-G
3.	Dredged material disposal	ACU-S, G
4.	Excavation to create new water surface	P-G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	d. Recreation PUD	N

GENERAL CONDITIONS

1. Uses in this district 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 UGBs) 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.

SECTION 3.2.587. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 20D-WD district.

GENERAL LOCATION: SOUTH FORK COOS RIVER

ZONING DESIGNATION: 20D-DA

ZONING DISTRICT: 20D-DEVELOPMENT AQUATIC

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.590. MANAGEMENT OBJECTIVE:

This district shall be managed to allow water access for the purpose of transporting forest resources.

SECTION 3.2.591. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 20D-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 20D-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Aquaculture	N
2.	Commercial	N
3.	Docks	P-G
4.	Industrial & Port facilities	ACU-S, G
5.	Log dump/sort/storage (in-water)	ACU-S, G
6.	Marinas	N
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
10.	Bridge crossing support structures and dredging necessary for installation	N
11.	Bridge crossings	N

B. Activities

1.	Dikes	
a.	New construction	N
b.	Maintenance/repair	ACU-S, G
c.	Installation of tidegates in existing functional dikes	N
2.	Dredging	
a.	New	N
b.	Maintenance dredging of existing facilities	ACU-S, G
c.	To repair dikes and tidegates	N
3.	Dredge material disposal	N
4.	Fill	ACU-S, G
5.	Navigational	
a.	Aides	P-G
b.	Structures	N
c.	Minor navigational improvement	P-G
d.	Water-dependent commercial enterprises and activities	ACU-S, G
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
a.	Vegetative	P-G
b.	Riprap	ACU-S, G
c.	Bulkheads	ACU-S, G
8.	Mitigation	P-G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	P-G
10.	Research and educational observations	P
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
12.	Temporary alterations	N
13.	Waste water/storm water discharge	ACU-S, G
14.	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).

Activities:

- 1b,2b,5d. 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.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

CATCHING SLOUGH
FROM COOS RIVER ROAD BRIDGE TO
HEAD OF TIDAL INFLUENCE,
INCLUDING ADJACENT SHORELANDS

Shoreland District - 21
Aquatic Districts - 21, 21A

GENERAL LOCATION: CATCHING SLOUGH

ZONING DESIGNATION: 21-RS

ZONING DISTRICT: 21-RURAL SHORELANDS

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.595. MANAGEMENT OBJECTIVE:

This shoreland district of generally diked farm land 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 district shall be preserved by protecting those trees in the rookery which are used by the birds. This district 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).

SECTION 3.2.596. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 21-RS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 21-RS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial & Port facilities | N |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| a. | Low-intensity | P-G |
| b. | High-intensity | P-G |
| 12. | Residential | P-G |

13.	Solid waste disposal	N
14.	Timber farming/harvesting	P-G
15.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
B.	Activities	
1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	ACU-S, G
	b. Maintenance/repair	ACU-S, G
3.	Dredged material disposal	ACU-S, G
4.	Excavation to create new water surface	ACU-S, G
5.	Fill	ACU-S, G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this district 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 district, as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
4. Uses in this district 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 UGBs) utilities, public facilities and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS:

Activities:

- 2a.,2b. 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 "Special Considerations Map", except as otherwise allowed in Policy #19.
- 6b.,6c. These activities are permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.
10. Land divisions are only permitted where they meet the conditions in Policy #15.

SECTION 3.2.597. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 21-RS district.

GENERAL LOCATION:	CATCHING SLOUGH
ZONING DESIGNATION:	21-CA
ZONING DISTRICT:	21-CONSERVATION AQUATIC
SPECIFIC 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.

SECTION 3.2.600. MANAGEMENT OBJECTIVE:

This aquatic district 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.

SECTION 3.2.601. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 21-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 21-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

1.	Aquaculture	ACU-S, G
2.	Commercial	N
3.	Docks	ACU-S, G
4.	Industrial & port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	ACU-S, G
	b. High-intensity	ACU-S, G
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
10.	Bridge crossing support structures and dredging necessary for installation	ACU-S, G
11.	Bridge crossings	ACU-S, G

B. Activities

1.	Dikes	
	a. New construction	N
	b. Maintenance/repair	ACU-S, G
	c. Installation of tidegates in existing functional dikes	ACU-S, G
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	ACU-S, G
	c. to repair dikes and tidegates	ACU-S, G
3.	Dredged material disposal	N
4.	Fill	ACU-S, G
5.	Navigational	
	a. Aides	P-G
	b. Structures	N
	c. Minor navigational improvement	ACU-S, G
	d. Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Bulkheads	N
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
11.	Temporary alterations	ACU-S, G
12.	Research and educational observations	P
13.	Waste water/storm water discharge	ACU-S, G
14.	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").
- 10.,11. This use/activity is only permitted subject to the findings required by 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 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 #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. 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 and 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.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

GENERAL LOCATION: CATCHING SLOUGH

III-250

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ZONING DESIGNATION: 21A-NA

ZONING DISTRICT: 21A-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This district is composed of two areas: (i) an intertidal flat at the mouth of Catching Slough and (ii) various areas of saltmarsh in middle and upper Catching Slough.

SECTION 3.2.605. MANAGEMENT OBJECTIVE:

This aquatic district shall be managed to protect and enhance its aquatic resources. This district 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. Maintenance/repair or replacement of bridge crossing support structures is allowed for Catching Slough Bridge.

SECTION 3.2.606. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 21A-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 21A-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Aquaculture	ACU-S, G
2.	Commercial	N
3.	Docks	N
4.	Industrial & port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	ACU-S, G
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
10.	Bridge crossings	ACU-S, G
11.	Bridge crossing support structures and dredging necessary for installation	ACU-S, G

B. Activities

1.	Dikes	
a.	New construction	N
b.	Maintenance/repair	N
c.	Installation of tidegates in existing functional dikes	N
2.	Dredging	
a.	New	ACU-S, G
b.	Maintenance dredging of existing facilities	ACU-S, G
c.	To repair dikes and tidegates	N
3.	Dredged material disposal	N
4.	Fill	ACU-S, G
5.	Navigational	
a.	Aides	N
b.	Structures	N
c.	Minor navigational improvements	N
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
a.	Vegetative	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	ACU-S, G
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	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").
- 10.,11. 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.

ISTHMUS SLOUGH

FROM MOUTH TO HEAD OF TIDAL INFLUENCE,
INCLUDING COALBANK SLOUGH, SHINGLEHOUSE SLOUGH
AND DAVIS SLOUGH, AND ADJACENT SHORELANDS

Shoreland Districts: 27-32, 34, 36, 38-40, 42, 43
Aquatic Districts: 27-31, 34, 38, 39, 43

Districts are listed in numerical order,
Shoreland Districts first.

GENERAL LOCATION: ISTHMUS SLOUGH

ZONING DESIGNATION: 28A-DA

ZONING DISTRICT: 28A-DEVELOPMENT AQUATIC

SPECIFIC BOUNDARIES: This district borders the shallow-draft channel on the south side of Isthmus from its mouth at Coalbank Slough to about 800-feet above the southern end of the authorized channel at Millington. This district excludes the authorized channel and the areas bordering the northeastern shore that were designated Aquatic districts #27 and #28. It includes the T-shaped log storage area opposite Coos Head Mill and adjacent intertidal areas.

SECTION 3.2.615. MANAGEMENT OBJECTIVE:

This aquatic management district, 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.

SECTION 3.2.616. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 28A-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 28A-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|---|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | N |
| 3. | Docks | P-G |
| 4. | Industrial & Port facilities | ACU-S, G |
| 5. | Log dump/sort/storage (in-water) | ACU-S, G |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | ACU-S, G |
| 8. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 10. | Bridge crossing support structure and dredging necessary for installation | P-G |
| 11. | Bridge crossings | P-G |

B. Activities

1.	Dikes	
a.	New construction	N
b.	Maintenance/repair	ACU-S, G
c.	Installation of tidegates in existing functional dikes	ACU-S, G
2.	Dredging	
a.	New	ACU-S, G
b.	maintenance dredging of existing facilities	ACU-S, G
c.	To repair dikes and tidegates	ACU-S, G
3.	Dredged material disposal	N
4.	Fill	ACU-S, G
5.	Navigational	
a.	Aides	P-G
b.	Structures	N
c.	Minor navigational improvement	P-G
d.	Water-dependent commercial enterprises and activities	ACU-S, G
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
a.	Vegetative	P-G
b.	Riprap	ACU-S, G
c.	Bulkheads	ACU-S, G
8.	Mitigation	P-G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	P-G
10.	Research and educational observations	P
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
12.	Temporary alterations	ACU-S, G
13.	Waste water/storm water discharge	ACU-S, G
14.	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.

Activities:

- 1b.,1c.,2a.,2b.,2c.,4.,5d. 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.
12. This activity is only permitted subject to Policy #5a.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

GENERAL LOCATION: ISTHMUS SLOUGH

ZONING DESIGNATION: 28B-DA

ZONING DISTRICT: 28B-DEVELOPMENT AQUATIC

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.620. MANAGEMENT OBJECTIVE:

This aquatic district shall be managed to allow in-water log dump, sort and storage associated with adjacent mills and other water-dependent development, including access.

SECTION 3.2.621. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 28B-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 28B-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | ACU-S, G |
| 3. | Docks | P-G |
| 4. | Industrial and Port facilities | ACU-S, G |
| 5. | Log dump/sort/storage (in-water) | ACU-S, G |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | ACU-S, G |
| 8. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 10. | Bridge crossing support structures and dredging necessary for installation | P-G |
| 11. | Bridge crossings | P-G |

B. Activities

1.	Dikes		
	a.	New construction	N
	b.	Maintenance/repair	ACU-S, G
	c.	Installation of tidegates in existing functional dikes	N
2.	Dredging		
	a.	New	ACU-S, G
	b.	Maintenance dredging of existing facilities	ACU-S, G
	c.	To repair dikes and tidegates	N
3.	Dredged material disposal		N
4.	Fill		ACU-S, G
5.	Navigational		
	a.	Aides	P-G
	b.	Structures	N
	c.	Minor navigational improvement	P-G
	d.	Water-dependent commercial enterprises and activities	ACU-S, G
6.	Piling/dolphin installation		P-G
7.	Shoreline stabilization		
	a.	Vegetative	P-G
	b.	Riprap	ACU-S, G
	c.	Bulkheads	ACU-S, G
8.	Mitigation		P-G
9.	Restoration		
	a.	Active	ACU-S, G
	b.	Passive	P-G
10.	Research and educational observations		P
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic		P
12.	Temporary alterations		ACU-S, G
13.	Waste water/storm water discharge		ACU-S, G
14.	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 DEQ (see Policy #5c).
7. Mining/mineral extraction are 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.

Activities:

- 1b.,2a.,2b.,4.,5d. 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.
12. This activity is allowed subject to Policy #5a.
13. This activity is allowed subject to Policy #25 and the definition of "facility".

GENERAL LOCATION: ISTHMUS SLOUGH

ZONING DESIGNATION: 29-CS

ZONING DISTRICT: 29-CONSERVATION SHORELANDS

SPECIFIC BOUNDARIES: Northern Boundary: The northern edge of Kennedy Field
 Southern Boundary: A line extending upland from the upper end of Aquatic District #28A.

SECTION 3.2.625. MANAGEMENT OBJECTIVE:

This thin district which forms a riparian buffer to protect wildlife habitat associated with the adjacent Kennedy Field aquatic area shall be managed to maintain this buffer.

SECTION 3.2.626. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 29-CS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 29-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial and port facilities | N |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 12. | Residential | N |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | P-G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |

B. Activities

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	P-G
3.	Dredge material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
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 district, as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
3. Uses in this district 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 UGBs) 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.

SECTION 3.2.627. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 29-CS district.

GENERAL LOCATION: ISTHMUS SLOUGH

ZONING DESIGNATION: 29-NA

ZONING DISTRICT: 29-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.630. MANAGEMENT OBJECTIVE:

This aquatic marsh and tidelflat is a "high priority" mitigation site, which shall be protected for this purpose (see Policy #22).

SECTION 3.2.631. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 29-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 29-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial & port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 10. | Bridge crossing support structures and dredging necessary for installation | N |
| 11. | Bridge crossings | 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	N
	b. Structures	N
	c. Minor navigational improvements	N
	d. Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	N
	c. Bulkheads	N
8.	Mitigation	P-G
9.	Restoration	
	a. Active	N
	b. Passive	P-G
10.	Temporary alterations	ACU-S, G
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 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.
14. Subject to Policy #5d.

GENERAL LOCATION: ISTHMUS SLOUGH

ZONING DESIGNATION: 30A-CS

ZONING DISTRICT: 30A-CONSERVATION SHORELANDS

SPECIFIC BOUNDARY: Northern Boundary: A line continuing upland from the upper end of Aquatic District #28A opposite Millington.
Southern Boundary & Northern boundary of SE 1/4 of the SE 1/4 of S.14, T.26, R.13.

SECTION 3.2.635. MANAGEMENT OBJECTIVE:

This shoreland district which is a riparian buffer shall be managed to maintain habitat values associated with the marsh in the adjacent aquatic area, Unit #30 CA.

SECTION 3.2.636. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 30A-CS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 30A-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|---------------------------------|----------|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial & port facilities | N |
| 7. | Land transportation facilities | ACU-S, G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 12. | Residential | N |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | P-G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |

B. Activities

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	N/A
3.	Dredged material disposal	N
4.	Excavation to create new water surface	ACU-S, G
5.	Fill	ACU-S, G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
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 district, as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
4. Uses in this district 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 UGBs) 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 district 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 district.

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.

SECTION 3.2.637. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 30A-CS district.

GENERAL LOCATION: ISTHMUS SLOUGH

ZONING DESIGNATION: 30B-RS

ZONING DISTRICT: 30B-RURAL SHORELANDS

SPECIFIC BOUNDARIES: Northern Boundary: The northern edge of the first agricultural field on the eastside of Isthmus Slough.
Southern Boundary: Just south of Coos City Bridge: south end of dike carrying Coldstream Road adjacent to Isthmus Slough.

SECTION 3.2.640. MANAGEMENT OBJECTIVE:

This district contains designated mitigation site U-44 ("high" priority) and designated Dredged Material Disposal site #25. The district 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 district shall also be used for disposal of forest waste materials removed from the sloughs.

SECTION 3.2.641. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 30B-RS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 30B-RS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

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

	a.	Low-intensity	P-G
	b.	High-intensity	N
B.	Activities		
	1.	Stream alteration	P-G
	2.	Dikes	
		a. New construction	P-G
		b. Maintenance/repair	P-G
	3.	Dredged material disposal	ACU-S, G
	4.	Excavation to create new water surface	P-G
	5.	Fill	ACU-S, G
	6.	Shoreline stabilization	
		a. Vegetative	P-G
		b. Riprap	ACU-S, G
		c. Retaining wall	ACU-S, G
	7.	Navigation aids	P-G
	8.	Mitigation	P-G
	9.	Restoration	
		a. Active	ACU-S, G
		b. Passive	P-G
	10.	Land divisions	
		a. Partition	ACU-S, G
		b. Subdivision	ACU-S, G
		c. Planned Unit Development	ACU-S, G
		d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this district 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 district as required by Policy #20.

The following conditions apply to all permitted uses:

3. Where "agricultural lands" or "forest lands" occur within this district, as identified in the "Special Considerations Map", 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 district 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 UGBs) 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 "Special Considerations Map", except as otherwise allowed in Policy #19.
- 6b,6c These activities are permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.
10. Land divisions are only permitted where they meet the conditions in Policy #15.

SECTION 3.2.642. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 30B-RS district.

GENERAL LOCATION: ISTHMUS SLOUGH

ZONING DESIGNATION: 30C-CS

ZONING DISTRICT; 30C-CONSERVATION SHORELANDS

SPECIFIC BOUNDARIES: Northern Boundary: Southern edge of agricultural lands at south end of Coldstream Road dike.
Southern Boundary: The Green Acres Road dike as it proceeds northeast.

SECTION 3.2.645. MANAGEMENT OBJECTIVE:

This district 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 district also contains a designated mitigation site (U-54, "medium" priority) which shall be protected as required by Policy #22.

SECTION 3.2.646. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 30C-CS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 30C-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial & port facilities | N |
| 7. | Land transportation facilities | P-G |
| 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 | P-G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |

B. Activities

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	ACU-S, G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	N
	b. Subdivision	N
	c. Planned Unit Development	N
	d. Recreation PUD	N

GENERAL CONDITIONS

1. Uses in this district 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 district, as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
4. In rural areas (outside of UGBs) 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.

SECTION 3.2.647. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 30C-CS district.

GENERAL LOCATION: ISTHMUS SLOUGH

ZONING DESIGNATION: 30D-RS

ZONING DISTRICT: 30D-RURAL SHORELANDS

SPECIFIC BOUNDARY: This district is the area south of the Green Acres Road dike as defined by the Shoreland Boundary, 1000-foot maximum above the head-of-tide (tidegate).

SECTION 3.2.650. MANAGEMENT OBJECTIVE:

This district shall be managed for continuation of low-intensity rural uses.

SECTION 3.2.651. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 30D-RS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 30D-RS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|---------------------------------|----------|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | ACU-S, G |
| 5. | Dryland moorage | N |
| 6. | Industrial & Port facilities | N |
| 7. | Land transportation facilities | P-G |
| 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 | P-G |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | P-G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |

B. Activities

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

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this district 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 district, as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
4. Uses in this district 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 UGBs) 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 "Special Considerations map", except as otherwise allowed in Policy #19.
- 6b,6c These activities are permitted subject to the findings required by Policy #9, "Solutions 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.

SECTION 3.2.652. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 30D-RS district.

GENERAL LOCATION: ISTHMUS SLOUGH

ZONING DESIGNATION: 30E-CS

ZONING DISTRICT: 30E-CONSERVATION SHORELANDS

SPECIFIC 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.

SECTION 3.2.655. MANAGEMENT OBJECTIVE:

This thin shoreland district, 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 district and shall be allowed at the time that an Exception is taken to allow log dump and sort in Aquatic District #31, which is adjacent. This district also contains designated mitigation sites U-52(b) and U-53, both "medium" priority, which shall be protected as required by Policy #22.

SECTION 3.2.656. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 30E-CS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 30E-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial and port facilities | N |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining./mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 12. | Residential | N |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | P-G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |

B. Activities

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	ACU-S, G
5.	Fill	ACU-S, G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
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. Inventoried resources requiring mandatory protection in this district 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 district 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 UGBs) 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.

SECTION 3.2.657. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 30E-CS district.

GENERAL LOCATION:	ISTHMUS SLOUGH
ZONING DESIGNATION:	30-CA
ZONING DISTRICT:	30-CONSERVATION AQUATIC
SPECIFIC BOUNDARIES:	This district consists of the aquatic area of Isthmus Slough from the south end of Aquatic District 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 district, which are part of District #31 NA.

SECTION 3.2.660. MANAGEMENT OBJECTIVE:

This district shall allow: Intensive log storage and transport to continue as consistent with DEQ standards. This district 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.

SECTION 3.2.661. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 30-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 30-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Aquaculture	ACU-S, G
2.	Commercial	ACU-S, G
3.	Docks	ACU-S, G
4.	Industrial & port facilities	N
5.	Log dump/sort/storage (in-water)	ACU-S, G
6.	Marinas	N
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	ACU-S, G
	b. High-intensity	ACU-S, G
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
10.	Bridge crossing support structures and dredging necessary for installation	ACU-S, G
11.	Bridge crossings	ACU-S, G

B. Activities

1.	Dikes	
a.	New construction	N
b.	Maintenance/repair	ACU-S, G
c.	Installation of tidegates in existing functional dikes	ACU-S, G
2.	Dredging	
a.	New	N
b.	Maintenance dredging of existing facilities	ACU-S, G
c.	To repair dikes and tidegates	ACU-S, G
3.	Dredged material disposal	N
4.	Fill	ACU-S, G
5.	Navigational	
a.	Aides	P-G
b.	Structures	N
c.	Minor navigational improvement	P-G
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
a.	Vegetative	P-G
b.	Riprap	ACU-S, G
c.	Bulkheads	ACU-S, G
8.	Mitigation	P-G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	P-G
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
11.	Research and educational observations	P
12.	Temporary alterations	ACU-S, G
13.	Waste water/storm water discharge	ACU-S, G
14.	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").
- 10.,11. 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.
12. This activity is only permitted subject to Policy #5a.
13. This activity is allowed subject to Policy #25 and the definition of "facility".

GENERAL LOCATION: ISTHMUS SLOUGH - DAVIS SLOUGH

ZONING DESIGNATION: 31-RS

ZONING DISTRICT: 31-RURAL SHORELANDS

SPECIFIC BOUNDARIES: This district is the shoreland surrounding Davis Slough from its mouth at the Highway 42 Bridge.

SECTION 3.2.665. MANAGEMENT OBJECTIVE:

This district shall be managed to allow continuation of low-intensity rural uses, including agricultural and forest operations. This district 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.

SECTION 3.2.666. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 31-RS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 31-RS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Agriculture	P-G
2.	Airports	N
3.	Aquaculture	P-G
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	P-G
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	P-G
13.	Solid waste disposal	N
14.	Timber farming/harvesting	P-G
15.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N

B. Activities

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this district 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 district, as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
4. Uses in this district 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 UGBs) 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.

SECTION 3.2.667. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 31-RS district.

GENERAL LOCATION:	ISTHMUS SLOUGH
ZONING DESIGNATION:	31-NA
ZONING DISTRICT:	31-NATURAL AQUATIC
SPECIFIC BOUNDARIES:	This district 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 District 30 CA, as described in the language for that district.

SECTION 3.2.670. MANAGEMENT OBJECTIVE:

This district 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 district 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. Maintenance/repair of bridge crossing support structures shall be permitted.

SECTION 3.2.671. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 31-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 31-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Aquaculture	ACU-S, G
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	N
8.	Recreation facilities	
	a. Low-intensity	ACU-S, G
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
10.	Bridge crossing support structures and dredging necessary for installation	ACU-S, G
11.	Bridge crossings	ACU-S, G

B. Activities

1.	Dikes	
a.	New construction	N
b.	Maintenance/repair	P-G
c.	Installation of tidegates in existing functional dikes	ACU-S, G
2.	Dredging	
a.	New	ACU-S, G
b.	Maintenance dredging of existing facilities	ACU-S, G
c.	To repair dikes and tidegates	ACU-S, G
3.	Dredged material disposal	N
4.	Fill	ACU-S, G
5.	Navigational	
a.	Aides	P-G
b.	Structures	N
c.	Minor navigational improvements	N
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
a.	Vegetative	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 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").

- 10.,11. 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.
14. Subject to Policy #5d.

GENERAL LOCATION:	ISTHMUS SLOUGH
ZONING DESIGNATION:	32-D
ZONING DISTRICT:	32-DEVELOPMENT SHORELANDS
SPECIFIC 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 district includes a portion of Shinglehouse Slough shorelands, and two small extensions west of Highway 101.

SECTION 3.2.675. MANAGEMENT OBJECTIVE:

This shoreland district 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 district contains a designated mitigation site (U-45(b)] ("low" priority); it need not be protected (see Policy #22).

SECTION 3.2.676. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 32-D sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 32-D also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

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

b.	High-intensity	P-G
B.	Activities	
1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	P-G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this district 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 district 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 UGBs) 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.
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.

SECTION 3.2.677. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 32-D district.

GENERAL LOCATION: ISTHMUS SLOUGH - SHINGLEHOUSE SLOUGH

ZONING DESIGNATION: 34-RS

ZONING DISTRICT: 34-RURAL SHORELANDS

SPECIFIC BOUNDARIES: This district consists of the shoreland surrounding Shinglehouse Slough from its mouth at the Highway 101 Bridge.

SECTION 3.2.680. MANAGEMENT OBJECTIVE:

This district surrounds a natural aquatic area and shall be managed to maintain agricultural uses while protecting adjacent aquatic resources. This district contains designated mitigation site U-42 ("medium" priority) which shall be protected, as required by Policy #22.

SECTION 3.2.681. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 34-RS sets forth the uses and activities, which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 34-RS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|---------------------------------|----------|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | N |
| 5. | Dryland moorage | P-G |
| 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 | ACU-S, G |
| | b. High-intensity | ACU-S, G |
| 12. | Residential | P-G |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | P-G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |

B. Activities

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	P--G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this district 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 district, as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
4. Uses in this district 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.
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. In rural areas (outside of UGBs) 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 District #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.

SECTION 3.2.682. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 34-RS district.

GENERAL LOCATION: ISTHMUS SLOUGH - SHINGLEHOUSE SLOUGH

ZONING DESIGNATION: 34-NA

ZONING DISTRICT: 34-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This district consists of the entire aquatic area of Shinglehouse Slough from the mouth at the Highway 101 Bridge to the extent of hydraulic influence.

SECTION 3.2.685. MANAGEMENT OBJECTIVE:

This aquatic district, 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. Maintenance/repair of bridge crossing support structures is permitted.

SECTION 3.2.686. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 34-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 34-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | N |
| 3. | Docks | N |
| 4. | Industrial & port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 10. | Bridge crossing support structures and dredging necessary for installation | ACU-S, G |
| 11. | Bridge crossings | ACU-S, G |

B. Activities

1.	Dikes		
	a.	New construction	N
	b.	Maintenance/repair	N
	c.	Installation of tidegates in existing functional dikes	N
2.	Dredging		
	a.	New	ACU-S, G
	b.	Maintenance dredging of existing facilities	ACU-S, G
	c.	To repair dikes and tidegates	N
3.	Dredged material disposal		N
4.	Fill		ACU-S, G
5.	Navigational		
	a.	Aides	N/A
	b.	Structures	N
	c.	Minor navigational improvements	N
	d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation		N
7.	Shoreline stabilization		
	a.	Vegetative	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		ACU-S, G
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic		P
12.	Research and educational observations		P
13.	Research and educational observation structures		ACU-S, G

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.
- 10.,11. 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 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 Policy #5 and #8.
- 7b. These activities are permitted see 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.
- 13. Subject to Policy #5d.

GENERAL LOCATION: ISTHMUS SLOUGH

ZONING DESIGNATION: 36-UW

ZONING DISTRICT: 36-URBAN WATER-DEPENDENT

SPECIFIC 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 saltmarsh on the south side of Millington.

SECTION 3.2.690. MANAGEMENT OBJECTIVE:

This shoreland district, 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 district, existing uses shall be permitted to continue and expand.

SECTION 3.2.691. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 36-UW sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 36-UW also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

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

16.	Energy production	ACU-S,G
17.	Water-borne transportation	ACU-S,G
B.	Activities	
1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/repair	P-G
3.	Dredged material disposal	ACU-S, G
4.	Excavation to create new water surface	P-G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	N/A
9.	Restoration	
	a. Active	N/A
	b. Passive	N/A
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	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 UGBs) 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".

SECTION 3.2.692. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 36-UW district.

GENERAL LOCATION: ISTHMUS SLOUGH - COALBANK SLOUGH

ZONING DESIGNATION: 38-UD

ZONING DISTRICT: 38-URBAN DEVELOPMENT

SPECIFIC 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, near the television studios.

SECTION 3.2.695. MANAGEMENT OBJECTIVE:

This district shall be managed to facilitate development of upland support uses for moorage that is expected to develop in Coalbank Slough.

SECTION 3.2.696. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 38-UD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 38-UD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

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

B. Activities

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/repair	P-G
3.	Dredged material disposal	ACU-S, G
4.	Excavation to create new water surface	P-G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-G
	b. Subdivision	ACU-G
	c. Planned Unit Development	ACU-G
	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.

SECTION 3.2.697. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 38-UD district.

GENERAL LOCATION: ISTHMUS SLOUGH - COALBANK SLOUGH

ZONING DESIGNATION: 38-CA

ZONING DISTRICT: 38-CONSERVATION AQUATIC

SPECIFIC BOUNDARIES: This district 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 saltmarshes on the southeastern shore.

SECTION 3.2.700. MANAGEMENT OBJECTIVE:

The Management Objective of this district is two-fold:

- (1) The portion of the district 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 district upstream from Seventh Street in Coos Bay shall be managed to restrict intensive uses and thereby protect the area's resource productivity.

SECTION 3.2.701. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 38-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 38-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Aquaculture	ACU-S, G
2.	Commercial	ACU-S, G
3.	Docks	ACU-S, G
4.	Industrial & port facilities	ACU-S, G
5.	Log dump/sort/storage (in-water)	ACU-S, G
6.	Marinas	ACU-S, G
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	ACU-S, G
	b. High-intensity	ACU-S, G
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
10.	Bridge crossing support structures and dredging necessary for installation	ACU-S, G
11.	Bridge crossings	ACU-S, G

B. Activities

1.	Dikes	
a.	New construction	N
b.	Maintenance/repair	ACU-S, G
c.	Installation of tidegates in existing functional dikes	ACU-S, G
2.	Dredging	
a.	New	ACU-S, G
b.	Maintenance dredging of existing facilities	ACU-S, G
c.	To repair dikes and tidegates	ACU-S, G
3.	Dredged material disposal	N
4.	Fill	ACU-S, G
5.	Navigational	
a.	Aides	P-G
b.	Structures	N/A
c.	Minor navigational improvements	P-G
d.	Water-dependent commercial enterprises and activities	N/A
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
a.	Vegetative	P-G
b.	Riprap	ACU-S, G
c.	Bulkheads	ACU-S, G
8.	Mitigation	P-G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	P-G
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
11.	Temporary alterations	ACU-S, G
12.	Research and educational observations	P
13.	Waste water/storm water discharge	ACU-S, G
14.	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 #5c).

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.

10.,11. 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 #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 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 #5a.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

GENERAL LOCATION: ISTHMUS SLOUGH - COALBANK SLOUGH

ZONING DESIGNATION: 39-CS

ZONING DISTRICT: 39-CONSERVATION SHORELANDS

SPECIFIC BOUNDARIES: Northeastern Boundary - The northeastern corner of the first major saltmarsh on the south shore of Coalbank Slough, near the television studios.
Southwestern Boundary - The southwestern corner of the second and larger major saltmarsh on Coalbank Slough

SECTION 3.2.705. MANAGEMENT OBJECTIVE:

This shoreland district 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 district is adjacent to two "high" priority mitigation sites (U-59(a) and (b)], which shall be protected as required by Policy #22.

SECTION 3.2.706. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 39-CS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 39-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Agriculture	P-G
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland moorage	N
6.	Industrial and port facilities	N
7.	Land transportation facilities	P-G
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	P-G
13.	Solid waste disposal	N
14.	Timber farming/harvesting	P-G
15.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N

B.	Activities	
1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	N/A
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	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 UGBs) 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.

SECTION 3.2.707. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 39-CS district.

GENERAL LOCATION: ISTHMUS SLOUGH - COALBANK SLOUGH

ZONING DESIGNATION: 39-NA

ZONING DISTRICT: 39-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This district consists of the two major salt marshes on the south shore of Coalbank Slough.

SECTION 3.2.710. MANAGEMENT OBJECTIVE:

This district shall be managed to maintain and improve natural resources of the salt marshes. The district contains two designated mitigation sites [U-59(a) and (b)], both "high" priority sites, which shall be protected, as required by Policy #22.

SECTION 3.2.711. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 39-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 39-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Aquaculture	ACU-S, G
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	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
10.	Bridge crossing support structures and dredging necessary for installation	N
11.	Bridge crossings	N

B. Activities

1.	Dikes	
	a. New construction	N
	b. Maintenance/repair	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.	Dredged material disposal	N
4.	Fill	N
5.	Navigational	
a.	Aides	N
b.	Structures	N
c.	Minor navigational improvements	N
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
a.	Vegetative	P-G
b.	Riprap	N
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 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:

14. Subject to Policy #5d.

GENERAL LOCATION: ISTHMUS SLOUGH - COALBANK SLOUGH

ZONING DESIGNATION: 40-RS

ZONING DISTRICT: 40-RURAL SHORELANDS

SPECIFIC BOUNDARIES: Northern Boundary - The north edge of the agricultural land where intensive use begins.
Southern Boundary - The southwestern edge of the major saltmarsh defined in District #39.

SECTION 3.2.715. MANAGEMENT OBJECTIVE:

This district which is a mix of agricultural and residential uses and which is subject to periodic flooding, shall be maintained for agricultural uses. The district 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).

SECTION 3.2.716. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 40-RS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 40-RS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

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

B. Activities

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

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

1. Inventoried resources requiring mandatory protection in this district 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 district, as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
4. Uses in this district 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 UGBs) 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 "Special Considerations Map", 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.

SECTION 3.2.717. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 40-RS district.

SOUTH SLOUGH

INCLUDING: CHARLESTON AREA,
JOE NEY SLOUGH, AND ASSOCIATED SHORELANDS

EXCLUDING: SOUTH SLOUGH ESTUARINE
SANCTUARY (SEE SECTION 5, SOUTH SLOUGH
ESTUARINE SANCTUARY)

Shoreland Districts: 60 - 66

Aquatic Districts: 60 - 66B

Districts are listed in numerical order,
Shoreland Districts first

GENERAL LOCATION: SOUTH SLOUGH

ZONING DESIGNATION: 60-UW

ZONING DISTRICT: 60-URBAN WATER-DEPENDENT

SPECIFIC 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 the junction with McClain-Libby Road.

SECTION 3.2.720. MANAGEMENT OBJECTIVE:

This district 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 district also includes a designated mitigation site, L-4 ("high" priority). Both sites must be protected from pre-emptive uses (see Policies #20 and #22).

SECTION 3.2.721. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 60-UW sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 60-UW also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

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	ACU-S, G
8.	Log storage/sorting yard (land)	N
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N
15.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
16.	Energy production	ACU-S,G

17.	Water-borne transportation	ACU-S,G
B.	Activities	
1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/repair	P-G
3.	Dredged material disposal	ACU-S, G
4.	Excavation to create new water surface	P-G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	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 district, 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 UGBs) 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.

SECTION 3.2.722. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 60-UW district.

GENERAL LOCATION: SOUTH SLOUGH

ZONING DESIGNATION: 60-CA

ZONING DISTRICT: 60-CONSERVATION AQUATIC

SPECIFIC BOUNDARIES: This aquatic district extends from the Charleston Channel east to include the area off Barview Wayside that is proposed for public recreational water access.

SECTION 3.2.725. MANAGEMENT OBJECTIVE:

This aquatic area shall be managed to promote uses and activities as allowed outright or through the application process.

SECTION 3.2.726. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 60-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 60-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Aquaculture	ACU-S, G
2.	Commercial	N
3.	Docks	ACU-S, G
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	ACU-S, G
	b. High-intensity	ACU-S, G
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
10.	Bridge crossing support structures and dredging necessary for installation	N
11.	Bridge crossings	N

B. Activities:

1.	Dikes	
	a. New construction	N
	b. Maintenance/repair	N/A
	c. Installation of tidegates in existing functional dikes	N
2.	Dredging	

a.	New	ACU-S, G
b.	Maintenance dredging of existing facilities	ACU-S, G
c.	To repair dikes and tidegates	N/A
3.	Dredged material disposal	N
4.	Fill	ACU-S, G
5.	Navigational	
a.	Aides	P-G
b.	Structures	N
c.	Minor navigational improvement	P-G
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
a.	Vegetative	P-G
b.	Riprap	ACU-S, G
c.	Bulkheads	ACU-S, G
8.	Mitigation	P-G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	P-G
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
11.	Temporary alterations	ACU-S, G
12.	Research and educational observations	P
13.	Waste water/storm water discharge	ACU-S, G
14.	Research and educational observation structures	ACU-S, G

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.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".
14. This activity is permitted subject to Policy #5d.

GENERAL LOCATION: SOUTH SLOUGH

ZONING DESIGNATION: 60A-NA

ZONING DISTRICT: 60A-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This district 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 District #60 CA, which lies within it.

SECTION 3.2.730. MANAGEMENT OBJECTIVE:

This aquatic area shall be managed to protect its natural resources and allow mitigation/restoration activities.

SECTION 3.2.731. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 60A-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 60A-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 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 | N |
| 8. | Recreation facilities (water-dependent) | |
| | a. Low-intensity (undeveloped) | N |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 10. | Bridge crossings | N |
| 11. | Bridge crossing support structures and dredging necessary for installation | N |

B. Activities

1.	Dikes		
	a.	New construction	N
	b.	Maintenance/repair	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.	Dredged material disposal		N
4.	Fill		N
5.	Navigational		
	a.	Aides	P-G
	b.	Structures	N
	c.	Minor navigational improvements	N
	d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation		N
7.	Shoreline stabilization		
	a.	Vegetative	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.	Research and educational observation structures		ACU-S, G

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.

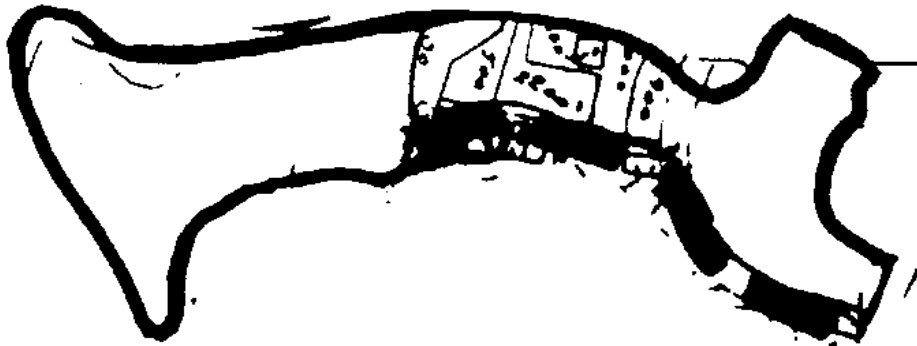
13. Subject to Policy #5d.

GENERAL LOCATION: SOUTH SLOUGH (HANSEN'S LANDING)

ZONING DESIGNATION: 61-UW

ZONING DISTRICT: 61-URBAN WATER-DEPENDENT

SPECIFIC 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.



SECTION 3.2.735. MANAGEMENT OBJECTIVE:

This district 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 District 61 DA). However, temporary non-water-dependent/non-water-related uses shall be permitted as in Policy #16.

SECTION 3.2.736. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 61-UW sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 61-UW also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|----|---------------------------------|----------|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | ACU-S, G |
| 5. | Dryland moorage | P-G |
| 6. | Industrial and port facilities | ACU-S, G |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | P-G |

9.	Marinas	P-G
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
12.	Residential	N
13.	Solid waste disposal	P-G
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
16.	Energy production	ACU-S,G
17.	Water-borne transportation	ACU-S,G

B. Activities

1.	Stream alteration	N/A
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	P-G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	N
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-G
	b. Subdivision	ACU-G
	c. Planned Unit Development	ACU-G
	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 UGBs) 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 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.

SECTION 3.2.737. LAND DEVELOPMENT STANDARDS.

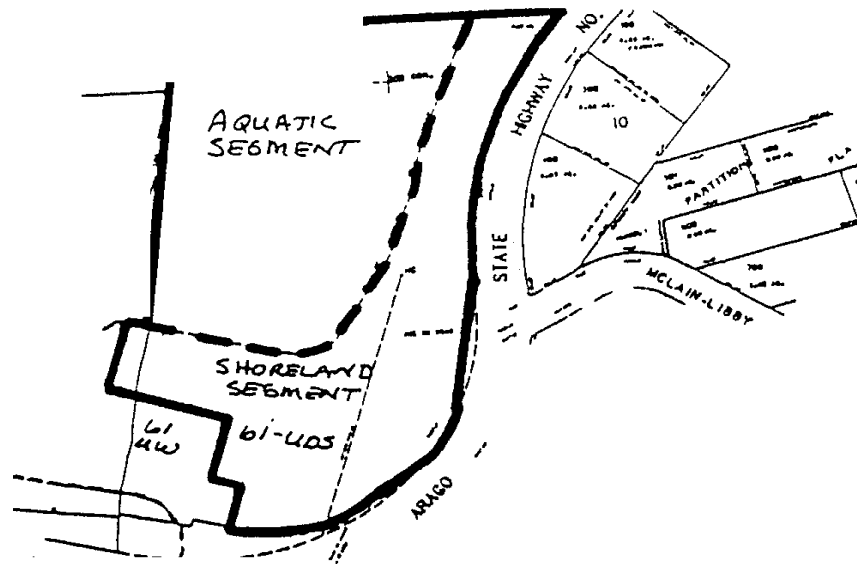
The requirements set forth in Table 3.2 shall govern development in the 61-UW district.

GENERAL LOCATION: SOUTH SLOUGH

ZONING DESIGNATION: 61-UDS

ZONING DISTRICT: 61-URBAN DEVELOPMENT SHORELAND

SPECIFIC 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 ocks and buildings and on the north by the submerged lands.



SECTION 3.2.738. MANAGEMENT OBJECTIVE:

This shoreland unit will be managed for urban non-water-dependent and urban water-dependent uses and activities.

SECTION 3.2.739. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 61-UDS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 61-UDS also sets forth special conditions, which may restrict or otherwise regulate certain uses or activities or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	P-G
4.	Commercial	
	a. Water-dependent	ACU-S,G
	b. Non-Water-dependent	ACU-S,G
	c. Restaurant	P-G
	d. RV Park	P-G
5.	Dryland moorage	P-G
6.	Industrial and port facilities	ACU-S, G
7.	Land transportation facilities	P-G
8.	Log storage/sorting yard (land)	P-G
9.	Marinas	P-G
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
12.	Residential	N
13.	Solid waste disposal	N
14.	Timber farming/harvesting	N/A
15.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
16.	Energy production	ACU-S,G
17.	Water-borne transportation	ACU-S,G

B. Activities

1.	Stream alteration	N/A
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	P-G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	N
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-G
	b. Subdivision	ACU-G

- | | | |
|----|--------------------------------------|-------|
| c. | Residential Planned Unit Development | ACU-G |
| d. | Recreation Planned Unit Development | ACU-G |

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 UGBs) utilities, public facilities and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS

Uses:

- 4a.,6.,16.,17. These uses are subject to review and approval when consistent with Policy #16.
- 4b.,6. Commercial and industrial uses within urban unincorporated communities are subject to Policy #16b.
- 4d. Recreational vehicle parks, shall be developed consistent with Article 9.2 of 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.

3.2.739.1 LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 61-UDS district.

GENERAL LOCATION: SOUTH SLOUGH

ZONING DESIGNATION: 61-DA

ZONING DISTRICT: 61-DEVELOPMENT AQUATIC

SPECIFIC BOUNDARIES: The district boundaries are shown on the diagram for Shoreline District #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.

SECTION 3.2.740. MANAGEMENT OBJECTIVE:

This aquatic district 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 district.

This district 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.

SECTION 3.2.741. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 61-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 61-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | ACU-S, G |
| 3. | Docks | P-G |
| 4. | Industrial and port facilities | ACU-S, G |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | P-G |
| 7. | Mining/mineral extraction | ACU-S, G |
| 8. | Recreation facilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | ACU-S, G |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |
| 10. | Bridge crossing support structures and dredging necessary for installation | ACU-S, G |
| 11. | Bridge crossings | ACU-S, G |

B. Activities

1.	Dikes	
	a. New construction	N
	b. Maintenance/repair	N/A
	c. Installation of tidegates in existing functional dikes	N/A
2.	Dredging	
	a. New	ACU-S, G
	b. Maintenance dredging of existing facilities	ACU-S, G
	c. To repair dikes and tidegates	N
3.	Dredged material disposal	N
4.	Fill	ACU-S, G
5.	Navigational	
	a. Aides	P-G
	b. Structures	ACU-S, G
	c. Minor navigational improvements	P-G
	d. Water-dependent commercial enterprises and activities	ACU-S, G
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Bulkheads	ACU-S, G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Research and educational observations	P
11.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
12.	Temporary alterations	ACU-S, G
13.	Waste water/storm water discharge	ACU-S, G
14.	Research and educational observation structures	ACU-S, G

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.
- 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").
- 10.,11. This use is subject to Policies #6 and #8.

Activities:

- 2a.,2b.,5b.,5d. 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 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.
- 12. This activity is only permitted subject to Policy #5a.
- 13. Waste water and storm water discharge, see Policy #25 and definition of "facility".
- 14. Subject to Policy #5d.

GENERAL LOCATION: SOUTH SLOUGH (JOE NEY SLOUGH)

ZONING DESIGNATION: 62-UD

ZONING DISTRICT: 62-URBAN DEVELOPMENT

SPECIFIC 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.

SECTION 3.2.745. MANAGEMENT OBJECTIVE:

The objective of this district 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.

SECTION 3.2.746. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 62-UD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 62-UD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	P-G
4.	Commercial	ACU-S, G
5.	Dryland moorage	N
6.	Industrial and port facilities	ACU-S, G
7.	Land transportation facilities	P-G
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	P-G
13.	Solid waste disposal	ACU-S, G
14.	Timber farming/harvesting	P-G
15.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N

B. Activities

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	N
	b. maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	ACU-S, G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-G
	b. Subdivision	ACU-G
	c. Planned Unit Development	ACU-G
	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.

SECTION 3.2.747. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 62-UD district.

GENERAL LOCATION: SOUTH SLOUGH (JOE NEY SLOUGH)

ZONING DESIGNATION: 63A-CS

ZONING DISTRICT: 63A-CONSERVATION SHORELANDS

SPECIFIC 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.

SECTION 3.2.750. MANAGEMENT OBJECTIVE:

The objective of this district 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 district lies in the urban growth area, and uses in this area are less restricted.

SECTION 3.2.751. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 63A-CS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 63A-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|---------------------------------|----------|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | ACU-S, G |
| 5. | Dryland moorage | N |
| 6. | Industrial and port facilities | N |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 12. | Residential | P-G |
| 13. | Solid waste disposal | ACU-S, G |
| 14. | Timber farming/harvesting | P-G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | ACU-S, G |

B. Activities

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	ACU-S, G
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	ACU-S, G
5.	Fill	ACU-S, G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	N/A
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	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 district, as identified in the "Special Considerations Map", 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 district 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 district are subject to Policies #17 and #18.

7. In rural areas (outside UGBs) 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 district.

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 "Special Considerations Map", except as otherwise allowed in Policy #19.
- 6b.,6c. These activities are permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.
10. Land divisions permitted where they meet the conditions in Policy #15.

SECION 3.2.752. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 63A-CS district.

GENERAL LOCATION: SOUTH SLOUGH (JOE NEY SLOUGH)

ZONING DESIGNATION: 63A-NA

ZONING DISTRICT: 63A-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This aquatic district 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).

SECTION 3.2.755. 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.

SECTION 3.2..756. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 63A-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 63A-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Aquaculture	ACU-S, G
2.	Commercial	N
3.	Docks	ACU-S, G
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
10.	Bridge crossing support structures and dredging necessary for installation	ACU-S, G
11.	Bridge crossings	ACU-S, G

B. Activities

1.	Dikes		
	a.	New construction	N
	b.	Maintenance/repair	N
	c.	Installation of tidegates in existing functional dikes	N
2.	Dredging		
	a.	New	N
	b.	Maintenance dredging of existing facilities	ACU-S, G
	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 improvement	ACU-S, G
	d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation		ACU-S, G
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		ACU-S, G
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 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.

10.,11. 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.
14. Subject to Policy #5d.

GENERAL LOCATION: SOUTH SLOUGH (JOE NEY SLOUGH)

ZONING DESIGNATION: 63B-UD

ZONING DISTRICT: 63B-URBAN DEVELOPMENT

SPECIFIC 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).

SECTION 3.2.760. MANAGEMENT OBJECTIVE:

This upland area shall be managed for water-dependent services and facilities which are permitted in adjacent Aquatic District #63B. Temporary non-water-dependent uses are allowed only as per Policy #16.

SECTION 3.2.761. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 63B-UD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 63B-UD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

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

B. Activities

1.	Stream alteration	N
2.	Dikes	
	a. New construction	ACU-S, G
	b. Maintenance/repair	ACU-S, G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	ACU-S, G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-G
	b. Subdivision	ACU-G
	c. Planned Unit Development	ACU-G
	d. Recreation PUD	HB-G

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 District 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.

SECTION 3.2.762. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 63B-UD district.

GENERAL LOCATION: SOUTH SLOUGH (JOE NEY SLOUGH)

ZONING DESIGNATION: 63B-CA

ZONING DISTRICT: 63B-CONSERVATION AQUATIC

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.765. MANAGEMENT OBJECTIVE:

This area shall be managed to allow for a recreational marina, subject to the special conditions set forth in this aquatic district.

SECTION 3.2.766. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 63B-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 63B-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|--|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | ACU-S, G |
| 3. | Docks | ACU-S, G |
| 4. | Industrial and port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | ACU-S, G |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | ACU-S, G |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 10. | Bridge crossing support structures and dredging necessary for installation | N |
| 11. | Bridge crossings | N |

B. Activities

1.	Dikes	
a.	New construction	N
b.	Maintenance/repair	N
c.	Installation of tidegates in existing functional dikes	N
2.	Dredging	
a.	New	ACU-S, G
b.	Maintenance dredging of existing facilities	ACU-S, G
c.	To repair dikes and tidegates	N
3.	Dredge material disposal	N
4.	Fill	N
5.	Navigational	
a.	Aides	P-G
b.	Structures	N
c.	Minor navigational improvements	P-G
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
a.	Vegetative	P-G
b.	Riprap	ACU-S, G
c.	Bulkheads	ACU-S, G
8.	Mitigation	P-G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	P-G
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
11.	Temporary alterations	ACU-S, G
12.	Research and educational observations	P
13.	Waste water/storm water discharge	ACU-S, G
14.	Research and educational observation structures	ACU-S, G

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 Slough Sanctuary.
 - 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. 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 Sanctuary.
 - 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.
13. Waste water and storm water discharge, see Policy #25 and definition of "facility".
14. Subject to Policy #5d.

GENERAL LOCATION: SOUTH SLOUGH

ZONING DESIGNATION: 63C-RS

ZOING DISTRICT: 63C-RURAL SHORELANDS

SPECIFIC 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 Sanctuary boundary on the south side of Day Creek.

SECTION 3.2.770. 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.

SECTION 3.2.771. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 63C-RS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 63C-RS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|---------------------------------|----------|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial and port facilities | N |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 12. | Residential | N |
| 13. | Solid waste disposal | ACU-S, G |
| 14. | Timber farming/harvesting | P-G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |

B. Activities

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	ACU-S, G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
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 district 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 district, as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
3. Uses in this district 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 UGBs) 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 "Special Considerations Map", except as otherwise allowed in Policy #19.
- 6b.,6c. These activities are permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.

SECTION 3.2.772. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 63C-RS district.

GENERAL LOCATION: SOUTH SLOUGH

ZONING DESIGNATION: 63C-NA

ZONING DISTRICT: 63C-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This district 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 district includes the marsh aquatic area on the west shore to the west of Aquatic District 63C2.

SECTION 3.2.775. 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 district also includes designated mitigation site L-1 ["high" priority] which is to be protected from pre-emptive uses (see Policy #22).

SECTION 3.2.776. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 63C-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 63C-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Aquaculture	ACU-S, G
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	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
10.	Bridge crossing support structures and dredging necessary for installation	ACU-S, G
11.	Bridge crossings	ACU-S, G

B. Activities

1.	Dikes		
	a.	New construction	N
	b.	Maintenance/repair	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.	Dredged material disposal		N
4.	Fill		N
5.	Navigational		
	a.	Aides	P-G
	b.	Structures	N
	c.	Minor navigational improvements	N
	d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation		N
7.	Shoreland 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		ACU-S, G
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 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.
- 10.,11. These uses may be allowed upon finding that such structures are consistent with the resource capabilities of the area.

Activities:

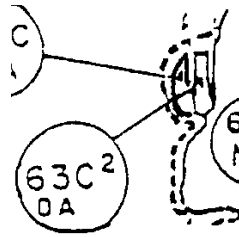
- 7b. These activities are permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring nonstructural to structural solutions, and to the specific findings for riprap. Riprap may be allowed to a very limited extent where necessary for erosion 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 to 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.
- 10. This activity is only permitted subject to Policy #5a.
- 14. Subject to Policy #5d.

GENERAL LOCATION: SOUTH SLOUGH

ZONING DESIGNATION: 63C2-DA

ZONING DISTRICT: 63C2-DEVELOPMENT AQUATIC

SPECIFIC BOUNDARIES: This district is a small finger channel on the western shore of South Slough just south of Shoreland District 65 as shown in the diagram:



SECTION 3.2.780. MANAGEMENT OBJECTIVE:

This aquatic district 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.

SECTION 3.2.781. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 63C₂-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 63C₂-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|----|----------------------------------|----------|
| 1. | Aquaculture | ACU-S, G |
| 2. | Commercial | N |
| 3. | Docks | ACU-S, G |
| 4. | Industrial and port facilities | N |
| 5. | Log dump/sort/storage (in-water) | N |
| 6. | Marinas | N |
| 7. | Mining/mineral extraction | N |
| 8. | Recreation facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | P-G |

- | | | |
|-----|---|---|
| 10. | Bridge crossing support structure and dredging necessary for installation | N |
| 11. | Bridge crossings | N |

B. Activities

- | | | |
|-----|---|----------|
| 1. | Dikes | |
| | a. New construction | N |
| | b. Maintenance/repair | ACU-S, G |
| | c. Installation of tidegates in existing functional dikes | ACU-S, G |
| 2. | Dredging | |
| | a. New | ACU-S, G |
| | b. Maintenance dredging of existing facilities | ACU-S, G |
| | c. To repair dikes and tidegates | N |
| 3. | Dredged material disposal | N |
| 4. | Fill | ACU-S, G |
| 5. | Navigational | |
| | a. Aides | P-G |
| | b. Structures | N |
| | c. Minor navigational improvements | P-G |
| | d. Water-dependent commercial enterprises and activities | ACU-S, G |
| 6. | Piling/dolphin installation | ACU-S, G |
| 7. | Shoreline stabilization | |
| | a. Vegetative | P-G |
| | b. Riprap | ACU-S, G |
| | c. Bulkheads | ACU-S, G |
| 8. | Mitigation | P-G |
| 9. | Restoration | |
| | a. Active | ACU-S, G |
| | b. passive | P-G |
| 10. | Research and educational observations | P |
| 11. | Protection of habitat, nutrient, fish, wildlife and aesthetic | P |
| 12. | Temporary alterations | ACU-S, G |
| 13. | Waste water/storm water discharge | ACU-S, G |
| 14. | Research and educational observation structures | ACU-S, G |

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.

Activities:

1b,1c,2a,2b,4,5d. 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 bankline 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.

12. This activity is subject to Policy #5a.

13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

14. Subject to Policy #5d.

GENERAL LOCATION: SOUTH SLOUGH

ZONING DESIGNATION: 64-CS

ZONING DISTRICT: 64-CONSERVATION SHORELANDS

SPECIFIC BOUNDARIES: Northern Boundary - The line between Sections 2 and 11 in T.26S,R.14W.
Southern Boundary - South Slough Sanctuary northern boundary.

SECTION 3.2.785. MANAGEMENT OBJECTIVE:

With the exception of an existing oyster processing use, (see Aquatic District 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 district 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.

SECTION 3.2.786. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 64-CS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 64-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 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 | P-G |

15.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	N
B. Activities		
1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	N
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	d. Recreation PUD	N

GENERAL CONDITIONS

1. Uses in this district 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 district 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 district, as identified in the "Special Considerations Map", 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 UGBs) 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.

SECTION 3.2.787. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 Shall govern development in the 64-CS district.

GENERAL LOCATION: SOUTH SLOUGH (CHARLESTON)

ZONING DESIGNATION: 65-UD

ZONING DISTRICT: 65-URBAN DEVELOPMENT

SPECIFIC 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.

SECTION 3.2.790. MANAGEMENT OBJECTIVE:

This shoreland district 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.

SECTION 3.2.791. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 65-UD sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 65-UD also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

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

B. Activities

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	P-G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-G
	b. Subdivision	ACU-G
	c. Planned Unit Development	ACU-G
	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.

SECTION 3.2.792. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 65-UD district.

GENERAL LOCATION: SOUTH SLOUGH (CHARLESTON)

ZONING DESIGNATION: 66-UW

ZONING DISTRICT: 66 - URBAN WATER-DEPENDENT

SPECIFIC 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.

SECTION 3.2.795. MANAGEMENT OBJECTIVE:

The waterfront area of this shoreland district 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" for delineation of the area considered "suitable for water-dependent uses".)

SECTION 3.2.796. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 66-UW sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 66-UW also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

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

17.	Water-borne transportation	ACU-S,G
B.	Activities	
1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	P-G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining Wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	N/A
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-G
	b. Subdivision	ACU-G
	c. Planned Unit Development	ACU-G
	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 UGBs) 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.

SECTION 3.2.797. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 66-UW district.

GENERAL LOCATION: SOUTH SLOUGH (CHARLESTON SMALL BOAT BASIN)

ZONING DESIGNATION: 66A-DA

ZONING DISTRICT: 66A-DEVELOPMENT AQUATIC

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.800. MANAGEMENT OBJECTIVE:

This aquatic district shall be managed for expansion of the commercial fishing industry and for maintenance and expansion of recreational moorage.

SECTION 3.2.801. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 66A-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 66A-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Aquaculture	ACU-S, G
2.	Commercial	ACU-S, G
3.	Docks	P-G
4.	Industrial and port facilities	ACU-S, G
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	P-G
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
10.	Bridge crossing support structures and dredging necessary for installation	N
11.	Bridge crossings	N

B. Activities

- | | | |
|-----|---|----------|
| 1. | Dikes | |
| a. | New construction | ACU-S, G |
| b. | Maintenance/repair | ACU-S, G |
| c. | Installation of tidegates in existing functional dikes | ACU-S, G |
| 2. | Dredging | |
| a. | New | ACU-S, G |
| b. | Maintenance dredging of existing facilities | ACU-S, G |
| c. | To repair dikes and tidegates | N |
| 3. | Dredged material disposal | N |
| 4. | Fill | ACU-S, G |
| 5. | Navigational | |
| a. | Aides | P-G |
| b. | Structures | ACU-S, G |
| c. | Minor navigational improvements | P-G |
| d. | Water-dependent commercial enterprises and activities | ACU-S, G |
| 6. | Piling/dolphin installation | P-G |
| 7. | Shoreline stabilization | |
| a. | Vegetative | P-G |
| b. | Riprap | ACU-S, G |
| c. | Bulkheads | ACU-S, G |
| 8. | Mitigation | P-G |
| 9. | Restoration | |
| a. | Active | ACU-S, G |
| b. | Passive | P |
| 10. | Research and educational observations | P |
| 11. | Protection of habitat, nutrient, fish, wildlife and aesthetic | P |
| 12. | Temporary alterations | ACU-S, G |
| 13. | Waste water/storm water discharge | ACU-S, G |
| 14. | Research and educational observation structures | ACU-S, G |

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.

Activities:

1a.,1b.,1c.,2a.,2b.,4.,5b.,5d. 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.

12. This activity is only permitted subject to Policy #5a.

13. Waste water and storm water discharge, see Policy #25 and definition of "facility".

14. Subject to Policy #5d.

GENERAL LOCATION: SOUTH SLOUGH (COASTAL ACRES)

ZONING DESIGNATION: 66B-CA

ZONING DISTRICT: 66B-CONSERVATION AQUATIC

SPECIFIC 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).

SECTION 3.2.805. MANAGEMENT OBJECTIVE:

This aquatic district 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 district.

SECTION 3.2.806. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 66B-CA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 66B-CA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Aquaculture	ACU-S, G
2.	Commercial	N
3.	Docks	ACU-S, G
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	ACU-S, G
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	ACU-S, G
	b. High-intensity	ACU-S, G
9.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
10.	Bridge crossing support structures and dredging necessary for installation	ACU-S, G
11.	Bridge crossings	ACU-S, G

B. Activities

1.	Dikes	
a.	New construction	N
b.	Maintenance/repair	ACU-S, G
c.	Installation of tidegates in existing functional dikes	ACU-S, G
2.	Dredging	
a.	New	N
b.	Maintenance dredging of existing facilities	ACU-S, G
c.	To repair dikes and tidegates	N
3.	Dredged material disposal	N
4.	Fill	N
5.	Navigational	
a.	Aids	P-G
b.	Structures	N
c.	Minor navigational improvements	P-G
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	P-G
7.	Shoreline stabilization	
a.	Vegetative	P-G
b.	Riprap	ACU-S, G
c.	Bulkheads	N
8.	Mitigation	P-G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	P-G
10.	Protection of habitat, nutrient, fish, wildlife and aesthetic	P
11.	Temporary alterations	ACU-S, G
12.	Research and educational observations	P
13.	Waste water/storm water discharge	ACU-S, G
14.	Research and educational observation structures	ACU-S, G

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").

10.,11. 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.

13. Waste water and storm water discharge, see Policy #25, and definition of "facility".

14. Subject to Policy #5d.

SOUTH SLOUGH ESTUARINE SANCTUARY

INCLUDING ONLY THE AREA WITHIN THE
COASTAL SHORELANDS BOUNDARY

Shoreland Districts: 69 - 72

Aquatic Districts: 69 - 72

Districts are listed in numerical order,
Shoreland Districts first.

GENERAL LOCATION: SOUTH SLOUGH ESTUARINE SANCTUARY

ZONING DESIGNATION: 69-NS

ZONING DISTRICT: 69-NATURAL SHORELANDS

SPECIFIC BOUNDARIES: This district 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.

SECTION 3.2.810. 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 district 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 district 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.

SECTION 3.2.811. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 69-NS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 69-NS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|---------------------------------|----------|
| 1. | Agriculture | ACU-S, G |
| 2. | Airports | N |
| 3. | Aquaculture | ACU-S, G |
| 4. | Commercial | N |
| 5. | Dryland moorage | ACU-S, G |
| 6. | Industrial and port facilities | N |
| 7. | Land transportation facilities | ACU-S, G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | ACU-S, G |
| | b. High-intensity | N |

12.	Residential	ACU-S, G
13.	Solid waste disposal	N
14.	Timber farming/harvesting	ACU-S, G
15.	Utilities	
	a. Low-intensity	ACU-S, G
	b. High-intensity	N

B. Activities

1.	Stream alteration	ACU-S, G
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	N
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	ACU-S, G
6.	Shoreline stabilization	
	a. Vegetative	ACU-S, G
	b. Riprap	ACU-S, G
	c. Retaining wall	N
7.	Navigation aids	N
8.	Mitigation	ACU-S, G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
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 district 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 district, as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
4. Uses in this district 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 UGBs) 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 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 "Special Considerations Map",

except as otherwise allowed in Policy #14.

8.,9a., Mitigation/restoration actions are subject to approval by the sanctuary governing body.

SECTION 3.2.812. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 69-NS district.

GENERAL LOCATION: SOUTH SLOUGH ESTUARINE SANCTUARY

ZONING DESIGNATION: 69-NA

ZONING DISTRICT: 69-NATURAL AQUATIC

SPECIFIC BOUNDARIES: This district consists of the aquatic area of the South Slough Sanctuary, south from the Sanctuary boundary just north of Valino Island. It also includes upper Winchester Slough and adjacent tidal marshes, to head-of-tide.

SECTION 3.2.815. 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 district 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 Sanctuary program and subject to the approval of the Sanctuary governing body.

SECTION 3.2.816. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 69-NA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 69-NA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Aquaculture	ACU-S, G
2.	Commercial	N
3.	Docks	ACU-S, G
4.	Industrial and port facilities	N
5.	Log dump/sort/storage (in-water)	N
6.	Marinas	N
7.	Mining/mineral extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	ACU-S, G
	b. High-intensity	N
10.	Bridge crossing support structures and dredging necessary for installation	N
11.	Bridge crossings	N

B. Activities

1.	Dikes	
a.	New construction	N
b.	Maintenance/repair	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.	Dredged material disposal	N
4.	Fill	N
5.	Navigational	
a.	Aids	N
b.	Structures	N
c.	Minor navigational improvements	N
d.	Water-dependent commercial enterprises and activities	N
6.	Piling/dolphin installation	N
7.	Shoreline stabilization	
a.	Vegetative	ACU-S, G
b.	Riprap	ACU-S, G
c.	Bulkheads	N
8.	Mitigation	ACU-S, G
9.	Restoration	
a.	Active	ACU-S, G
b.	Passive	P-G
10.	Temporary alterations	ACU-S, G
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 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 see 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.
14. Subject to Policy #5d.

GENERAL LOCATION:	SOUTH SLOUGH ESTUARINE SANCTUARY
ZONING DESIGNATION:	70-CS
ZONING DISTRICT:	70-CONSERVATION SHORELANDS
SPECIFIC BOUNDARIES:	This shoreland district 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.

SECTION 3.2.820. 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.

SECTION 3.2.821. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 70-CS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 70-CS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

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

B. Activities

1.	Stream alteration	N
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	P-G
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	N
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	d. Recreation PUD	N

GENERAL CONDITIONS

1. Uses in this district 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 district 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 district, as identified in the "Special Considerations Map", 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 UGBs) 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.

SECTION 3.2.822. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 70-CS district.

GENERAL LOCATION: SOUTH SLOUGH ESTUARINE SANCTUARY

ZONING DESIGNATION: 71-RS

ZONING DISTRICT: 71-RURAL SHORELANDS

SPECIFIC BOUNDARIES: This shoreland district 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.26, 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.

SECTION 3.2.825. MANAGEMENT OBJECTIVE:

These privately held lands within the designated Sanctuary shall continue in both agricultural and forest production. This district also contains designated mitigation site SS-6(a), "medium" priority, which shall be protected as required by Policy #22.

SECTION 3.2.826. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 71-RS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 71-RS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial and port facilities | N |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | P-G |
| 11. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 12. | Residential | P-G |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | P-G |
| 15. | Utilities | |
| | a. Low-intensity | P-G |

b.	High-intensity	N
B.	Activities	
1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	N
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	N
5.	Fill	N
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	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 district as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
3. Uses in this district 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 UGBs) 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.

SECTION 3.2.827. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 71-RS district.

GENERAL LOCATION: SOUTH SLOUGH ESTUARINE SANCTUARY

ZONING DESIGNATION: 72-RS

ZONING DISTRICT: 72-RURAL SHORELANDS

SPECIFIC BOUNDARIES: This shoreland district 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.

SECTION 3.2.830. MANAGEMENT OBJECTIVE:

This privately held property within the South Slough Sanctuary 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 district also contains two designated mitigation sites: SS-4(part) and SS-5, both "medium" priority, which shall be protected as required by Policy #22.

SECTION 3.2.831. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table 72-RS sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 72-RS also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | P-G |
| 2. | Airports | N |
| 3. | Aquaculture | P-G |
| 4. | Commercial | N |
| 5. | Dryland moorage | N |
| 6. | Industrial and port facilities | N |
| 7. | Land transportation facilities | P-G |
| 8. | Log storage/sorting yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/mineral extraction | N |
| 11. | Recreation facilities | |
| | a. Low-intensity | P-G |
| | b. High-intensity | N |
| 12. | Residential | P-G |
| 13. | Solid waste disposal | N |
| 14. | Timber farming/harvesting | P-G |
| 15. | Utilities | |

	a.	Low-intensity	P-G	
	b.	High-intensity	N	
B.	Activities			
	1.	Stream alteration	N	
	2.	Dikes		
		a.	New construction	N
		b.	Maintenance/repair	P-G
	3.	Dredged material disposal	N	
	4.	Excavation to create new water surface	N	
	5.	Fill	N	
	6.	Shoreline stabilization		
		a.	Vegetative	P-G
		b.	Riprap	ACU-S, G
		c.	Retaining wall	N
	7.	Navigation aids	P-G	
	8.	Mitigation	P-G	
	9.	Restoration		
		a.	Active	ACU-S, G
		b.	Passive	P-G
	10.	Land divisions		
		a.	Partition	ACU-S, G
		b.	Subdivision	ACU-S, G
		c.	Planned Unit Development	ACU-S, G
		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 district, as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.
3. Uses in this district 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 UGBs) 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 3.2.832. LAND DEVELOPMENT STANDARDS.

The requirements set forth in Table 3.2 shall govern development in the 72-RS district.

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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:

1. Ensure compatibility with the requirement of LCDC Goal #16 and the administrative rule classifying Oregon Estuaries (OAR 600-17-00) as amended 6/81).
2. 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 Natural 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
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

- B. Uses and Activities listed below MAY be allowed in Natural Management Units when it is established that such are consistent with the resource capabilities of the area and the purpose of the management units (LCDC Goal #16) (pursuant to "Linkage" and "Goal Exception" findings in this Plan) but also subject to special conditions and other policies set forth elsewhere in this Plan.
1. Aquaculture which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) - is subject to Policy #4a.
 2. Communication facilities
 3. Active restoration of fish and wildlife habitat or water quality and estuarine enhancement
 4. Riprap (see Policy #9)
 5. Placement of low-water bridge (see Policy #6)
 6. Boat ramps for public use where no dredging or fill for navigational access is needed
 7. Installation of tidegates in existing functional dikes
 8. Temporary alterations
 9. Pipelines, cables and utility crossings, including incidental dredging necessary for their installation
 10. Bridge crossing support structures and dredging necessary for their installation

MANAGEMENT UNIT: CONSERVATION

- A. Uses and Activities listed below may be allowed in Conservation Management Units (LCDC Goal #16) without special assessment of the resource capabilities of the area, but subject to special conditions and other policies set forth elsewhere in this Plan.
1. All uses permitted outright in Natural Management Unit (except for "temporary alterations")
- B. Uses and Activities listed below MAY be allowed in Conservation Management Units when it is established that such are consistent with the resource capabilities of the area and the purpose of the management units (LCDC Goal #16) (pursuant to "Linkage" and "Goal Exception" findings in this Plan) but also subject to special conditions and other policies set forth elsewhere in this Plan.
1. High intensity, water-dependent recreation including boat ramps, marinas and new dredging for boat ramps and marinas
 2. Minor navigational improvements
 3. Mining and mineral extraction, including dredging necessary for mineral extraction
 4. Water-dependent uses requiring occupation of the water surface by means other than 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 Development 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. Water-dependent commercial and industrial uses
- 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, industries, commerce, and recreation
- 8. Flow-lane disposal of dredge 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 (examples, 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 nondependent, nonrelated 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

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 Use of "Coos Bay Estuary Special Considerations Map" as the Basis for Special Policies Implementation**

Local governments shall use the "Coos Bay Estuary Special Considerations Map" as the basis for implementing the special protection.

- I. The "Coos Bay Estuary Special Considerations Map" which is a series of color mylar overlays, shall delineate the general boundaries (plan inventory maps contain more precise boundary locations) of the following specific areas covered by the Coos Bay Estuary Management Plan:
 - a. Coos Bay Estuary Coastal Shorelands Boundary;
 - b. Sensitive Beach and Dune Areas:
 - i. areas unsuitable for development,
 - ii. areas with limited development suitability;
 - c. Floodplain Hazard Areas;
 - d. Agricultural Lands Designated for Exclusive Farm Use, and "Wet Meadow" Wetlands;
 - e. Coastal Historical and Archaeological Sites;
 - f. Urban Growth Boundaries (UGBs);
 - g. Priority Dredged Material Disposal and Mitigation/Restoration Sites;
 - h. Significant Wildlife Habitat and Major Marshes;
 - i. Forest Lands.

The "Special Considerations Map" is NOT a substitute for the detailed spatial information presented on the Coos Bay Estuary Management Plan's inventory maps. The "Special Considerations Map" is merely an INDEX GUIDE designed as a zoning counter implementation tool that indicates when special policy considerations apply in a GENERAL area, thereby, requiring inspection of the DETAILED Plan Inventory maps. The "Special Considerations Map" must and shall at all times accurately reflect the detail presented on the inventory maps (but at a

more general scale).

II. Specific Plan provisions set forth elsewhere as Policy and relating to the above-listed considerations shall be used in conjunction with the "Special Considerations Map"; such Plan provisions include requirements set forth in "Unit Management Objectives", "Allowed Uses and Activities in Management Units", and the following specific "Functional" Policies set forth below:

- #13 Over-all Use Priorities within Coastal Shorelands
- #14 General Policies on Uses within Rural Coastal Shorelands
- #15 Land Divisions within Rural Shorelands
- #16 Protection of Sites Suitable for Water-Dependent Uses (within UGBs) and Special Allowance for New Non-water-Dependent Uses in "Urban Water-Dependent (UW)"
- #16a Urban Unincorporated Communities Use Standards
- #17 Protection of "Major Marshes" and "Significant Wildlife Habitat" in Coastal Shorelands
- #18 Protection of Historical and Archaeological Sites within Coastal Shorelands
- #19 Management of "Wet-Meadow" Wetlands within Coastal Shorelands
- #20 Dredged Material Disposal Sites
- #20a Dredged material Disposal Guidelines
- #20b Priority for In-Bay Disposal Sites
- #21 Mitigation and Restoration Sites
- #22 Mitigation Sites: Protection Against Pre-emptory Uses
- #23 Riparian Vegetation and Streambank Protection
- #25 Waste Water/Storm Water Discharge
- #27 Floodplain Protection within Coastal Shorelands
- #28 Recognition of LCDC Goal #3 (Agricultural Lands) Requirements for Rural Lands within the Coastal Shorelands Boundary
- #29 Restricting Actions in Beach and Dune Areas that are "Unsuitable for Development"
- #30 Restricting Actions in Beach and Dune Areas with "Limited Development Suitability" and Special Consideration for Sensitive Beach and Dune Resources
- #31 Reserved
- #34 Recognition of LCDC Goal #4 (Forest Lands) Requirements for Rural Lands within the Coastal Shorelands Boundary

All other plan provisions - including "Management Objectives" and "Allowed Uses and Activities in Management Units" -- are SUBORDINATE to the special "functional" policies listed above, unless a goal exception has been taken for the intended use.

This strategy recognizes that the "Special Considerations Map" is an official policy component of the plan, and it provides a mechanism for site-specific application of special management Policies.

- #4 **Resource Capability Consistency and Impact Assessment**

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 #3DA, #5DA and #6DA)
- ~ 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.

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:

- i. A description of resources identified in the plan inventory;
- ii. An evaluation of impacts on those resources by the proposed use (see Impact Assessment procedure, below);
- iii. 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 #4a.

- III. 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 & Wildlife (ODFW) and Department of Agriculture in writing of the request, with a map of the proposed site;
 - b. Where log storage dredging is proposed as an activity local government shall notify the Oregon Department of Environmental Quality (DEQ) in writing of the request, together with a map of the proposed site.

- II. Within twenty (20) days of receipt of the notification, the state agency shall submit in writing to the local government a statement as to whether the proposed use/activity will:
 - a. Be consistent with the resource capabilities of the management unit or,
 - b. If determined not to be consistent, whether the proposal can be made consistent through imposition of conditions on the permit.
- III. The appropriate state agency shall also perform the impact assessment required in Policy #4. If no statement is received from the state agency by the expiration of the twenty (20) day period, local government shall:
 - a. Presume consistency of the proposal with the resource capabilities of the management unit; and
 - b. Make findings appropriate to that presumption; and
 - c. Perform the assessment of impacts required by Policy #4.
- IV. For all other uses/activities specified above, local government shall:
 - a. Determine through appropriate findings whether the proposed use/activity is consistent with the resource capabilities of the management unit, and
 - b. Perform the assessment of impacts required by Policy #4.
- V. This strategy recognizes:
 - a. That resource capability consistency findings and impact assessments as required by LCDG 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 require an estuarine location or in the case of fills for non-water-dependent uses, is needed for a public use and would satisfy a public need that

- outweighs harm to navigation, fishing and recreation, as per ORS 541.625(4) and an exception has been taken in this Plan to allow such fill;
- b. A need (ie., a substantial public benefit) is demonstrated and the use or alteration does not unreasonably interfere with public trust rights;
 - c. No feasible alternative upland locations exist; and
 - d. 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).

- II. Other uses and activities which could alter the estuary shall only be allowed if the requirements in (b), (c), and (d) are met.

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

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

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

This strategy shall be implemented by the preparation of findings by local government documenting that such proposed actions are consistent with the Comprehensive Plan, and with the above criteria "a", "b", "c", "d", "e" and "f"; 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 Division 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 unit 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 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.

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

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

- **#7 Maintenance Dredging of Authorized Channel**

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

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

- **#8 Estuarine Mitigation Requirements**

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

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

This strategy recognizes the authority of the Director of the Division of State Lands 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 Division 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 nonpoint source discharge water quality program administered by the Department of Environmental Quality (DEQ) under Section 208 of the Federal Water Quality Act as amended in 1972 (PL 92-500);
- ~ The Fill and Removal Permit Program administered by the Division of State Lands (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, nonrelated 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, nonrelated uses, in urban areas compatible with existing or committed uses;
- f. Permit nondependent, nonrelated 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, major and minor partitions within the Coos Bay Coastal Shorelands Boundary in rural areas only upon a finding by the County: 1. that the new land divisions have been justified through a goal exception; 2. that the new land divisions fulfill a need that cannot otherwise be accommodated in uplands in urban and urbanizable areas, or other upland locations; and 3. that such land divisions 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: (1) prior to the approval of the preliminary plat of a subdivision or

major partition; or (2) prior to the approval of minor 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**

Coos County designates as water-dependent shorelands any shorelands with the Coos Bay Estuary whose total acreage is equal to or greater than the minimum acreage of water-dependent shorelands calculated for the Coos Bay Estuary by combining the inventories of Coos County and the City of North Bend.

The following chart shows acreages that were available and zoned for water-dependent use and acreages that were required to be protected by DLCDD for each jurisdiction on the Coos Bay Estuary.

<i>Acreage Available and Zoned for Water-Dependent Use and Acreage to be Protected for Water-Dependent Use on the Coos Bay Estuary</i>			
<i>Jurisdiction</i>	<i>Acreage Available and Zoned for Water-Dependent Use</i>	<i>Acreage to be Protected for Water-Dependent Use</i>	<i>Date of Data</i>

Unincorporated Coos County	1440.50 acres	496.52 acres	January 1, 2000
City of North Bend	5.42 acres	96.33 acres	2006 data as amended
Combined Inventory for the Coos Bay Estuary on an Estuary-wide Basis for Unincorporated Coos County and the City of North Bend	1445.92 acres	592.85 acres	September 27, 2006
*City of Coos Bay	106.89 acres	76.18 acres	January 1, 2000

*City of Coos Bay chose not to participate in combining the City’s water-dependent acreage

Use of the acreage in the Combined Inventory for the Coos Bay Estuary on and Estuary-Wide Basis shown in the chart entitled, *Acreage Available and Zoned for Water-Dependent Use and Acreage to be Protected for Water-Dependent Use on the Coos Bay Estuary* will be coordinated by Coos County.

Any proposal to utilize unincorporated acreage to supply inventory for the City of North Bend from the unincorporated Coos County Acreage Available and Zoned for Water-Dependent Use in the chart entitled *Acreage Available and Zoned for Water-Dependent Use and Acreage to be Protected for Water-Dependent Use on the Coos Bay Estuary* will be subject to amendments of the Coos County Plan Inventory Document, Volume II, Part, 1 Plan Policy 16a.

- **#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 a UCB or 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", and the Shoreland Values Inventory map; and
 - b. "Significant wildlife habitats" to include those areas identified on the "Shoreland Values Inventory" map; 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 Special Considerations Map, which identified such special areas and restricts 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.
 - 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 Plot 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 Plot 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 site 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, reintering 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 Plot 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 Special Considerations Map, 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 Division of State Lands, with their comments

received prior to the issuance of any permits.

II. This policy shall be implemented by designating these lands as "Agricultural Lands" on the Special Considerations Map and by making findings in response to a request for comment by the Division 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 "Special Considerations Map". Ocean disposal is currently the primary disposal method chosen by those who need disposal sites. The dredge material disposal designated sites on the list provided on Table 6.1, has decreased because the ocean has become the primary disposal method, the in-land DMD sites have diminished and those which have remained on the DMD list are sites which may be utilized in the future and not be cost-prohibitive. Consistent with the "Use/Activity" matrices, designated disposal sites shall be managed so as to prevent new uses and activities which could prevent the sites' ultimate use for dredge material disposal. A designated site may otherwise only be released for some other use upon a finding that a suitable substitute upland site or ocean dumping is available to provide for that need. Sites may only be released through a Plan Amendment. Upland dredged material disposal shall be permitted elsewhere (consistent with the "Use/Activity" matrices) as needed for new dredging (when permitted), maintenance dredging of existing functional facilities, minor navigational improvements or drainage improvements, provided riparian vegetation and fresh-water wetlands are not affected. For any in-water (including intertidal or subtidal estuarine areas) disposal permit requests, this strategy shall be implemented by the preparation of findings by local government consistent with Policy #5 (Estuarine Fill and Removal) and Policy #20c (Intertidal Dredged Material Disposal). Where a site is not designated for dredged material disposal, but is used for the disposal of dredged material, the amount of material disposed shall be considered as a capacity credit toward the total identified dredged material disposal capacity requirement.

I. This policy shall be implemented by:

- a. Designating "Selected Dredge Material Disposal Sites" on the "Special Considerations Map"; and
- b. Implementing an administrative review process (to preclude pre-emptory

uses) that allows uses otherwise permitted by this Plan but proposed within an area designated as a "Selected DMD" site only upon satisfying all of the following criteria:

1. The proposed use will not entail substantial structural or capital improvements (such as roads, permanent buildings and nontemporary 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 expeditions 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 "Special Considerations" section of the individual site fieldsheets (see Inventory and Factual Base, Volume II, Part 2, Section 7, 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.

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

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

#20c Intertidal Dredged Material Disposal

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

This strategy shall be implemented through operation of the waterway permit process as a response to a "request for comment" from the Division of State Lands 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 period 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 8, Special Mitigation/Restoration Element). However, mitigation and restoration actions shall not necessarily be limited to the identified sites, but may occur in other areas with suitable potential as permitted in the "Uses/Activities" matrices and subject to Policy #8, Mitigation Requirements. Local government shall also cooperate with the Oregon Department of Fish and Wildlife (ODFW) and the Division of State Lands (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 (Division 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 Special Considerations 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 nontemporary water and sewer connections); and
 2. The proposed use must not require any major alteration of the site that would affect drainage or reduce the usable volume of the site (such as extensive site grading/excavation or elevation from fill); and
 3. The proposed use must not require site changes that would prevent

- the expeditious conversion of the site to estuarine habitat; or
4. For proposed wetland restoration research projects in "medium" priority mitigation sites the following must be submitted:
 - i. A written approval of the project, from Division of States Lands, and
 - ii. A description of the proposed research, resource enhancement and benefits expected to result from the restoration research project.
 - c. Local government's review and comment on state and federal waterway permit applications for dike/tidegate and drainage ditch actions.

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

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

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

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

- **#22b Limiting Dredge and Fill as Estuarine Restoration**

- I. Local government shall support estuarine dredge or fill actions as estuarine restoration (pursuant to LCDC Goal #16) only when such restoration will meet the requirements of administrative rules adopted by the Division of State Lands and only upon findings which demonstrate the following:
 - a. Factual assessment of the nature and extent of the estuarine resource believed to have existed at the proposed restoration site at some time in the past; and
 - b. Factual assessment of how the estuarine resource at the site was lost; and
 - c. Comparison of the resource enhancement expected to result from the

- proposed restoration project, together with a determination that the proposed project will, in fact, probably restore all or some of the resource values lost at the site; and
- d. The fill/removal findings at ORS 196.

This policy shall be implemented by an administrative conditional use review process and response to requests for comments by the Division of State Lands 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 3.2.180 (OR 92-05-009PL).

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

This strategy shall be implemented by Oregon Department of Transportation (ODOT) and local government where erosion threatens roads. Otherwise, individual landowners in cooperation with the Oregon International Port of Coos Bay, and Coos Soil and Water Conservation District, Watershed Councils, Division of State Lands and Oregon Department of Fish & 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 have threatened valuable farm land, 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 forest lands 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.

- I. Local government shall support Waste/Storm Water discharge, if such activity is allowed in the respective management unit and:
 - a. The activity is required for waste/storm water discharge; and,
 - b. The activity is consistent with the resource capabilities of the area (see Policy #4); and,
 - c. Findings must be made satisfying the impact minimization criterion of Policy #5.

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 flood water 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.

- **#27 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.

- **#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) designation consistent with the "Agricultural Use Requirements" 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 Special Considerations Map (Policy #3) to identify EFU-suitable areas, and to abide by the prescriptive use and activity requirements of ORS 215 in lieu of other management alternatives otherwise allowed for properties within the "EFU-overlay" set forth on the Special Considerations Map, 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 Coos Bay Estuary Special Considerations Map.

- I. Further, Coos County shall permit other developments in these areas only:
 - a. When specific findings have been made which consider:
 1. Type of use proposed and the adverse effects it might have on the site and adjacent areas; and
 2. Temporary and permanent stabilization programs and planned maintenance of new and existing vegetation; and
 3. Methods for protecting the surrounding area from any adverse effects of the development; and
 4. Hazards to life, public and private property, and the natural environment which may be caused by the proposed use; and
 5. Whether drawdown of groundwater would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of saltwater into water supplies; and
 - b. When it is demonstrated that the proposed development:

1. Is adequately protected from any geologic hazards, wind erosion, undercutting, ocean flooding and storm waves; or is of minimal value; and
 2. Is designed to minimize adverse environmental effects; and
- 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 beaching 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 Coos Bay Estuary Special Considerations Map when development is proposed in these areas; and
 - b. An administrative conditional use process where findings are developed based upon a site investigation report submitted by the developer which addresses the considerations set forth above.
- III. This policy recognizes that:
- a. The "Special Considerations Map" 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 Coos Bay Estuary Special Considerations Map only upon the establishment of findings that shall include at least:

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

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

II. This policy recognizes that:

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

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

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

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

- a. Destruction of desirable vegetation (including inadvertent destruction by moisture loss or root damage),

- b. The exposure of stable and conditionally stable areas to erosion,
- c. Construction of shore structures which modify current or wave patterns leading to beach erosion, and
- d. Any other development actions with potential adverse impacts.

- **#30a Future Update of Site Plan Review Procedure**

During the first plan review and update, 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 Special Considerations Map as "Forest Lands" within the Coastal Shorelands Boundary consistent with the "Forest Uses" requirements of LCDC Goal #4. Allowed uses are listed in Appendix 3 of the Zoning and Land Development Ordinance.

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

This policy shall be implemented by using the Special Considerations Map (Policy #3) to identify "Forest Lands", and to abide by the prescriptive use and activity requirements of LCDC Goal #4 in lieu of other management alternatives otherwise allowed for properties within the "Forest Lands-Overlay" set forth on the Special Considerations Map, and except where otherwise allowed by Exception for needed housing and industrial sites.

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

- **#34a Forest Practices Act**

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

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

- **#34b Future Update of Policy #34**

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

- **#35 Plan Implementation**

- I. Coos County's on-going land use and community development planning process shall utilize the Planning Commission as its citizen involvement for public consideration of the following:
 - a. Identification of new planning problems and issues;
 - b. Collection and analysis of inventories and other pertinent factual information;
 - c. Evaluation of alternative courses of action and ultimate policy choices; and
 - d. Recommendation of policy directives, based upon consideration of the County's social, economic, energy and environmental needs.

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

This Plan includes coordination between the cities of Coos Bay and North Bend through a cooperative agreement which ensures the exchange of information and the maintenance of an adequate supply of specifically zoned and developable lands in the Bay Area.

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

- **#36 Plan Update**

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

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

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

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

The County 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 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 encourages 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 (ie., neighborhood traffic studies) may be necessary to help resolve unanticipated small- scale community problems.

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.

- **#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 set forth in the Coos County Zoning and Land Development Ordinance (CCZLDO) Section 5.7 (OR 92-05-009PL).

- **#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 and 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 Program presented in Volume I, Part 1, Section 5.1 of the Coos County Comprehensive Plan shall be regarded as the Citizen Involvement Program for the Coos Bay Estuary Management Plan.

- **#40 RESERVED**

- **#41 Maintenance of Inventories and Factual Base**

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

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

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

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

- **#42 Special Allowance for Accessory Housing**

I. Local government may allow dwellings as an "Accessory Use" to any of the following legally established uses:

- a. Agriculture, as otherwise consistent with Policy #28
- b. Airports
- c. Aquaculture
- d. Commercial
- e. Dryland moorage/Marinas
- f. Industrial and Port Facilities
- g. Log Storage and Sorting yard
- h. Mining and Mineral Extraction
- i. High-Intensity Recreation
- j. Solid Waste Disposal
- k. Timber Farming/Harvesting, as otherwise consistent with Policy #34
- l. High-Intensity Utilities

II. Accessory dwellings shall only be allowed when findings document that:

- a. The dwelling is for a watchman or caretaker that needs to reside on-premise; and
- b. That 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 RESERVED**

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

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

This policy shall be implemented through review and comment on state waterway project permit

reviews and federal public notices of application for permit and through ordinance provisions implementing this Plan.

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

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

- I. Flow-lane disposal of dredged materials shall be permitted in the deep-draft navigation channel adjacent to In-bay Site "G" provided that administrative conditional use findings establish that:
 - a. Such disposal is consistent with the purposes of the affected development aquatic management unit; and
 - b. Any approval shall be conditioned upon the requirement that the flow-lane "project applicant", shall monitor the flow-lane project to assure that estuarine sedimentation resulting from the project is consistent with the resource capabilities and purposes of any natural or conservation management units affected by the flow-lane disposal.

A report regarding (b) above, shall be provided to the Coos County Planning Department upon completion of the project, or during the project, if the project applicant or County have reason to believe unacceptable impacts may be occurring as a result of the project. The Planning Department shall review the report to assure compliance with this policy. If impacts are deemed unacceptable, the project may be ordered ceased, or redesigned, or a decision made to not reauthorize the project at future dredging cycles.

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

- **#47 Environmental Quality**

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

- **#48 Weak Foundation Soils**

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

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

- **#49 Rural Residential Public Services**

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

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

- I. This strategy is based on the recognition:
 - a. that 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. that 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 (UGBs) and unincorporated community boundaries (UCB's) or the establishment of new water systems outside UGB's and UCB's where such service is solely for:
 - a. development of designated industrial sites;
 - b. development of "recreational" planned unit developments (PUDs);
 - 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; and
 - 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; and
 - c. that the service provider is capable of extending services; and
 - 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.

 - e. That the service allowed by "e" above is authorized in accordance with ORS 197.719.

- **#52 RESERVED**

- **#53 Shoreland Dwellings on Forest Lands**

Coos County may conditionally permit, within forest lands 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" PUD's;
 - c. requiring open space standards in new PUDs/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:
 - a. that 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. that 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. Heritage, Conservation and Recreation Service, 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;
 - 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).

- II. 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, nonmotorized vehicle or pedestrian trails, hazard control structures, and vegetative alteration such as golf courses and landscaped grounds; and
 - 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; and
 - c. residential densities for "owner's-primary-dwelling-unit" housing shall not exceed the densities prescribed by the underlying zones(s); and
 - d. "Recreational" dwelling units within a Recreational PUD may be individually owned, and occupied year-round, such as, through time-sharing or other concepts; but shall be designed and generally used as "vacation homes" and "second homes" rather than as the owner's primary dwelling;
 - 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:
 1. 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
 2. 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:

- i. to conserve additional open space above the minimum required by the implementing ordinance and
- ii. to provide recreational amenities of significant public beach access; and
- iii. 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:

- a. that Recreational Planned Unit Developments will help meet an identified need for local recreational opportunities; and
- b. that Recreational PUDs can provide significant diversification of the local economy by increasing the attraction of tourists to the County; and
- c. that the flexible density provision for recreational dwellings, offers necessary incentives to stimulate the development of destination resort complexes; and
- d. that 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:
 - a. That Coos County has coordination responsibilities; and
 - b. That 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:
 - a. through 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. through 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:
 - a. the lead role of CCHA in housing assistance planning; and
 - b. each city's responsibility for assessing housing needs within its urban growth boundary (UGB); and
 - c. the county's responsibility for assessing housing needs within all other

unincorporated areas and for coordinating the UGB housing assessments of each city.

- **#64 Variety in Housing Locations**

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

For urban and urbanizable areas, this strategy shall be implemented through urban growth management agreements and appropriate coordinated land use designations. For rural areas, this strategy shall be implemented through appropriate land use designations for acreage homesites 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 (UGBs); and
- d. permits multiple family dwellings outside UGBs 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 homesites, rural centers, and UGAs.

- **#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 & Factual Base) pertaining to LCDC Goals #8, #9, #10 and #13.

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

- **#71 RESERVED**

- **#72 RESERVED**

- **#73 RESERVED**

ARTICLE 3.3 – COQUILLE RIVER ESTUARY MANAGEMENT PLAN (CREMP) ZONING DISTRICTS/USES AND ACTIVITIES/LAND DEVELOPMENT STANDARDS

This article lists all shoreland segments first and then the aquatic units. The policies that are referenced in the uses are found at the end of this chapter.

CREMP SHORELAND SEGMENTS – The management units are divided up by the type and then the segment number. All policies that are referenced are found at the end of this Article. Under each type of management unit, the segments each have a purpose statement. Note: Limiting Policies do not apply to all uses or all areas within units, as specifically described in each policy. **Policy #3 applies to all Coquille River Estuary Management Plan segments.**

COQUILLE RIVER ESTUARY MANAGEMENT - NATURAL RESOURCE MANAGEMENT SEGMENTS (CREMP-NR)

- **Shoreland Segment 11 (11-NR)** this segment shall be managed to protect the natural resources of this area (including a large fresh-water marsh), and for undeveloped outdoor recreation activities in conjunction with the Bullards Beach State Park. A designated dredged material site is located at the south end of this segment, and shall be protected from preemptory uses.
- **Shoreland Segment 29 (29-NR)** shall be managed for the protection of its natural resource values as a mitigation site which shall be protected from preemptory uses.

SECTION 3.3.100 DEVELOPMENT AND USE PERMITTED:

The following uses and activities are permitted outright in the Natural Resource Management Segment.

1. Timber farming/harvesting
2. Contaminated soil/land farming
3. Modification of historic structure
4. Home occupation is permitted subject to the provisions of CREMP Policy #5d.
5. Cottage industry is permitted subject to the provisions of CREMP Policy #5d.
6. Non-structural shoreland stabilization

SECTION 3.3.110 ADMINISTRATIVE CONDITIONAL DEVELOPMENT AND USE:

The following uses and activities are permitted under an administrative conditional use permit Natural Resource Management.

1. Farm use pursuant to ORS 215.203 for either profit or not for profit:

- a. In CREMP Shoreland Segment 11 this use may be permitted subject to provisions of CREMP Policies #14, #17, #18 and #27.
 - b. In CREMP Shoreland Unit 29 this use may be permitted subject to provisions of CREMP Policies #14a and # 22.
2. Farm Structures:
- a. In CREMP Shoreland Segment 11 this use may be permitted subject to provisions of CREMP Policies #14, #17, #18 and #27.
 - b. In CREMP Shoreland Segment 29 this use may be permitted subject to provisions of CREMP Policies #14a and #22.
3. Propagation, management and harvesting of a forest product:
- a. In CREMP Shoreland Segment 11 this use may be permitted subject to provisions of CREMP Policies #14, #17, #18 and #27.
 - b. In CREMP Shoreland Segment 29 this use may be permitted subject to provisions of CREMP Policies #14a and #22.
4. Low Intensity Recreation:
- a. Low-intensity recreation shall be limited to water-dependent, and only permitted in CREMP Shoreland Segment 11. In CREMP Shoreland Segment 11 this use may be permitted subject to provisions of CREMP Policies #14, #17, #18 and # 27.
 - b. In CREMP Shoreland Segment 29 this use may be permitted subject to provisions of CREMP Policies #14a and #22.
5. Modification of historic structures may be permitted upon the establishment of a finding that the modification is necessary to preserve, protect or enhance the original historical character of the structure, based upon submission of a modification proposal and plot and architectural plans. The following also applies:
- a. In CREMP Shoreland Segment 11 the use may be permitted subject to provisions of CREMP Policies #14, #17, #18 and #27.
 - b. In CREMP Shoreland Segment 29 the use may be permitted subject to provisions of CREMP Policies #14a and #22.
6. Land divisions (Partition/Subdivision):
- a. This use may be permitted subject to the provisions of CREMP Policies:
 - i. CREMP Shoreland Segment 11 is subject to Policies #14, #15 #17, #19, #35 and #38.
 - ii. CREMP Shoreland Segment 29 is subject to Policies #14, #15 and #22.
 - b. Each parcel or lot shall meet the minimum lot/parcel size and development standards unless it is a residual of resource (Farm or Forest) land division.
 - c. Must comply with the requirements of Chapter VI for land divisions.

- d. Notice will be sent as required by Article 5.0.
- e. Final Plat is a ministerial review.

7. Service lines:

- a. In CREMP Shoreland Segment 11 this use may be permitted subject to provisions of CREMP Policies #14, #17, #18 and #27.
- b. In CREMP Shoreland Segment 29 this use may be permitted subject to provisions of CREMP Policies #14a and #22.

8. Dikes:

a. Dredge material disposal

- i. In designated site only.
- ii. DMD to include stabilization measure to control run-off and prevent sloughing.
- iii. This use may be permitted subject to the provisions of CREMP Policy #20.
- iv. In CREMP Shoreland Segment 11 this use may be permitted subject to provisions of CREMP Policies #14, #17, #18 and #27.
- v. In CREMP Shoreland Segment 29 this use may be permitted subject to provisions of CREMP Policies #14a and #22.

b. Fill

- i. In designated site only.
- ii. DMD to include stabilization measure to control run-off and prevent sloughing.
- iii. This use may be permitted subject to the provisions of CREMP Policy #20.
- iv. In CREMP Shoreland Segment 11 this use may be permitted subject to provisions of CREMP Policies #14, #17, #18 and #27 may apply.
- v. In CREMP Shoreland Segment 29 this use may be permitted subject to provisions of CREMP Policies #14a and #22.

c. Mitigation

- i. In CREMP Shoreland Segment 11 this use may be permitted subject to provisions of CREMP Policies #14, #17, #18 and #27 may apply.
- ii. In CREMP Shoreland Segment 29 this use may be permitted subject to provisions of CREMP Policies #14a and #22.

9. Structural Shoreland Stabilization. This use shall not be permitted in CREMP Shoreland Segment 29.

- a. This use may be permitted subject to the provisions of CREMP Policy #9.
- b. In CREMP Shoreland Segment 11 this use may be permitted subject to provisions of CREMP Policies #14, #17, #18 and #27.

10. Commercial kennel:

- a. In CREMP Shoreland Segment 11 this use may be permitted subject to provisions of CREMP Policies #14, #17, #18 and #27.
- b. In CREMP Shoreland Segment 29 this use may be permitted subject to provisions of CREMP Policies #14a and #22.

SECTION 3.3.130 DEVELOPMENT AND USE STANDARDS.

1. Minimum Lot size:

- a. Refer to the lot size found on the Special Consideration Map for the CREMP.
- b. The dimension requirements must be met.

2. Minimum lot width is 20 feet.

3. Access and parking is regulated in Chapter VII.

4. Riparian vegetation within 50 feet of a estuarine wetland , stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps, shall be maintained except that:

- a. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
- b. Riparian vegetation may be removed to provide direct access for a water-dependent use.
- c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures.
- d. Riparian vegetation may be removed to facilitate stream or streambank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan.
- e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways. or
- f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps.
- g. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
- h. The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".

- i. The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.

COQUILLE RIVER ESTUARY MANAGEMENT PLAN - RECREATION (CREMP-REC) SHORELAND SEGMENTS

- **Shoreland Segment 12 (12- REC)** This segment is part of Bullards Beach State Park and managed for outdoor recreation activities and facilities, as consistent with the plan of the State Parks Division and the recreational needs of the State and its visitors.
- **Shoreland Segments 24 (24-REC), 39 (39-REC) and 58 (58-REC)** shall be managed for recreational uses connected with the Rocky Point Boat Ramp, and other uses as permitted by the uses/activities matrix.

SECTION 3.3.200 DEVELOPMENT AND USE PERMITTED:

The following uses and activities are permitted outright in the in the CREMP-REC.

1. Farm use pursuant to ORS 215.203 for either profit or not for profit. This use is subject to the provisions of CREMP Policy #18.
2. Timber farming/harvesting is subject to the provisions of CREMP Policy #18.
3. Marinas.
4. Temporary residence such as a mobile home, travel trailer or recreational vehicle used as a dwelling temporarily during construction of a permitted structure. Duration not to exceed one (1) year, subject to renewal. This use is subject to the provisions of CREMP Policy #18.
5. Non-structural Shoreland stabilization.

SECTION 3.3.210 ADMINISTRATIVE CONDITIONAL DEVELOPMENT AND USE:

The following uses and activities are permitted under an administrative conditional use permit CREMP-REC.

1. Farm buildings
 - a. In CREMP Shoreland Segment 12 this may be permitted subject to Policies #14, #18 and #27.
 - b. In CREMP Shoreland Segment 24 may be permitted subject to Policies #14 and #17.
 - c. In CREMP Shoreland Segments 39 and 58 may be permitted subject to Policies #14, #23 and #27.
2. Propagation, management and harvesting of a forest product. This use is not permitted in CREMP Shoreland Segment 24. Forest management practices and policies for regulation

of forest lands to be consistent with LCDC Goal #17 and the Oregon Forest Practices Act.

- a. In CREMP Shoreland Segment 12 this use may be permitted subject to the provisions of CREMP Policies #14, #18, #21 and #27.
- b. In CREMP Shoreland Segments 39 and 58 may be permitted subject to Policies #14, #21, #23 and #27.

3. Recreation:

a. High Intensity

- i. Non-water-dependent/related recreation is prohibited in CREMP Shoreland Segment 24. If the use is water dependent/water related then it may be permitted subject to the provisions of CREMP Policies #14 and #27.
- ii. In CREMP Shoreland Segment 12 this use may be permitted subject to the provisions of CREMP Policies #14, #18 and #27.
- iii. In CREMP Shoreland Segments 39 and 58 this use may be permitted subject to Policies #14, #23 and #27.

b. Low Intensity

- i. Non-water-dependent/related recreation is prohibited in CREMP Shoreland Segment 24. If the use is water dependent/water related then it may be permitted subject to the provisions of CREMP Policies #14 and #27.
- ii. In CREMP Shoreland Segment 12 this use may be permitted subject to the provisions of CREMP Policies #14, #18 and #27.
- iii. In CREMP Shoreland Segments 39 and 58 may be permitted subject to Policies #14, #23 and #27.

4. Marina shoreside facility:

- a. This use is not permitted in CREMP Shoreland Segment 24.
- b. In CREMP Shoreland Segment 12 this use may be permitted subject to the provisions of CREMP Policies #14, #18 and #27.
- c. In CREMP Shoreland Segments 39 and 58 may be permitted subject to Policies #14, #23 and #27.

5. Modification of historic structure:

- a. This may be permitted upon the establishment of a finding that the modification is necessary to preserve, protect or enhance the original historical character of the structure, based upon submission of a modification proposal and site and architectural plans.
- b. Meet all development standards in Section 3.3.230.

6. Residential watchman/caretaker dwelling shall be permitted in CREMP Shoreland Segments 12 and 39 subject to the following:
 - a. This use permitted only if in conjunction with a permitted or conditionally permitted use.
 - b. In CREMP Shoreland Segment 12 this use may be permitted subject to the provisions of CREMP Policies #14, #18, #21 and #27.
 - c. In CREMP Shoreland Segments 39 may be permitted subject to Policies #14, #23 and #27.
7. Land divisions (Partition/Subdivision) :
 - a. This use may be permitted subject to the provisions of CREMP Policies:
 - i. In CREMP Shoreland Segment 12 this may be permitted subject to Policies #14, #18 and #27.
 - ii. In CREMP Shoreland Segment 24 may be permitted subject to Policies #14 and #17.
 - iii. In CREMP Shoreland Segments 39 and 58 may be permitted subject to Policies #14, #23 and #27
 - b. Each parcel or lot shall meet the minimum lot/parcel size and development standards unless it is a residual of resource (Farm or Forest) land division.
 - c. Must comply with the requirements of Chapter VI for land divisions.
 - d. Notice will be sent as required by Article 5.0.
 - e. Final Plat is a ministerial review.
8. Dikes including new construction and maintenance/repair; however, this use shall not be permitted in CREMP Shoreland Segments 12, 24, and 39. In CREMP Shoreland Segment 58 may be permitted subject to Policies #14, #23 and #27.
9. Drainage and tide gating. This use shall not be permitted in CREMP Shoreland Segments 12, 24 and 39. In CREMP Shoreland Segment 58 may be permitted subject to Policies #14, #23 and #27.
10. Dredge material disposal (DMS) allowed only for maintenance dredging of boat ramps. DMD to include stabilization measure to control run-off and prevent sloughing.
 - a. In CREMP Shoreland Segment 12 this may be permitted subject to Policies #14, #18, #20 and #27.
 - b. In CREMP Shoreland Segment 24 may be permitted subject to Policies #14, #20 and #17.
 - c. In CREMP Shoreland Segments 39 and 58 may be permitted subject to Policies #14, #20, #23 and #27.
11. Fill shall not be permitted in CREMP Shoreland Segments 12 or 58.
 - a. In CREMP Shoreland Segment 24 may be permitted subject to Policies #14 and #17.

- b. In CREMP Shoreland Segment 39 may be permitted subject to Policies #14, #23 and #27.

12. Mitigation shall not be permitted in CREMP Shoreland Segment 24.

- a. In CREMP Shoreland Segment 12 this may be permitted subject to Policies #14, #18 and #27.
- b. In CREMP Shoreland Segments 39 and 58 may be permitted subject to Policies #14, #23 and #27.

13. Structural Shoreland Stabilization:

- a. In CREMP Shoreland Segment 12 this may be permitted subject to Policies #9, #14, #18 and #27.
- b. In CREMP Shoreland Segment 24 may be permitted subject to Policies #9, #14 and #17.
- c. In CREMP Shoreland Segments 39 and 58 may be permitted subject to Policies #9, #14, #23 and #27.

14. Commercial Kennel:

- a. In CREMP Shoreland Segment 12 this may be permitted subject to Policies #14, #18 and #27.
- b. In CREMP Shoreland Segment 24 may be permitted subject to Policies #14 and #17.
- c. In CREMP Shoreland Segments 39 and 58 may be permitted subject to Policies #14, #23 and #27.

SECTION 3.3.230 DEVELOPMENT AND USE STANDARDS.

1. Minimum Lot size:

- a. Refer to the lot size found on the Special Consideration Map for the CREMP.
- b. The dimension requirements must be met.

2. Dwelling Density shall be one dwelling unit on each legally established parcel or lot. Unless otherwise allowed through grandfathering or when the zoning districts permits.

3. Minimum lot width is 20 feet.

4. Setback: All building or structures with the exception of 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 line, whichever is greater.

5. Access and parking is regulated in chapter VII.

6. Riparian vegetation within 50 feet of an estuarine wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps, shall be maintained except that:

- a. Trees certified as posing an erosion or safety hazard. property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
- a. Riparian vegetation may be removed to provide direct access for a water-dependent use.
- b. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures.
- c. Riparian vegetation may be removed to facilitate stream or streambank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan.
- d. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways. or
- e. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps.
- f. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
- g. The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".
- h. The 50' measurement shall be taken from the ordinary high water mark using a right angle from the ordinary high water mark.

COQUILLE RIVER ESTUARY MANAGEMENT PLAN - RURAL SHORELAND SEGMENTS (CREMP-RS)

The Rural Shoreland Segments consist of the following:

- Coquille River Estuary Management Plan – Rural Residential-5 (CREMP-RR-5)
- Coquille River Estuary Management Plan – Rural Residential-2 (CREMP-RR-2)
- Coquille River Estuary Management Plan – Rural Center (CREMP-RC)

Coquille River Estuary Management Plan – Rural Residential (CREMP-RR)

The purpose of the Rural Shoreland Segments as listed in order by the number as follows:

- **Rural Shoreland Segment 18 (RS-18)** contains CREMP-RR-2 zoning and shall be managed to provide water access for residential lots fronting the river and for water-front residential development provided flood-protection and riparian vegetation requirements are met (see Policies 27 and 23).

- **Rural Shoreland Segment 25 (RS-25)** contains CREMP-RR-2 zoning and shall be managed for the continuation of rural residential uses, provided flood protection requirements are met. (See Policy 27)
- **Rural Shoreland Segment 30 (RS-30)** contains CREMP-RR-5 zoning and shall be managed to provide water access for residential lots fronting the river and for water-front residential development provided flood-protection and riparian vegetation requirements are met (see Policies Shoreland Segment 27 and Shoreland Segment 23).
- **Rural Shoreland Segment 50 (RS-50)** contains both CREMP-RR-2 and CREMP-RR-5 zoning and shall be managed to provide water access for residential lots fronting the river and for water-front residential developments provided flood-protection and riparian vegetation requirements are met (see Policies 27 and 23).
- **Rural Shoreland Segment 51(RS-51)** contains CREMP-RR-2 zoning and shall be managed for recreational uses connected with the Coquille Boat Ramp and other uses as permitted by the uses/activities matrix.
- **Rural Shoreland Segment 61 (RS-61)** contains CREMP-RR-5 zoning and shall be managed to provide water access for residential lots fronting the river and for water-front residential development provided flood-protection and riparian vegetation requirements are met (see Policies 27 and 23).
- **Rural Shoreland Segment 63 (RS-63)** contains both CREMP-RR-2 and CREMP-RR-5 zoning and shall be managed to provide water access for residential lots fronting the river and for water-front residential development provided flood-protection and riparian vegetation requirements are met (see Policies 27 and 23).
- **Rural Shoreland Segment 74 (RS-74)** contains both CREMP-RR-2 and CREMP-RR-5 zoning and shall be managed for the continuation of rural residential uses, provided flood-protection requirements are met (see Policy 27).

SECTION 3.3.300 DEVELOPMENT AND USE PERMITTED:

The following uses and activities are permitted outright in the in the CREMP-Rural Residential.

1. Agriculture:
 - a. Farm use pursuant to ORS 215.203 for either profit or not for profit.
 - b. Farm buildings.
2. Passive Restoration.
3. Temporary residences shall consist of a mobile home, travel trailer or recreational vehicle used as a dwelling temporarily during construction of a permitted structure. Duration not to exceed one (1) year, subject to renewal.
4. Service lines.

5. Non-structural shoreland stabilization.
6. Day care facility (12 or fewer persons).

SECTION 3.3.310 ADMINISTRATIVE CONDITIONAL DEVELOPMENT AND USE:

The following uses and activities are permitted under an administrative conditional use permit CREP-Rural Residential.

1. Propagation, management or harvesting of a forest product may be permitted subject to the following:
 - a. In CREMP Shoreland Segment 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, # 21, #23 and #27.
 - b. In CREMP Shoreland Segment 25, 51 and 74 may be permitted subject to Policies #14, #21 and #27.
2. Low intensity recreation:
 - a. In CREMP Shoreland Segment 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, #23 and #27.
 - b. In CREMP Shoreland Segment 25, 51 and 74 may be permitted subject to Policies #14 and #27.
3. Residential:
 - a. Single family dwelling
 - i. In CREMP Shoreland Segment 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, #23 and #27.
 - ii. In CREMP Shoreland Segment 25, 51 and 74 may be permitted subject to Policies #14 and #27.
 - b. Family hardship dwelling
 - i. In CREMP Shoreland Segment 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, #23 and #27.
 - ii. In CREMP Shoreland Segment 25, 51 and 74 may be permitted subject to Policies #14 and #27.
 - c. Two family duplex may be permitted provided the density of units do not, exceed the allowable density of the zoning district.
 - i. In CREMP Shoreland Segment 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, #23 and #27.
 - ii. In CREMP Shoreland Segment 25, 51 and 74 may be permitted subject to Policies #14 and #27.

4. Land Divisions:

a. Partition and Subdivision

- i. This use may be permitted subject to the provisions of CREMP Policies:
 - 1) In CREMP Shoreland Segment 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, #15, #23 and #27.
 - 2) In CREMP Shoreland Segment 25, 51 and 74 may be permitted subject to Policies #14, #15 and #27.
- ii. Each parcel or lot shall meet the minimum lot/parcel size and development standards unless it is a residual of resource (Farm or Forest) land division.
- iii. Must comply with the requirements of Chapter VI for land divisions.
- iv. Notice will be sent as required by Article 5.0.
- v. Final Plat is a ministerial review.

b. Residential PUD

- i. This use may be permitted subject to the provisions of CREMP Policies:
 - 1) In CREMP Shoreland Segment 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, #15, #23 and #27.
 - 2) In CREMP Shoreland Segment 25, 51 and 74 may be permitted subject to Policies #14, #15 and #27.
- ii. Residential Planned Unit Development - Maintenance Standards and Principles:
- iii. Minimum Sized Area for Developments. A Planned Unit Development shall be of sufficient size to allow the objectives and standards of this Section to be met and shall, as a minimum, comply with the following:
 - 1) The minimum size for a tract of land to be developed as a Planned Unit Development (PUD) shall be not less than five (5) contiguous acres and of such configuration as to be conducive to a Planned Unit Development.
or
 - 2) A Planned Unit Development application may be filed on a tract of land less than five (5) contiguous acres but no approval shall be given to such application unless Coos County determines, upon a showing by the applicant, that the minimum size required in paragraph "1" above should be waived if one or more of the following conditions exist:
 - a) Because of unusual physical features of the property or of the neighborhood in which it is located, a substantial deviation from the regulations otherwise applicable is necessary or appropriate in order to conserve a resource or amenity, such as aesthetic vegetation, etc.

- b) The property or its neighborhood has historical character of economic importance to the community that could be protected by use of a Planned Unit Development.
 - c) The property is adjacent to property which has been officially approved, developed or redeveloped as a Planned Unit Development on the subject property can be effectively integrated with the existing PUD.
 - d) The property is determined to be an isolated problem area that has been bypassed in the course of development and for which a Planned Unit Development is determined to be the most feasible method of developing said area.
- iv. Must comply with the requirements of Chapter VI for land divisions.
 - v. Notice will be sent as required by Article 5.0.
 - vi. Final Plat is a ministerial review.
5. Communication structure must be found compatible with surrounding uses or may be made compatible through the imposition of conditions.
- a. In CREMP Shoreland Segment 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, #23 and #27.
 - b. In CREMP Shoreland Segment 25, 51 and 74 may be permitted subject to Policies #14 and #27.
6. Air & water navigation aids must be found compatible with surrounding uses or may be made compatible through the imposition of conditions.
- a. In CREMP Shoreland Segment 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, #23 and #27.
 - b. In CREMP Shoreland Segment 25, 51 and 74 may be permitted subject to Policies #14 and #27.
7. Sewer/water plant/ pump station must be found compatible with surrounding uses or may be made compatible through the imposition of conditions.
- a. In CREMP Shoreland Segment 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, #23 and #27.
 - b. In CREMP Shoreland Segment 25, 51 and 74 may be permitted subject to Policies #14 and #27.
8. Dikes:
- a. New construction is not permitted in CREMP Shoreland Segments 18 and 30.
 - i. In CREMP Shoreland Segment 50, 61 and 63 may be permitted subject to Policies #14, #23 and #27.
 - ii. In CREMP Shoreland Segment 25, 51 and 74 may be permitted subject to Policies #14 and #27.

- b. Maintenance/repair of existing dikes.
 - i. In CREMP Shoreland Segment 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, #23 and #27.
 - ii. In CREMP Shoreland Segment 25, 51 and 74 may be permitted subject to Policies #14 and #27.
- 9. Drainage and tide gating may be permitted subject to the provisions of CREMP Policies:
 - a. In CREMP Shoreland Segments 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, #15, #23 and #27.
 - b. In CREMP Shoreland Segments 25, 51 and 74 may be permitted subject to Policies #14, #15 and #27.
- 10. Dredge material disposal is not permitted in CREMP Shoreland Segments 18, 25, 30, 50 and 74. DMD to include stabilization measure to control run-off and prevent sloughing.
 - a. In CREMP Shoreland Segments 61 and 63 may be permitted subject to Policies #14, #20, #23 and #27.
 - b. In CREMP Shoreland Segments 51 may be permitted subject to Policies #14, #20 and #27.
- 11. Fill:
 - a. In CREMP Shoreland Segments 50, 61 and 63 may be permitted subject to Policies #14, #23 and #27.
 - b. In CREMP Shoreland Segments 51 and 74 may be permitted subject to Policies #14, and #27.
- 12. Mitigation:
 - a. In CREMP Shoreland Segments 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, #23 and #27.
 - b. In CREMP Shoreland Segments 25, 51 and 74 may be permitted subject to Policies #14, and #27.
- 13. Structural Shoreland Stabilization:
 - a. In CREMP Shoreland Segments 50, 61 and 63 may be permitted subject to Policies #9, #14, #23 and #27.
 - b. In CREMP Shoreland Segments 25, 51 and 74 may be permitted subject to Policies #9, #14 and #27.
- 14. Day care facility (13 or more persons) must be found compatible with surrounding uses or may be made compatible through the imposition of conditions.
- 15. Research & education observation structure must be found compatible with surrounding uses or may be made compatible through the imposition of conditions.

- a. In CREMP Shoreland Segments 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, #23 and #27.
- b. In CREMP Shoreland Segments 25, 51 and 74 may be permitted subject to Policies #14, and #27.

SECTION 3.3.320 HEARINGS BODY CONDITIONAL DEVELOPMENT AND USE:

The following uses and activities are permitted under a hearings body conditional use permit in the CREMP-Rural Residential.

1. Contaminated Soil/Land Farming must be found compatible with surrounding uses or may be made compatible through the imposition of conditions.
2. High intensity recreation must be found compatible with surrounding uses or may be made compatible through the imposition of conditions.
 - a. In CREMP Shoreland Segments 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, #23 and #27.
 - b. In CREMP Shoreland Segments 25, 51 and 74 may be permitted subject to Policies #14, and #27.
3. Bed & breakfast must be found compatible with surrounding uses or may be made compatible through the imposition of conditions.
 - a. In CREMP Shoreland Segments 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, #23 and #27.
 - b. In CREMP Shoreland Segments 25, 51 and 74 may be permitted subject to Policies #14, and #27.
 - c. A bed and breakfast facilities shall be subject to the following conditions:
 - i. All "bed and breakfast facilities" shall be established within the primary residence.
 - ii. Breakfast shall be the only meal served to overnight paying guests.
 - iii. No cooking facilities shall be permitted in any rented room.
 - iv. The maximum number of rooms, which may be rented shall not exceed four (4).
 - v. Off-street parking shall be provided as follows:
 - 1) Two spaces for the owner/occupant, plus 1 space for each additional bedroom.
 - 2) A plot plan and a parking/traffic plan shall be submitted, to address the following:
 - a) The property boundaries.
 - b) Access to the property.
 - c) Location of all structures on the subject property.
 - d) Required parking spaces.

- e) The parking/traffic plan shall show required parking and traffic flow. All parking/traffic plans shall be reviewed by the Roadmaster to determine traffic safety.
 - d. One (1) non-illuminated sign shall be permitted not to exceed six (6) square feet of copy area (the words "hotel or motel" shall not be used). A "bed and breakfast facility" must be conducted in such a manner so as not to give an outward appearance or outwardly manifest any characteristic of a motel, hotel, or other business
4. Utility Facility – generation of power for private use or sale must be found compatible with surrounding uses or may be made compatible through the imposition of conditions.
- a. In CREMP Shoreland Segments 18, 30, 50, 61 and 63 may be permitted subject to Policies #14, #23 and #27.
 - b. In CREMP Shoreland Segments 25, 51 and 74 may be permitted subject to Policies #14, and #27.

SECTION 3.3.330 DEVELOPMENT AND USE STANDARDS.

The following are development standards for the CREMP-RR shoreland segments.

1. Minimum Lot Size:

- a. Refer to the lot size found on the Special Consideration Map for the CREMP.
- b. Exception to minimum lot sizes in Rural Residential:
 - i. Smaller parcels may be permitted in an approved residential planned unit development, provided the allowable density of the parent parcel is not exceeded.
 - ii. Any lawfully created parcel or lot created prior to January 1, 1986 that is equal to or greater than one acre. Multiple parcels or lots may be combined to equal one acre but then a restriction shall be placed on the deed and parcels and/or lots shall be combined into one tax lot.
 - iii. Any lawfully created parcel or lot created prior to January 1, 1986 that does not equal one acre including the combination of parcels or lots shall be subject to a conditional use in Section 4.2.210(2).
 - iv. Creation of parcels less than the minimum lot size of the zoning district shall be permitted provided the following circumstances exist:
 - 1) The subject property is not zoned for resource use.
 - 2) An existing dwelling (lawfully or grandfathered, but not for temporary purposes) sited prior to January 1, 1986 will remain sited on each proposed parcel.
 - 3) A land division is submitted and approved by Coos County pursuant to the current standards. and
 - 4) If the development is proposed to be located on a lot or parcel or a combination of lots and parcels less than one acre then a conditional use will be required to address Section 4.2.210(2) .

2. Setbacks:
 - a. All buildings or structures with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from the right-of-way line, whichever is greater.
 - b. Firebreak: New or replacement dwellings on lots, parcels or tracts abutting the “Forest” zone shall establish and maintain a firebreak, for a distance of at least 30 feet in all directions. Vegetation within this firebreak may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees. [ORD 95-05-006PL 11/29/95]
3. Fences, Hedges, and Walls: No requirement, but vision clearance provisions of Section 7.1.525 apply.
4. Off-street Parking and Loading requirements are found in Chapter VII.
5. Minimum road frontage/lot width unless waived by the Planning Director in consultation with the County Surveyor and Roadmaster due to creating an unsafe or irregular configuration will require a notice of administrative determination and notice will be provided in accordance with Article 5.2:
 - a. Minimum lot width: 50 feet
 - b. Minimum road frontage: 30 feet
6. Any applicant for a rural residential building or septic permit adjacent to a forest or agriculture zone shall sign a statement on the Zoning Clearance Letter acknowledging that: “the normal intensive management practices occurring on adjacent resource land will not conflict with the rural residential landowner’s enjoyment of his or her property.”
7. Riparian Vegetation Protection. Riparian vegetation within 50 feet of a estuarine wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps, shall be maintained except that:
 - a. Trees certified as posing an erosion or safety hazard. property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
 - b. Riparian vegetation may be removed to provide direct access for a water-dependent use. The minimal amount of vegetation should be removed.
 - c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures.
 - d. Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan.
 - e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways.

- f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g. to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps.
- g. The 50' riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".
- h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
- i. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
- j. The 50' measurement shall be taken from the ordinary high water mark using a right angle from the ordinary high water mark.

8. Access to new dwellings shall meet road and driveway standards in Chapter VII.

Coquille River Estuary Management Plan – Rural Center (CREMP-RC)

The purpose of the Rural Shoreland Segments as listed in order by the number as follows:

- **Rural Shoreland Segment 57 (RS-57)** contains CREMP-RC zoning and shall be managed for the continuation of residential and commercial uses as consistent with the rural center function of Arago, provided flood protection requirements are met. (See Policy Shoreland Segment 27)

SECTION 3.3.400 DEVELOPMENT AND USE PERMITTED:

The following uses and activities are permitted outright in the in the CREMP-RC.

1. Agriculture:
 - a. Farm use pursuant to ORS 215.203 for either profit or not for profit.
 - b. Farm buildings outside of the unincorporated community boundary.
 - c. Farm building inside the unincorporated community boundary.
2. Passive Restoration.
3. Family hardship dwelling inside the unincorporated boundary may be permitted subject to Policies #14 and #27.
4. Residential:

- a. Temporary residence can only be a mobile home, travel trailer or recreational vehicle used as a dwelling temporarily during construction of a permitted structure. Duration not to exceed one (1) year, subject to renewal.
 - b. Second floor apartment may be permitted above a commercial or industrial use.
- 5. Service lines.
 - 6. Non-structural shoreland stabilization.
 - 7. Day care facility (12 or fewer persons).

SECTION 3.3.410 ADMINISTRATIVE CONDITIONAL DEVELOPMENT AND USE:

The following uses and activities are permitted under an administrative conditional use permit CREMP-Rural Center.

- 1. Commercial activities in conjunction with farm or forest use:
 - a. Equipment sales or repair must be found compatible with surrounding uses or may be made compatible through the imposition of conditions and may be permitted subject to Policies #14 and #27.
 - b. Seasonal product sale must be found compatible with surrounding uses or may be made compatible through the imposition of conditions and may be permitted subject to Policies #14 and #27.
- 2. Commercial activities:
 - a. Outside of the unincorporated community boundary
 - i. Veterinary clinic:
 - 1) Must be found compatible with surrounding uses or may be made compatible through the imposition of conditions;
 - 2) May be permitted subject to Policies #14 and #27; and
 - 3) The commercial use is located in building or buildings not to exceed 2,500 square feet of floor area.
 - ii. Kennel:
 - 1) Must be found compatible with surrounding uses or may be made compatible through the imposition of conditions;
 - 2) May be permitted subject to Policies #14 and #27; and
 - 3) The commercial use is located in building or buildings not to exceed 2,500 square feet of floor area.
 - b. Inside of the unincorporated community boundary

- i. Veterinary clinic:
 - 1) Must be found compatible with surrounding uses or may be made compatible through the imposition of conditions;
 - 2) May be permitted subject to Policies #14 and #27; and
 - 3) The commercial use is located in building or buildings not to exceed 4,000 square feet of floor area.
 - ii. Kennel:
 - 1) Must be found compatible with surrounding uses or may be made compatible through the imposition of conditions;
 - 2) May be permitted subject to Policies #14 and #27; and
 - 3) The commercial use is located in building or buildings not to exceed 4,000 square feet of floor area.
3. Propagation, management or harvesting of a forest product may be permitted subject to Policies #14, #21 and #27.
4. Low intensity recreation may be permitted subject to Policies #14 and #27.
5. Residential:
 - a. Single family dwelling may be permitted subject to Policies #14 and #27.
 - b. Family hardship dwelling outside the unincorporated boundary may be permitted subject to Policies #14 and #27.
 - c. Two family duplex:
 - i. May be permitted subject to Policies #14 and #27; and
 - ii. The use may be permitted provided the density of units does not, exceed the allowable density of the zoning district.
6. Land Divisions:
 - a. Partition and Subdivision:
 - i. This use may be permitted subject to Policies #14, #15 and #27.
 - ii. Each parcel or lot shall meet the minimum lot/parcel size and development standards unless it is a residual of resource (Farm or Forest) land division.
 - iii. Must comply with the requirements of Chapter VI for land divisions.
 - iv. Notice will be sent as required by Article 5.0.
 - v. Final Plat is a ministerial review.
 - b. Residential PUD:
 - i. This use may be permitted subject to Policies #14, #15 and #27.
 - ii. Residential Planned Unit Development - Maintenance Standards and Principles.

- iii. Minimum Sized Area for Developments. A Planned Unit Development shall be of sufficient size to allow the objectives and standards of this Section to be met and shall, as a minimum, comply with the following:
 - 1) The minimum size for a tract of land to be developed as a Planned Unit Development (PUD) shall be not less than five (5) contiguous acres and of such configuration as to be conducive to a Planned Unit Development.
or
 - 2) A Planned Unit Development application may be filed on a tract of land less than five (5) contiguous acres but no approval shall be given to such application unless Coos County determines, upon a showing by the applicant, that the minimum size required in paragraph "1" above should be waived if one or more of the following conditions exist:
 - a) Because of unusual physical features of the property or of the neighborhood in which it is located, a substantial deviation from the regulations otherwise applicable is necessary or appropriate in order to conserve a resource or amenity, such as aesthetic vegetation, etc.
 - b) The property or its neighborhood has historical character of economic importance to the community that could be protected by use of a Planned Unit Development.
 - c) The property is adjacent to property which has been officially approved, developed or redeveloped as a Planned Unit Development on the subject property can be effectively integrated with the existing PUD.
 - d) The property is determined to be an isolated problem area that has been bypassed in the course of development and for which a Planned Unit Development is determined to be the most feasible method of developing said area.
 - iv. Must comply with the requirements of Chapter VI for land divisions.
 - v. Notice will be sent as required by Article 5.0.
 - vi. Final Plat is a ministerial review.
- 7. Communication structure must be found compatible with surrounding uses or may be made compatible through the imposition of conditions and may be permitted subject to Policies #14 and #27.
 - 8. Air & water navigation aids outside the unincorporated boundary must be found compatible with surrounding uses or may be made compatible through the imposition of conditions and may be permitted subject to Policies #14 and #27.
 - 9. Air & water navigation aids inside the unincorporated boundary must be found compatible with surrounding uses or may be made compatible through the imposition of conditions.

10. Sewer/water plant/ pump station must be found compatible with surrounding uses or may be made compatible through the imposition of conditions and may be permitted subject to Policies #14 and #27.
11. Dikes:
 - a. New construction may be permitted subject to Policies #14 and #27.
 - b. Maintenance/repair may be permitted subject to Policies #14 and #27.
12. Drainage and tidegating may be permitted subject to Policies #14, #15 and #27.
13. Mitigation may be permitted subject to Policies #14 and #27.
14. Day care facility (13 or more persons) must be found compatible with surrounding uses or may be made compatible through the imposition of conditions.
15. Research & education observation structure must be found compatible with surrounding uses or may be made compatible through the imposition of conditions and may be permitted subject to Policies #14 and #27.

SECTION 3.3.420 HEARINGS BODY CONDITIONAL DEVELOPMENT AND USE:

The following uses and activities are permitted under a hearings body conditional use permit in the CREMP-Rural Center.

1. Commercial activities inside of the unincorporated community boundary:
 - a. Water-dependent(WD) or water related outside of the urban community boundary:
 - i. Must be found compatible with surrounding uses or may be made compatible through the imposition of conditions;
 - ii. May be permitted subject to Policies #14 and #27; and
 - iii. The commercial use is located in building or buildings not to exceed 2,500 square feet of floor area.
 - b. Water-dependent (WD) or water related inside of the urban community boundary:
 - i. Must be found compatible with surrounding uses or may be made compatible through the imposition of conditions;
 - ii. May be permitted subject to Policies #14 and #27; and
 - iii. The commercial use is located in building or buildings not to exceed 4,000 square feet of floor area.
2. High intensity recreation must be found compatible with surrounding uses or may be made compatible through the imposition of conditions and may be permitted subject to Policies #14 and #27.
3. Hotel/Motel inside the unincorporated boundary only:

- a. Must be found compatible with surrounding uses or may be made compatible through the imposition of conditions;
- b. May be permitted subject to Policies #14 and #27; and
- c. New hotels and motels up to 35 units are allowed only if served by a community sewer system. New hotels and motels are not allowed outside an unincorporated community.

4. Bed and Breakfast:

- a. Must be found compatible with surrounding uses or may be made compatible through the imposition of conditions;
- b. May be permitted subject to Policies #14 and #27; and
- c. A bed and breakfast facilities shall be subject to the following conditions:
 - i. All "bed and breakfast facilities" shall be established within the primary residence;
 - ii. Breakfast shall be the only meal served to overnight paying guests;
 - iii. No cooking facilities shall be permitted in any rented room;
 - iv. The maximum number of rooms, which may be rented shall not exceed four (4);
 - v. Off-street parking shall be provided as follows:
 - 1) Two spaces for the owner/occupant, plus 1 space for each additional bedroom.
 - 2) A plot plan and a parking/traffic plan shall be submitted, to address the following:
 - a) The property boundaries.
 - b) Access to the property.
 - c) Location of all structures on the subject property.
 - d) Required parking spaces.
 - e) The parking/traffic plan shall show required parking and traffic flow. All parking/traffic plans shall be reviewed by the Roadmaster to determine traffic safety.
- d. One (1) non-illuminated sign shall be permitted not to exceed six (6) square feet of copy area (the words "hotel or motel" shall not be used). A "bed and breakfast facility" must be conducted in such a manner so as not to give an outward appearance or outwardly manifest any characteristic of a motel, hotel, or other business

- 5. Utility facility for the generation of power for public sale or private use must be found compatible with surrounding uses or may be made compatible through the imposition of conditions and may be permitted subject to Policies #14 and #27.

SECTION 3.3.430 DEVELOPMENT AND USE STANDARDS.

The following are development standards for the CREMP-RC shoreland segments.

1. Minimum Lot Size:

- a. Refer to the lot size found on the Special Consideration Map for the CREMP.
- b. Exception to minimum lot sizes in Rural Residential:
 - i. Smaller parcels may be permitted in an approved residential planned unit development, provided the allowable density of the parent parcel is not exceeded.
 - ii. Any lawfully created parcel or lot created prior to January 1, 1986 that is equal to or greater than one acre. Multiple parcels or lots may be combined to equal one acre but then a restriction shall be placed on the deed and parcels and/or lots shall be combined into one tax lot.
 - iii. Any lawfully created parcel or lot created prior to January 1, 1986 that does not equal one acre including the combination of parcels or lots shall be subject to a conditional use in Section 4.2.210(2).
 - iv. Creation of parcels less than the minimum lot size of the zoning district shall be permitted provided the following circumstances exist:
 - 1) The subject property is not zoned for resource use;
 - 2) An existing dwelling (lawfully or grandfathered, but not for temporary purposes) sited prior to January 1, 1986 will remain sited on each proposed parcel;
 - 3) A land division is submitted and approved by Coos County pursuant to the current standards;
 - 4) If the development is proposed to be located on a lot or parcel or a combination of lots and parcels less than one acre then a conditional use will be required to address Section 4.2.210(2) .

2. Setbacks:

- a. All buildings or structures with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from the right-of-way line, whichever is greater.
- b. Firebreak: New or replacement dwellings on lots, parcels or tracts abutting the "Forest" zone shall establish and maintain a firebreak, for a distance of at least 30 feet in all directions. Vegetation within this firebreak may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees. [ORD 95-05-006PL 11/29/95]

3. Fences, Hedges, and Walls: No requirement, but vision clearance provisions of Section 7.1.525 apply.

4. Off-street Parking and Loading requirements are found in Chapter VII.

5. Minimum road frontage/lot width unless waived by the Planning Director in consultation with the County Surveyor and Roadmaster due to creating an unsafe or irregular configuration will require a notice of administrative determination and notice will be provided in accordance with Article 5.2:
 - a. Minimum lot width: 50 feet
 - b. Minimum road frontage: 30 feet
6. Any applicant for a rural residential building or septic permit adjacent to a forest or agriculture zone shall sign a statement on the Zoning Clearance Letter acknowledging that: “the normal intensive management practices occurring on adjacent resource land will not conflict with the rural residential landowner’s enjoyment of his or her property.”
7. Riparian Vegetation Protection. Riparian vegetation within 50 feet of a estuarine wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps, shall be maintained except that:
 - a. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
 - b. Riparian vegetation may be removed to provide direct access for a water-dependent use. The minimal amount of vegetation should be removed.
 - c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures.
 - d. Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan.
 - e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways.
 - f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g. to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps.
 - g. The 50’ riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure’s “footprint”.
 - h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
 - i. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
 - j. The 50’ measurement shall be taken from the ordinary high water mark using a right angle from the ordinary high water mark.

8. Access to new dwellings shall meet road and driveway standards in Chapter VII.

COQUILLE RIVER ESTUARY MANAGEMENT PLAN - INDUSTRIAL SHORELAND SEGMENTS (CREMP-IND)

- **Industrial Shoreland Segment 14 (14-INDS)** shall be managed for development of a dock and storage area for bulk material loading or similar low-intensity industrial use. Due consideration shall be given to minimizing noise or visual impacts on the adjacent State Park, and to protection of archaeological resources (see Policy Shoreland Segment 18).
- **Industrial Shoreland Segment 16 (16-INDS)** shall be managed to continue its use as a mill or for other industrial uses, utilizing the existing dock and water access.
- **Industrial Shoreland Segment 20 (20-INDS)** shall be managed to develop this area of historic water-front development for industrial and commercial uses connected with boat building, repair, port operations, moorage and other water-dependent or related uses.
- **Industrial Shoreland Segment 40 (40-INDS)** shall be managed for general industrial, commercial or other development particularly uses which utilize the water-frontage of the site. However, continuation and expansion of existing non-water-dependent/related uses shall be allowed.
- **Shoreland Segments 45 (45-INDS), 52 (52-INDS), 54 (54-INDS) and 59 (59-INDS)** shall be managed for the continuation of industrial use including development of water access if necessary.

SECTION 3.3.500 DEVELOPMENT AND USE PERMITTED:

The following uses and activities are permitted outright in the in the CREMP-IND.

1. Residential
 - a. Watchman/Caretaker shall not be permitted in IND Shoreland Segments 14 and 16. All other IND Shoreland Segment must comply with the following:
 - i. This use permitted only if in conjunction with a permitted or conditionally permitted use; and
 - ii. This use is subject to the provisions of CREMP Policy #18.
 - b. Home Occupation is subject to the provision of CREMP Policy #18.
2. Contaminated Soil/land farming is subject to the provision of CREMP Policy #18.
3. Exploration for Geo-thermal, Aggregate or Other mineral or subsurface resource is subject to the provision of CREMP Policy #18 and the following review criteria. The

following conditions shall be included in any conditional use permit for exploration for subsurface mineral resource:

- a. Exploration of geo-thermal energy, aggregate and other mineral or subsurface resources not including water.
- b. All drill holes shall be filled and capped according to the following standards, and bonds to secure performance of this obligation shall be required as follows:
 - i. The applicant shall provide the Coos County Watermaster with the location of each hole by township, range, section and driller's identification number of all holes drilled.
 - ii. A plot plan showing these locations will be furnished to the Watermaster.
 - iii. The applicant shall seal all test holes from the bottom within 2 feet of land surface with cement, native clay, bentonite mixture (e.g., "Sure-Gel", Aqua Gel") of 9 pounds to 9-1/2 pounds of bentonite per gallon of water.
 - iv. If artesian flows are encountered, the test hole will be:
 - 1) Abandoned according to the following abandonment procedures:
ABANDONMENT OF ARTESIAN EXPLORATION HOLES. The flow of artesian exploration holes to be abandoned shall be confined or restricted by cement grout applied under pressure, or by the use of a suitable well packer, or a wooden or cast lead plug placed at the bottom of the confining formation immediately above the artesian water-bearing zone. Cement grout or concrete shall be used to effectively fill the exploration hole to land surface. Or
 - 2) Developed for use of the artesian flow by a water well driller who is properly licensed and bonded by the State of Oregon.
 - v. If unusual conditions occur at a test hole site and compliance to the above standards will not result in a satisfactorily abandoned hole, the driller shall request that special standards be prescribed by the Watermaster for the particular hole.
 - vi. The applicant shall notify the County Watermaster prior to the abandonment of all test holes, drill holes, exploration holes, etc. As used in this section the term 'abandonment' shall mean the act of filling any hole with the required sealing material.
 - vii. In addition to complying with the procedures outlined above, the applicant shall post a surety bond in the amount of five thousand (\$5,000.00) dollars for each hole drilled or a bond for fifty thousand (\$50,000.00) dollars to cover all test holes. The surety bond shall be filed with the Board of Commissioners, and may be written by a surety company duly licensed by and authorized to do business in the State of Oregon. The release of such bond shall be conditioned upon the successful capping of all holes according to the procedure described above.
 - viii. Although it is recommended that the test hole be sealed prior to moving the drilling rig, in no case shall the drill hole be left open for more than five (5) days after the drilling rig is moved off the test hole without prior approval of the County's designated representative.

- b. The applicant shall be required to construct a catch basin around each drilling site to retain any possible run-off.
 - c. Abandonment procedure:
 - i. At the discretion of the County's appointed representative (usually, the district Watermaster), this representative may require that the exploration hole abandonment not begin until he is present at the site.
 - ii. In the event that paragraph "i" above, is implemented, the County's appointed representative may, if he is unable to be present during abandonment, otherwise authorize abandonment. This authorization may be given verbally by telephone.
 - iii. The County's appointed representative may require that the exploration hole be abandoned with cement grout.
4. Service Lines subject to the provisions of CREMP Policy #18.
5. Agricultural:
 - a. Farm use for profit or not for profit pursuant to ORS 215.203. This use is subject to the provisions of CREMP Policy #18.
 - b. Farm Buildings subject to the provisions of CREMP Policy #18.
6. Non-structural shoreland stabilization subject to the provisions of CREMP Policy #18.
7. Passive restoration.

SECTION 3.3.510 ADMINISTRATIVE CONDITIONAL DEVELOPMENT AND USE:

The following uses and activities are permitted under an administrative conditional use permit CREMP-IND.

- 1. Land Division (Partition and Subdivision):
 - a. This use may be permitted subject to the provisions of CREMP Policy 18.
 - b. Each parcel or lot shall meet the minimum lot/parcel size and development standards unless it is a residual of resource (Farm or Forest) land division.
 - c. Must comply with the requirements of Chapter VI for land divisions.
 - d. Notice will be sent as required by Article 5.0.
 - e. Final Plat is a ministerial review.
- 2. Utility Facility – Generation of power not for public sale:
 - a. Must be found compatible with surrounding uses or may be made compatible through the imposition of conditions;
 - b. This use is prohibited in the IND Shoreland Segments 14 and 16; and
 - c. This use may be permitted subject to the provisions of CREMP Policy #18.
- 3. Communication structure:

- a. Must be found compatible with surrounding uses or may be made compatible through the imposition of conditions;
 - b. This use is prohibited in the IND Shoreland Segments 14 and 16; and
 - c. This use may be permitted subject to the provisions of CREMP Policy #18.
4. Air & water navigation aids:
 - a. Must be found compatible with surrounding uses or may be made compatible through the imposition of conditions;
 - b. This use is prohibited in the IND Shoreland Segments 14 and 16; and
 - c. This use may be permitted subject to the provisions of CREMP Policy #18.
5. Sewer/water plant/pump station:
 - a. Must be found compatible with surrounding uses or may be made compatible through the imposition of conditions;
 - b. This use is prohibited in the IND Shoreland Segments 14 and 16; and
 - c. This use may be permitted subject to the provisions of CREMP Policy #18.
6. Mining/mineral extraction, including dredging necessary for mineral extraction Geothermal or Aggregate:
 - a. In IND Shoreland Segments 14, 20 and 40 this use may be permitted subject to the provisions of CREMP Policies #14, #18 and #27.
 - b. In IND Shoreland Segments 16 and 54 this use may be permitted subject to the provisions of CREMP Policies #14 and #27.
 - c. In IND Shoreland Segment 45 this use may be permitted subject to the provisions of CREMP Policies #23 and #27.
 - d. In IND Shoreland Segment 52 this use may be permitted subject to the provisions of CREMP Policy #27.
7. Propagation, management, harvesting, or primary processing of forest products including sawmills, manufacture and storage of logs and lumber. Forest management practices and policies for regulation of forest lands to be consistent with LCDC Goal #17 and the Oregon Forest Practices Act.
 - a. In IND Shoreland Segments 14, 20 and 40 this use may be permitted subject to the provisions of CREMP Policies #14, #18, #21 and #27.
 - b. In IND Shoreland Segments 16 and 54 this use may be permitted subject to the provisions of CREMP Policies #14, #21 and #27.
 - c. In IND Shoreland Segment 45 this use may be permitted subject to the provisions of CREMP Policies #21, #23 and #27.
 - d. In IND Shoreland Segment 52 this use may be permitted subject to the provisions of CREMP Policy #21 and #27.
8. Dikes:

- a. Construction & maintenance is prohibited in IND Shoreland Segments 14 and 16 all other IND Shoreland Segments shall address the applicable standards as follows:
 - i. In IND Shoreland Segments 20 and 40 this use may be permitted subject to the provisions of CREMP Policies #14, #18 and #27.
 - ii. In IND Shoreland Segment 54 this use may be permitted subject to the provisions of CREMP Policies #14 and #27.
 - iii. In IND Shoreland Segment 45 this use may be permitted subject to the provisions of CREMP Policies #23 and #27.
 - iv. In IND Shoreland Segment 52 this use may be permitted subject to the provisions of CREMP Policy #27.

 - b. New construction is prohibited in IND Shoreland Segments 14 and 20. All other IND Shoreland Segments shall address the applicable standards as follows:
 - i. In IND Shoreland Segments 20 and 40 this use may be permitted subject to the provisions of CREMP Policies #14, #18 and #27.
 - ii. In IND Shoreland Segment 54 this use may be permitted subject to the provisions of CREMP Policies #14 and #27.
 - iii. In IND Shoreland Segment 45 this use may be permitted subject to the provisions of CREMP Policies #23 and #27.
 - iv. In IND Shoreland Segment 52 this use may be permitted subject to the provisions of CREMP Policy #27.
9. Drainage & tide gates is prohibited in IND Shoreland Segments 14, 16 and 20. All other IND Shoreland Segments shall address the applicable standards as follows:
- a. In IND Shoreland Segment 40 this use may be permitted subject to the provisions of CREMP Policies #14, #18 and #27.
 - b. In IND Shoreland Segment 54 this use may be permitted subject to the provisions of CREMP Policies #14 and #27.
 - c. In IND Shoreland Segment 45 this use may be permitted subject to the provisions of CREMP Policies #23 and #27.
 - d. In IND Shoreland Segment 52 this use may be permitted subject to the provisions of CREMP Policy #27.
10. Dredge material disposal to include stabilization measure to control run-off and prevent sloughing:
- a. In IND Shoreland Segments 14, 20 and 40 this use may be permitted subject to the provisions of CREMP Policies #14, #18, #20 and #27.
 - b. In IND Shoreland Segments 16 and 54 this use may be permitted subject to the provisions of CREMP Policies #14, #20 and #27.
 - c. In IND Shoreland Segment 45 this use may be permitted subject to the provisions of CREMP Policies #20, #23 and #27.
 - d. In IND Shoreland Segment 52 this use may be permitted subject to the provisions of CREMP Policies #20 and #27.

11. Fill:

- a. In IND Shoreland Segments 14, 20 and 40 this use may be permitted subject to the provisions of CREMP Policies #14, #18 and #27.
- b. In IND Shoreland Segments 16 and 54 this use may be permitted subject to the provisions of CREMP Policies #14 and #27.
- c. In IND Shoreland Segment 45 this use may be permitted subject to the provisions of CREMP Policies #23 and #27.
- d. In IND Shoreland Segment 52 this use may be permitted subject to the provisions of CREMP Policy #27.

12. Mitigation:

- a. In IND Shoreland Segments 14, 20 and 40 this use may be permitted subject to the provisions of CREMP Policies #14, #18 and #27.
- b. In IND Shoreland Segments 16 and 54 this use may be permitted subject to the provisions of CREMP Policies #14 and #27.
- c. In IND Shoreland Segment 45 this use may be permitted subject to the provisions of CREMP Policies #23 and #27.
- d. In IND Shoreland Segment 52 this use may be permitted subject to the provisions of CREMP Policy #27.

13. Shoreland Stabilization:

- a. In IND Shoreland Segments 14, 20 and 40 this use may be permitted subject to the provisions of CREMP Policies #9, #14, #18 and #27.
- b. In IND Shoreland Segments 16 and 54 this use may be permitted subject to the provisions of CREMP Policies #9, #14 and #27.
- c. In IND Shoreland Segment 45 this use may be permitted subject to the provisions of CREMP Policies #9, #23 and #27.
- d. In IND Shoreland Segment 52 this use may be permitted subject to the provisions of CREMP Policies #9 and #27.

14. High-intensity recreation:

- a. In IND Shoreland Segments 14, 20 and 40 this use may be permitted subject to the provisions of CREMP Policies #14, #18 and #27.
- b. In IND Shoreland Segments 16 and 54 this use may be permitted subject to the provisions of CREMP Policies #14 and #27.
- c. In IND Shoreland Segment 45 this use may be permitted subject to the provisions of CREMP Policies #23 and #27.
- d. In IND Shoreland Segment 52 this use may be permitted subject to the provisions of CREMP Policy #27.

15. Modification of historic structures may be permitted upon the establishment of a finding that the modification is necessary to preserve, protect or enhance the original historical character of the structure, based upon submission of a modification proposal and site and architectural plans. This use is subject to CREMP Policy #18.

16. Commercial:

- a. Water-dependent - The commercial use is located in building or buildings not to exceed the floor area standards set forth in OAR 660-022-0030(10). New commercial structures authorized outside a UCB or UGB shall not exceed 3,500 square feet of floor area.
 - i. In IND Shoreland Segments 14, 20 and 40 this use may be permitted subject to the provisions of CREMP Policies #14, #18 and #27.
 - ii. In IND Shoreland Segments 16 and 54 this use may be permitted subject to the provisions of CREMP Policies #14 and #27.
 - iii. In IND Shoreland Segment 45 this use may be permitted subject to the provisions of CREMP Policies #23 and #27.
 - iv. In IND Shoreland Segment 52 this use may be permitted subject to the provisions of CREMP Policy #27.

- b. Water-related - The commercial use is located in building or buildings not to exceed the floor area standards set forth in OAR 660-022-0030(10). New commercial structures authorized outside a UCB or UGB shall not exceed 3,500 square feet of floor area.
 - i. In IND Shoreland Segments 14, 20 and 40 this use may be permitted subject to the provisions of CREMP Policies #14, #18 and #27.
 - ii. In IND Shoreland Segments 16 and 54 this use may be permitted subject to the provisions of CREMP Policies #14 and #27.
 - iii. In IND Shoreland Segment 45 this use may be permitted subject to the provisions of CREMP Policies #23 and #27.
 - iv. In IND Shoreland Segment 52 this use may be permitted subject to the provisions of CREMP Policy #27.

- c. Non-water-dependent/related is prohibited in IND Shoreland Segments 14, 16 and 40 all other IND Shoreland Segments shall address the applicable standards as follows:
 - i. In IND Shoreland Segment 20 this use may be permitted subject to the provisions of CREMP Policies #14, #18 and #27.
 - ii. In IND Shoreland Segment 54 this use may be permitted subject to the provisions of CREMP Policies #14 and #27.
 - iii. In IND Shoreland Segment 45 this use may be permitted subject to the provisions of CREMP Policies #23 and #27.
 - iv. In IND Shoreland Segment 52 this use may be permitted subject to the provisions of CREMP Policy #27.
 - v. The commercial use is located in building or buildings not to exceed the floor area standards set forth in OAR 660-022-0030(10). New commercial structures authorized outside a UCB or UGB shall not exceed 3,500 square feet of floor area.

17. Industrial uses shall be limited to water-dependent/water-related:

a. Water-dependent

- i. Industrial uses in IND Shoreland Segment 14 shall be limited to storage, bulk loading and associated activities. Existing trees in IND Shoreland Segment 14 at the boundary of state park shall be retained as screen. This segment is subject to the provisions of CREMP Policies #14, #18 and #27.
- ii. In IND Shoreland Segments 20 and 40 this use may be permitted subject to the provisions of CREMP Policies #14, #18 and #27.
- iii. In IND Shoreland Segments 16 and 54 this use may be permitted subject to the provisions of CREMP Policies #14 and #27.
- iv. In IND Shoreland Segment 45 this use may be permitted subject to the provisions of CREMP Policies #23 and #27.
- v. In IND Shoreland Segment 52 this use may be permitted subject to the provisions of CREMP Policy #27.
- vi. The industrial use is located in building or buildings not to exceed the floor area standards set forth in OAR 660-022-0030(11). New industrial structures authorized outside of a UCB or UGB shall not exceed 40,000 square feet of floor area unless:
 - 1) The industrial use involves the primary processing of raw material(s) produced in the area or from ocean resources;
 - 2) The industrial use is located on an abandoned or diminished mill site as defined by statute;
 - 3) The industrial use is located in an area where an exception to Goal 14 has been taken; or
 - 4) As authorized by Goals 3 and/or 4. (04-04-005PL 9/1/04)
 - 5) Alternatively, the industrial use satisfies the standards for home occupations under ORS 215.448.

b. Water-related

- i. Industrial uses in IND Shoreland Segment 14 shall be limited to storage, bulk loading and associated activities. Existing trees in IND Shoreland Segment 14 at the boundary of state park shall be retained as screen. This segment is subject to the provisions of CREMP Policies #14, #18 and #27.
- ii. In IND Shoreland Segments 20 and 40 this use may be permitted subject to the provisions of CREMP Policies #14, #18 and #27.
- iii. In IND Shoreland Segments 16 and 54 this use may be permitted subject to the provisions of CREMP Policies #14 and #27.
- iv. In IND Shoreland Segment 45 this use may be permitted subject to the provisions of CREMP Policies #23 and #27.
- v. In IND Shoreland Segment 52 this use may be permitted subject to the provisions of CREMP Policy #27.
- vi. The industrial use is located in building or buildings not to exceed the floor area standards set forth in OAR 660-022-0030(11). New industrial structures authorized outside of a UCB or UGB shall not exceed 40,000 square feet of floor area unless:

- 1) The industrial use involves the primary processing of raw material(s) produced in the area or from ocean resources;
- 2) The industrial use is located on an abandoned or diminished mill site as defined by statute;
- 3) The industrial use is located in an area where an exception to Goal 14 has been taken; or
- 4) As authorized by Goals 3 and/or 4. (04-04-005PL 9/1/04)
- 5) Alternatively, the industrial use satisfies the standards for home occupations under ORS 215.448.

c. Water-borne transportation

- i. In IND Shoreland Segments 14, 20 and 40 this use may be permitted subject to the provisions of CREMP Policies #14, #18 and #27.
- ii. In IND Shoreland Segments 16 and 54 this use may be permitted subject to the provisions of CREMP Policies #14 and #27.
- iii. In IND Shoreland Segment 45 this use may be permitted subject to the provisions of CREMP Policies #23 and #27.
- iv. In IND Shoreland Segment 52 this use may be permitted subject to the provisions of CREMP Policy #27.

SECTION 3.3.520 HEARINGS BODY CONDITIONAL DEVELOPMENT AND USE:

The following uses and their accessory uses may be allowed as hearings body conditional uses in the CREMP-IND zone.

1. Generation of Power for public sale:
 - a. Non-water-dependent/related uses shall not be permitted in CREMP Shoreland Segments 14 and 16;
 - b. Must be found compatible with surrounding uses or may be made compatible through the imposition of conditions; and
 - c. This use may be permitted subject to the provisions of CREMP Policy 18.

SECTION 3.3.530 DEVELOPMENT AND USE STANDARDS.

The following are development standards for the CREMP-RC shoreland segments.

1. Minimum Lot size:
 - a. Refer to CREMP lot size Special Consideration Map.
 - b. The dimension requirements must be meet.
2. Minimum Street frontage and minimum lot width is 20 feet.
3. Front setback is 20 feet.
4. Building height does not have any requirement, except those sites abutting a residential or controlled development zone shall have a max height of 35 feet plus one (1) additional

foot in height for each foot of setback exceeding 5 feet (i.e. if the setback is 10, the maximum building height would be 40 feet). However, spires, towers, domes, steeples, flag poles, antennae, chimneys, solar collectors, smokestacks, ventilators or other similar objects may be erected above the prescribed height limitations, provided no usable floor space above the height limits is thereby added. Such over height object shall not be used for advertising of any kind.

5. Access and parking is regulated in chapter VII.
6. Riparian Vegetation Protection. Riparian vegetation within 50 feet of a estuarine wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps, shall be maintained except that:
 - a. Trees certified as posing an erosion or safety hazard. property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
 - b. Riparian vegetation may be removed to provide direct access for a water-dependent use.
 - c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures.
 - d. Riparian vegetation may be removed to facilitate stream or streambank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan.
 - e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways. or
 - f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g. to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps.
 - g. The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".
 - h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
 - i. The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.

COQUILLE RIVER ESTUARY MANGMENT PLAN - FOREST (CREMP-F) SHORELAND SEGMENTS

- **Forest Shoreland Segment 13 (13-FS)** shall be managed for forest uses, with special attention being given to protecting riparian vegetation.

- **Forest Shoreland Segment 15 (15-FS)** shall be managed to conserve the natural resources of this low-lying forested wetland area with special attention being given to protecting the riparian vegetation adjacent to the Bandon Marsh.
- **Forest Shoreland Segment 17 (17-FS)** shall be managed to conserve the natural resources of this low-lying forested wetland area, with special attention being given to protecting the riparian vegetation adjacent to the tidal marsh in Aquatic Segment Shoreland Segment 16.
- **Forest Shoreland Segment 19 (19-FS)** shall be managed to conserve this forested area, with special attention being given to protecting riparian vegetation.
- **Forest Shoreland Segment 22 (22-FS)** shall be managed to conserve this area of forested wetland for forest use, with special attention being given to protecting the riparian vegetation adjacent to the marsh in Aquatic Segment Shoreland Segment 20.
- **Forest Shoreland Segments 35 (35-FS) and 38 (38-FS)** shall be managed for forest uses and practices, subject to any special regulations the Oregon Department of Forestry may adopt for forest lands in the coastal shorelands area. Any development shall be subject to Policy Shoreland Segment 27a, addressing mass movement hazards.

SECTION 3.3.600 DEVELOPMENT AND USE PERMITTED:

The following uses and activities are permitted outright in the in the CREMP-Forest.

1. Forest operations or forest practices including, but not limited to, reforestation of forest land, road construction and maintenance, harvesting of a forest tree species, application of chemicals, and disposal of slash.
2. Fish and wildlife habitat management. This use is subject to Policies 14, 17, 23, and 27 in CREMP F segments.
3. Agricultural:
 - a. Farm use as defined in ORS 215.203.
 - b. Farm buildings.
4. Explorations for mineral and aggregate resources as defined in ORS Chapter 517. This use is permitted in CREMP F except for segments 17 and 19.
5. Alteration, restoration or replacement of a lawfully established dwelling. A lawfully established dwelling is a single-family dwelling that:
 - a. Has intact exterior walls and roof structure;
 - b. Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
 - c. Has interior wiring for interior lights;
 - d. Has a heating system; and

- e. In the case of replacement, the dwelling to be replaced is removed, demolished or converted to an allowable nonresidential use within three months of the completion of the replacement dwelling. Coos County does not allow conversion of mobile homes into accessory storage buildings or uses. These conditions must comply with Coastal Boundary conditional use criteria in CREMP F.
6. Shoreland stabilization, nonstructural. This activity may be allowed in CREMP F, except for Segment 15.
7. Temporary residence. Mobile home, travel trailer or recreational vehicle used as a dwelling temporarily during construction of a permitted structure. Duration not to exceed one (1) year, subject to renewal.
8. New electrical transmission lines with right-of-way widths of up to 100 feet as specified in ORS 772.210. New distribution lines (e.g., gas, oil, geo-thermal) with rights-of way 50 feet or less in width.

SECTION 3.3.610 ADMINISTRATIVE CONDITIONAL DEVELOPMENT AND USE:

The following uses and activities are permitted under an administrative conditional use permit CREMP-Forest. The following uses and their accessory uses may be allowed as administrative conditional uses in the “CREMP-Forest” zone subject to applicable requirements in Section 3.3.630 and applicable siting criteria

1. Mitigation. This is a conditional use in CREMP-F. Policies #14, #17, #23, and #27 may be applicable. This use is not permitted in Segments 35 and 38.
2. Television, microwave and radio communication facilities and transmission towers. Policies #14, #17, #23, and #27 may be applicable.
3. Aids to navigation and aviation. Policies #14, #17, #23 and #27 may be applicable.
4. Water intake facilities, related treatment facilities, pumping stations, and distribution lines. Policies #14, #17, #23 and #27 may be applicable.
5. One manufactured dwelling or the temporary residential use of an existing building in conjunction with an existing dwelling as a temporary use for the term of a **hardship** suffered by the existing resident or a relative of the resident. As used in this section “hardship” means a medical hardship or hardship for the care of an aged or infirm person or persons. The temporary use shall use the same subsurface sewage disposal system used by the existing dwelling, if that disposal system is adequate to accommodate the additional dwelling. If a public sanitary sewer system is used, such condition will not be required.

In addition, the applicant must submit certification from a qualified physician stating what the hardship is and that the person requiring the hardship dwelling must live close to someone due to the hardship.

Within three months of the end of the hardship, the manufactured dwelling shall be removed or demolished or, in the case of an existing building, the building shall be removed, demolished, or returned to an allowed nonresidential use.

Every two years the Planning Director shall review the permit authorizing such temporary hardship dwellings. Oregon Department of Environmental Quality review and removal requirements also apply to such temporary hardship dwellings.

A temporary residence approved under this Section is not eligible for replacement under Section 4.8.200 (S) criteria. (OR 98-01-002PL 5/4/98)

As used in this Section “manufactured dwelling” means a manufactured home, mobile home, or recreational vehicle.

In order to minimize impacts to forest lands, the landowner shall acknowledge and file a Forest Management Covenant in the deed records of the County prior to final County approval.

In CREMP F, Policies #14, #17, #23 and 27 may be applicable. Policy #27a also applies in shoreland segment 13.

6. Structural shoreland stabilization. This use is subject only to Natural Hazards Policy #5 in Volume I, Part 1 of the Coos County Comprehensive Plan. Coos County shall promote protection of valued property from risks associated with critical stream bank and ocean front erosion through necessary erosion-control stabilization measures, preferring nonstructural solutions where practical. Coos County shall implement this strategy by making "Consistency Statements" required for State and Federal permits (necessary for structural stream bank protection measures) that support structural protection measures when the applicant establishes that non-structure measures either are not feasible or inadequate to provide the necessary degree of protection. This strategy recognizes the risks and loss of property from unabated critical stream bank erosion, and also, that state and federal agencies regulate structural solutions. A flood elevation certificate is required for a stabilization which will occur in the identified flood hazard area. This activity may be permitted in CREMP-F. Policies #14, #17, #23, and #27 may be applicable. Policy #9 is applicable. This activity is not permitted in Segment 15.
7. Dog kennels are subject to CREMP Policies #14, #17, #23 and #27.
8. Modification of an historic structure where:
 - a. The modification is necessary to preserve, protect or enhance the original historical character of the structure;
 - b. The use must be compatible with surrounding uses or may be made compatible to surrounding uses through the imposition of conditions;
 - c. A plot plan and architectural plans must be submitted for review; and
 - d. In addition to the above, CREMP Policies #14, #17, #23 and #27 may be applicable. CREMP Policy 27a also applies in segment 13.

9. Land Divisions:

a. Partition and Subdivision

- i. This use may be permitted subject to Policies #14, #15 and #27.
- ii. Each parcel or lot shall meet the minimum lot/parcel size and development standards for land division.
- iii. Must comply with the requirements of Chapter VI for land divisions.
- iv. Notice will be sent as required by Article 5.0.
- v. Final Plat is a ministerial review.

SECTION 3.3.620 HEARINGS BODY CONDITIONAL DEVELOPMENT AND USE:

The following uses and their accessory uses may be allowed as hearings body conditional uses in the CREMP-Forest zone subject to the applicable requirements in Section 3.3630 and 3.3.640 set forth in this Article.

1. Mining and processing of oil, gas, or other subsurface resources, as defined in ORS Chapter 520, and not otherwise permitted under Section 4.8.200 (R) (e.g., compressors, separators and storage serving multiple wells), and mining and processing of aggregate and mineral resources as defined in ORS Chapter 517. CREMP Policies #14, #17, #23 and #27 may be applicable. This use is not permitted in Segments 17 and 19. Processing is not permitted.
 - a. Any operation that mines less than 1,000 cubic yards of aggregate is permitted outright with the following conditions:
 - i. The Planning Department must be notified at least 5 working days before commencement of the operation.
 - ii. Sloping after mining must not exceed a 3:1 slope.
 - iii. The disturbed area must be reseeded with a native grass species.
 - iv. No oil or other contaminants must be allowed in the pit.
 - v. Approval must be obtained from DEQ if there is any backfilling of the pit. This includes excavations of sand, gravel, clay, rock or other similar materials conducted by a landowner or tenant's property for the primary purpose of reconstruction or maintenance of access roads and excavation or grading operations conducted in the process of farming or cemetery operations, onsite road construction or other onsite construction or nonsurface impacts of underground mines.
 - b. Any operation that sells greater than 5,000 cubic yards of aggregate must comply with standards established by the Department of Geology and Mineral Industries.
2. Contaminated Soil Land Farming where the activity is situated less than 1000 feet from any rural-residential zone or urban growth boundary. The activity must be found to be compatible with surrounding uses or made compatible through the imposition of conditions. Contaminated soil land farming is permitted without conditional use review provided the activity is situated not less than 1,000 feet from any rural-residential or urban growth boundary.

3. **“Lot-of-Record” Dwelling.** A “lot-of-record” single-family dwelling may be allowed as a hearing’s body conditional use if the following criteria are satisfied:
 - a. OAR-660-006-0027(1)(a), (b), (c)(A), (d), (4), (5);
 - b. ORS 215-720(1)(a), (2), (3), 215.705; and
 - c. CREMP Policies 14, 17, 23, and 27 may also be applicable.

SECTION 3.3.630 ADDITIONAL CRITERIA FOR ALL ADMINSTRATIVE AND HEARINGS BODY APPLICATION REVIEW:

All Conditional Use Applications (Administrative and Hearings Body) are subject to requirements that are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands as follows:

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.
2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.
3. All uses must comply with applicable development standards and fires siting and safety standards.
4. A “Forest Management Covenant”, which recognized the right of adjacent and nearby landowners to conduct forest operations consistent with the Forest Practices Act and Rules, shall be recorded in the deed records of the County prior to any final County approval for uses authorized in Section any type of residential use. There may be other criteria listed that applies to individual uses.
5. The following siting criteria shall apply to all dwellings, including replacement dwellings, and structures in the Forest and Forest Mixed Use zones. Replacement dwellings may be sited in close proximity to the existing developed homesite. These criteria are designed to make such uses compatible with forest operations and agriculture, to minimize wildfire hazards and risks and to conserve values found on forest lands. These criteria may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.
 - a. Dwellings and structures shall be sited on the parcel so that:
 - i. They have the least impact on nearby or adjoining forest or agricultural lands;
 - ii. The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;
 - iii. The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and
 - iv. The risks associated with wildfires are minimized.
 - b. The applicant shall provide evidence that the domestic water supply is from a source authorized in accordance with the Water Resources Department’s

administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices Rules. For the purposes of this Section, evidence of a domestic water supply means:

- i. Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water.
 - ii. A water use permit issued by the Water Resources Department for the use described in the application. or
 - iii. Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the County upon completion of the well.
6. As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the United States Bureau of Land Management, or the United States Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.
7. Approval of a dwelling shall be subject to the following additional requirements:
- a. Approval of a dwelling requires the owner to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in Department of Forestry administrative rules.
 - b. The Planning Department shall notify the County Assessor of the above condition at the time the dwelling is approved.
 - c. The property owner shall submit a stocking survey report to the County Assessor and the Assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry Rules. The Assessor will inform the Department of Forestry in cases where the property owner has not submitted a stocking survey report of where the survey report indicates that minimum stocking requirements have not been met.
 - d. Upon notification by the Assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If the Department of Forestry determines that the tract does not meet those requirements, it will notify the owner and Assessor that the land is not being managed as forest land. The Assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax pursuant to ORS 321.372

SECTION 3.3.640 DEVELOPMENT AND SITING CRITERIA.

This section contain all of the development standards for uses (unless otherwise accepted out by a use review) and all of the siting standards for development.

1. Minimum Lot Size for the creation of new parcels shall be at least 80 acres unless approved through a conditional use.

2. Setbacks: All buildings or structures with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater.
3. Fences, Hedges and Walls: No requirement, except for vision clearance provisions in Section 7.1.525.
4. Off-Street Parking and Loading: See Chapter VII.
5. Minimizing Impacts: In order to minimize the impact of dwellings in forest lands, all applicants requesting a single family dwelling shall acknowledge and file in the deed record of Coos County, a Forest Management Covenant. The Forest Management Covenant shall be filed prior to any final County approval for a single family dwelling.
6. Riparian Vegetation Protection. Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:
 - a. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
 - b. Riparian vegetation may be removed to provide direct access for a water-dependent use.
 - c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures.
 - d. Riparian vegetation may be removed to facilitate stream or streambank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan.
 - e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road rights-of-way; or
 - f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g. to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps.
 - g. The 50' riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the wetland, stream, lake or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".
 - h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
 - i. The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.
7. All new dwellings and permanent structures and replacement dwellings and structures shall, at a minimum, meet the following standards. The Planning Director may authorize alternative forms of fire protection when it is determined that these standards are impracticable. The

dwelling shall be located within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the applicant is outside the rural fire protection district, the applicant shall provide evidence that they have contacted the Department of Forestry of the proposed development.

8. Firebreak:
 - a. A firebreak shall be established and maintained around all structures, including decks, for a distance of at least 30 feet in all directions.
 - b. This firebreak will be a primary safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.
 - c. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.
 - d. A secondary fire break of at least 100 feet radius around the primary safety zone shall be established and maintained.
 - e. Vegetation should be pruned (to at least 8 feet in height) and spaced so that fire will not spread between the crowns of trees. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.
 - f. The primary fuel-free break and secondary break areas shall be provided and maintained on land surrounding the dwelling that is owned or controlled by the owner. A variance application will not be required if the parcel's configuration (shape and/or size) does not allow the primary or secondary fire break to be met. (OR-98-01-002PL)
9. All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit.
10. If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond).
11. The dwelling shall not be sited on a slope of greater than 40 percent.
12. If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.
13. The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district.
14. Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads and driveways shall be constructed so as to provide adequate access for firefighting equipment.

15. Access to new dwellings shall meet road and driveway standards in Chapter VII.

1. Declaration of Covenants, Conditions and Restrictions Form 1

Whereas, the undersigned _____ hereinafter referred as Declarant, is owner in fee simple of the property described in Exhibit A attached hereto and incorporated by reference herein and

Whereas, the Declarant desires to declare their intention to create certain covenants, conditions and restrictions in order to effectuate and comply with the requirements of Oregon Administrative Rule (OAR 660-06-027).

Declarant hereby declares that all of the property described on Exhibit A shall be held, sold, and conveyed subject to the following covenants, conditions and restrictions:

It is not lawful to use the property described in this instrument for the construction or siting of a dwelling or to use the acreage of the tract to qualify another tract for the construction or siting of a dwelling.

These covenants, conditions and restrictions can be removed only and at such time as the property described herein is no longer protected under the statewide planning goals for agricultural and forest lands or the legislature otherwise provides by statute that these covenants, conditions and restrictions may be removed and the authorized representative of the county or counties in which the property subject to the covenants, conditions and restrictions are located executes and records a release of the covenants, conditions and restrictions created by this instrument.

In witness whereof, the undersigned, being Declarant herein, has heretofore set their hand this _____ day of _____, _____

State of _____)

County _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by _____

Notary Public for Oregon
My commission expires: _____

2. For Consolidations 2

Whereas, the undersigned _____,
hereinafter referred to as Declarant, is the owner in fee simple of the subject property described
in Exhibit "A" attached hereto and incorporated by reference herein. and

Whereas, Oregon law required that when a "lot-of-record" dwelling is allowed for a lot
or parcel that is contiguous with one or more other lots or parcels under the same ownership
comprising a tract, then these contiguous lots and parcels shall be consolidated into a single lot
or parcel at the time the dwelling is allowed. and

Whereas, Declarant desires to consolidate the subject property described in Exhibit "A"
in order to effectuate and comply with the requirements of Oregon law and further desires to
consent to the execution of this document prepared by the Coos County, Oregon, Planning
Department.

Now, therefore, Declarant hereby declares that all of the property described in Exhibit
"A" shall not be sold or conveyed separate and apart from any and all of the property described
in Exhibit "A" in its entirety.

In witness whereof, the undersigned, being Declarant herein, has heretofore set their hand
this _____ day of _____, _____.

State of _____)
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____.

By _____

Notary Public for _____

My Commission expires: _____

COQUILLE RIVER ESTUARY MANAGEMENT PLAN - EXCLUSIVE FARM USE (CREMP-EFU) SHORELAND SEGMENTS

- **Exclusive Farm Use Shoreland Segments 23 (23-EFUS) and 26 (26-EFUS)** shall be managed for the continuation of farm use as defined in ORS 215.203 (2) (a) and such other non-farm uses as are conditionally permitted in ORS 215.213. Mitigation shall also be permitted, and designated mitigation sites shall be protected against pre-emptory uses.
- **Exclusive Farm Use Shoreland Segments: 27 (27-EFUS), 28 (28-EFUS), 31(31-EFUS), 32(32-EFUS), 33 (33-EFUS), 34 (34-EFUS), 36 (36-EFUS), 37 (37-EFUS), 41 (41-EFUS), 42 (42-EFUS), 43 (43-EFUS), 44 (44-EFUS), 47(47-EFUS), 53(53-EFUS), 55 (55-EFUS), 56 (56-EFUS), 60 (60-EFUS), 62 (62-EFUS), 73 (73-EFUS), 75 (75-EFUS)** shall be managed for the continuation of farm use as defined in ORS 215.203 (2)(a) and such other farm uses as are conditionally permitted in ORS 215.213.

SECTION 3.3.700 DEVELOPMENT AND USE PERMITTED:

The following uses and activities are permitted outright in the in the CREMP-EFU.

1. Agriculture:
 - a. Farm use as defined in ORS 215.203. CREMP Policy #18 is applicable in Segments #23 and #32. CREMP Policy #22 is applicable in Segments 23 and 26;
 - b. Other buildings customarily provided in conjunction with farm use. CREMP Policy #18 is applicable in Segments 23 and 32. CREMP Policy #22 is applicable in Segments 23 and 26.
2. Alteration, restoration, or replacement of a lawfully established dwelling. A lawfully established dwelling is a single-family dwelling which:
 - a. Has intact interior walls and roof structure,
 - b. Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
 - c. Has interior wiring for interior lights; and
 - d. Has a heating system.
 - e. A replacement dwelling may be sited on any part of the same lot or parcel. A dwelling established under this subsection shall comply with all applicable siting standards. However, the standards shall not be applied in a manner that prohibits the siting of the dwelling. If the dwelling to be replaced is located on a portion of the lot or parcel not zoned for exclusive farm use, the applicant shall execute and record in the deed records, a deed restriction prohibiting the siting of a dwelling on that portion of the lot or parcel. The restriction imposed shall be irrevocable unless a statement of release is placed in the deed records. The release shall be signed by the County and state the provisions of this paragraph regarding the replacement dwellings have changed to allow the siting of another dwelling. The Planning Director shall maintain a record of the lots and parcels that do not qualify for the siting of a new dwelling under the provisions of this paragraph,

- including a copy of the deed restrictions and release statements filed under this paragraph. (OR 98-01-002PL 5/4/98)
- f. Coos County does not allow conversion of mobile homes into accessory storage buildings or uses.
 - g. These uses must comply with Coastal Shoreland Boundary conditional use criteria in Policy 13.
3. Utility facility including service lines for the generation of power not for public sale. This use is subject to CREMP Policy #18 in Segments 23 and 32 and to Policy #22 in Segments 23 and 26.
 4. Temporary residence which includes a mobile home, travel trailer or recreational vehicle used as a dwelling temporarily during construction of a permitted structure. Duration not to exceed one (1) year subject to renewal. This use is subject to CREMP Policy #18 in Segments 23 and 32 and to Policy #22 in Segments 23 and 26, prohibited in all other Segments.
 5. Non-structural shoreland stabilization.
 6. Aggregate mining of less than 1,000 cubic yards of material or excavation of a surface area of less than one acre for a site inventoried by the Comprehensive Plan. This use includes excavations of sand, gravel, clay, rock or other similar materials conducted by a landowner or tenant on the landowner or tenant's property for the primary purpose of reconstruction or maintenance of access roads and excavation or grading operations conducted in the process of farming or cemetery operations, onsite road construction or other onsite construction or nonsurface impacts of underground mines. For any operation that mines less than 1,000 cubic yards of aggregate the following conditions must be met:
 - a. The Planning Department must be notified at least 5 working days before commencement of the operation.
 - b. Sloping after mining must not exceed a 3:1 slope.
 - c. The disturbed area must be reseeded with a native grass species.
 - d. No oil or other contaminants must be allowed in the pit.
 - e. Approval must be obtained from DEQ if there is any backfilling of the pit.
 7. Mining for owner/tenant use. For any operation that mines less than 1,000 cubic yards of aggregate, the conditions in Subsection 6 of this section, above, must be met. This use under these conditions is also permitted in CREMP EFU. For any operation that mines cumulatively more than 1,000 cubic yards but less than 5,000 cubic yards of aggregate, the conditions in "6", above, must be met.

SECTION 3.3.710 ADMINISTRATIVE CONDITIONAL DEVELOPMENT AND USE:

The following uses and their accessory uses may be allowed as administrative conditional uses in the "CREMP-EFU" zone subject to applicable requirements in Sections 3.3.730 and 3.3.740.

1. Diking (construction and maintenance). The applicable review criteria are CREMP Policies #14, #18, #19, #22, #23, and #27.

2. Drainage and tide-gating. The applicable review criteria are CREMP Policies #14, #18, #19, #22, #23, and #27.
3. Fill. The applicable review criteria are listed in CREMP Policies #14, #18, #19, #22, #23, and #27 may be applicable. The use is not permitted in Segment 26.
4. Mitigation. The applicable review criteria are found in CREMP Policies #14, #18, #19, #22, #23 and #27. Although mitigation may be permitted, voluntary restoration not required as mitigation would require an exception. This condition does not apply to Segment 53. This use is not permitted in Segment 47.
5. Dredge material disposal. The applicable review criteria are found in CREMP Policies #14, #18, #19, #20, #22, #23, and #27 are applicable. In addition, the DMD is to include stabilization measures to control run-off and prevent sloughing. The use is not permitted in segment 26.
6. Except on high-value farmland, dog kennels. On high-value farmland existing dog kennels may be maintained, enhanced or expanded, subject to other provisions of this ordinance. In addition CREMP Policies #14, #23, #27, #18, #19 and #22 may be applicable.
7. One manufactured dwelling or the temporary residential use of an existing building in conjunction with an existing dwelling as a temporary use for the term of a hardship suffered by the existing resident or a relative of the resident. As used in this section, "hardship" means a medical hardship or hardship for the care of an aged or infirm person(s). The temporary dwelling shall use the same subsurface sewage disposal system used by the existing dwelling, if that disposal system is adequate to accommodate the additional dwelling. If a public sanitary sewer system is used, such condition will not be required.
 - a. In addition, the applicant must submit certification from a qualified physician stating what the hardship is and that the person requiring the hardship dwelling must live close to someone due to the hardship.
 - b. Within three months of the end of the hardship, the manufactured dwelling shall be removed or demolished or, in the case of an existing building, the building shall be removed, demolished or, returned to an allowed nonresidential use.
 - c. Every two years the Planning Director shall review the permit authorizing such temporary hardship dwellings. Oregon Department of Environmental Quality review and removal requirements also apply to such temporary hardship dwellings.
 - d. A temporary residence approved under this Section is not eligible for replacement under Section 4.3.700(2) criteria.
 - e. As used in this section "manufactured dwelling" means a manufactured home, mobile home, or recreational vehicle
 - f. In addition CREMP Policies #14, #23, #27, #18, #19, and #22 may be applicable.
8. Operations for the exploration for minerals as defined by ORS 517.750. In CREMP Policies #14, #23, #27, #18, #19, and #22 may be applicable.

9. Room and board arrangements for a maximum of five unrelated persons in existing dwellings. Prohibited in Floodplain (all Flood hazards).
10. Replacement dwelling to be used in conjunction with farm use if the existing dwelling has been listed in the County inventory as historic property as defined in ORS 358.480. The historic dwelling shall be listed on the National Register of Historic Places. In addition to the above CREMP Policies #14, #18, #19, #22 and #27 may be applicable.
11. Air and water navigation aids. In addition to the above, CREMP Policies #14, #23, #27, #18, #19 and #22 may be applicable.
12. Modification of historic structure where:
 - a. The modification is necessary to preserve, protect or enhance the original historical character of the structure;
 - b. The use must be compatible with surrounding uses or may be made compatible to surrounding uses through the imposition of conditions; and
 - c. A plot plan and architectural plans must be submitted for review.
 - d. In addition CREMP Policies #14, #23, #27, #18, #19 and #22 may be applicable.
13. Shoreland structural stabilization is subject to Natural hazards Policy 5.11 as explained in this subsection. Coos County shall promote protection of valued property from risks associated with critical stream bank and ocean front erosion through necessary erosion-control stabilization measures, preferring nonstructural solutions where practical. Coos County shall implement this strategy by making "Consistency Statements" required for State and Federal permits (necessary for structural stream bank protection measures) that support structural protection measures when the applicant establishes that non-structure measures either are not feasible or inadequate to provide the necessary degree of protection. This strategy recognizes the risks and loss of property from unabated critical stream bank erosion, and also, that state and federal agencies regulate structural solutions. A flood elevation certificate is required for a stabilization which will occur in the identified flood hazard area. In addition CREMP Policies #9, #14, #23, #27, #18, #19, and #22 may be applicable. The use is not permitted in Segment 47.
14. Land Divisions:
 - a. Partition and Subdivision
 - i. This use may be permitted subject to Policies #14, #15 and #27.
 - ii. Each parcel or lot shall meet the minimum lot/parcel size and development standards for land division.
 - iii. Must comply with the requirements of Chapter VI for land divisions.
 - iv. Notice will be sent as required by Article 5.0.
 - v. Final Plat is a ministerial review.

SECTION 3.3.720 HEARINGS BODY CONDITIONAL DEVELOPMENT AND USE:

The following uses and their accessory uses may be allowed as hearings body conditional uses in the CREMP-EFU zone subject to the applicable requirements in Section 3.3.730 and applicable siting criteria set forth in this Article.

1. Operations conducted for mining and processing of geo-thermal resources as defined by ORS 522.005 and oil and gas as defined by ORS 520.005 not otherwise permitted under this rule. In addition CREMP Policies #14, #18, #19, #22, #23 and #27 may be applicable.
2. Operations for the exploration for and production of geo-thermal resources as defined by ORS 522.005 and oil and gas as defined by ORS 520.005, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the wellhead. In addition CREMP Policies #14, #18, #19, #22, #23 and #27 may be applicable.
3. Operations conducted for mining, crushing or stockpiling of aggregate and other mineral and other subsurface resources subject to ORS 215.298. For any operation that mines cumulatively more than 1,000 cubic yards but less than 5,000 cubic yards of aggregate, the conditions in Section 3.3.700(6) must be met along with the hearings body conditional use. Any operation that sells greater than 5,000 cubic yards must comply with standards established by the Department of Geology and Mineral Industries. In addition CREMP Policies #14, #18, #19, #22, #23, and #27 may be applicable.
4. Transmission towers over 200 feet in height. In addition CREMP Policies #14, #18, #19, #22, #23, and #27 may be applicable.
5. Commercial utility facilities for the purpose of generating power for public use by sale.
 - a. On other than high-value farmland a power generation facility shall not preclude more than 20 acres from use as a commercial agricultural enterprise unless an exception is taken pursuant to OAR 660, Division 4.
 - b. On high-value farmland a power generation facility shall not preclude more than 12 acres from use as a commercial agricultural enterprise unless an exception is taken pursuant to OAR 660, Division 4.
 - c. In addition, CREMP Policies #14, #18, #19, #22, #23, and #27 may be applicable.
6. Private parks, playgrounds, hunting and fishing preserves and campgrounds, except on high-value farmland. A campground is an area devoted to overnight temporary use for vacation, recreational or emergency purposes, but not for residential purposes. A camping site may be occupied by a tent, travel trailer, yurt or recreational vehicle. Campgrounds authorized by this rule shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations.
 - a. A private campground may provide yurts for overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation. As used in this paragraph “yurt” means a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hookup or internal cooking appliance.

- b. On high-value farmland existing facilities may be maintained, enhanced or expanded subject to other requirements of law.
- c. In addition, a campground may be permitted in CREMP EFU. CREMP Policies #14, #18, #19, #22, #23, and #27 may be applicable.
- d. This use must comply with the following:
 - i. Campgrounds in private parks shall only be those allowed by OAR 660-006-0025.
 - ii. Except on a lot or parcel contiguous to a lake or reservoir, campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR Chapter 660, Division 4.
 - iii. For the purpose of this section a campground is an area devoted to overnight temporary use for vacation, recreational or emergency purposes, but not for residential purposes and is established on a site or is contiguous to lands with park or other outdoor natural amenity that is accessible for recreational use by the occupants of the campground.
 - iv. Campsites may be occupied by a tent, travel trailer or recreational vehicle.
 - v. Separate sewer, water or electric service hookups shall not be provided to individual campsites except that electrical service may be provided to yurts allowed for by OAR 660-006-0025(4)(e)(C).
 - vi. Campgrounds shall not include intensively developed recreational uses such as swimming pools, tennis courts retail stores or gas stations. Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive 6 month period.
 - vii. A private campground may provide yurts for overnight camping.
 - 1. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt.
 - 2. The yurt shall be located on the ground or on a wood floor with no permanent foundation.
 - 3. As used in this rule, "yurt" means a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hook-up or internal cooking appliance.
 - viii. If the exterior of a campground abuts a public road then screening shall be used.
 - ix. Road and parking standards of Chapter VII shall apply.

SECTION 3.3.730 CRITERIA AND REVIEW STANDARDS FOR CONDITIONAL USE PERMITS (BOTH ADMINISTRATIVE AND HEARINGS BODY):

A use may be allowed provided the following requirements are met:

- 1. Such uses will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use.

2. Will not significantly increase the cost of accepted farm or forest practices on lands devoted to farm or forest use.
3. Siting Standards for Dwellings and Structures in the EFU Zone. The following siting criteria shall apply to all dwellings, including replacement dwellings and structures in the EFU zone. Replacement dwellings may be sited in close proximity to the existing developed homesite. These criteria are designed to make such uses compatible with forest operations and agriculture, to minimize wildfire hazards and risks and to conserve values found on agricultural lands. These criteria may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads, and siting on that portion of the parcel least suited for agricultural uses, and shall be considered together with the requirements in Section 3.3.740 to identify the building site. Dwellings and structures shall be sited on the parcel so that:
 - a. They have the least impact on nearby or adjoining forest or agricultural lands;
 - b. The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;
 - c. The amount of agricultural lands used to site access roads, service corridors, the dwelling and structures is minimized; and
 - d. The risks associated with wildfires are minimized.

SECTION 3.3.740 DEVELOPMENT AND USE STANDARDS

Development Standards All dwellings and structures approved shall be sited in accordance with this section.

1. Minimum Lot Size: The minimum parcel size shall be at least 80 acres. For land divisions where all resulting parcels are at least 80 acres, a conditional use is not required. However, the applicable standards in Chapter 6 must be met. [OR96-06-007PL 9/4/96]
2. Setbacks
 - a. Road: All buildings or structures with the exception of 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 line, whichever is greater.
 - b. Firebreak: New or replacement dwellings on lots, parcels, or tracts abutting the “Forest” zone shall establish and maintain a firebreak for a distance of at least 30 in all directions. Vegetation within this firebreak may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs, and other dead vegetation should be removed from beneath trees.
3. Structure Height: No requirements.
4. Lot Coverage: No requirements.
5. Fences, Hedges and Walls: No requirement except for vision clearance provisions of Section 7.1.525 apply.

6. Off-street parking and Loading: See Chapter VII.
7. Minimum Road Frontage/Lot Width unless waived by the Planning Director in consultation with the County Surveyor due to creating an unsafe or irregular configuration:
 - a. Within UGB's – 50 feet
 - b. Outside UGB's – 20 feet
8. Access: Access to new dwellings shall meet road design standards in Chapter VII.
9. Minimizing Impacts: in order to minimize the impacts of dwellings in agricultural lands, all applicants requesting a nonfarm dwelling shall acknowledge and file in the deed records of Coos County, a Farm Practices Management Easement. The Farm Practices Easement shall be recorded in the deed records of the county prior to any final county approval for a single family dwelling. [OR96-06-007PL 9/4/96]
10. Riparian Vegetation Protection within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife Habitat Inventory maps shall be maintained except that:
 - a. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
 - b. Riparian vegetation may be removed to provide direct access for a water-dependent use.
 - c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures.
 - d. Riparian vegetation may be removed to facilitate stream or streambank clearance projects under a port district, ODFW, BLM, Soil & water Conservation District, or USFS stream enhancement plan.
 - e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-way. or
 - f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps.
 - g. The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the wetland, stream, lake or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint". (ORD 92-05-009PL)
 - h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
 - i. The 50' measurement shall be taken from the ordinary high water mark using a right angle from the ordinary high water mark.
 - j. Road and driveway standards found in Chapter VII shall apply to new and replacement development.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Whereas, the undersigned _____,
hereinafter referred to as Declarant, is the owner in fee simple of the subject property described
in Exhibit "A" attached hereto and incorporated by reference herein. and

Whereas, pursuant to Oregon law a "lot-of-record" dwelling has been authorized for
property described in Exhibit "A". and

Whereas, Oregon law requires that when a "lot-of-record is allowed for a lot or parcel
that is contiguous with one or more other lots or parcels under the same ownership comprising a
tract, then these contiguous lots and parcels shall be consolidated into a single lot or parcel at the
time the dwelling is allowed. and

Whereas, Declarant desires to consolidate the subject property described in Exhibit "A"
in order to effectuate and comply with the requirements of Oregon law and further desires to
consent to the execution of this document prepared by the Coos County, Oregon, Planning
Department.

Now, therefore, Declarant hereby declares that all of the property described in Exhibit
"A" shall not be sold or conveyed separate and apart from any and all of the property described
in Exhibit "A" in its entirety.

In witness whereof, the undersigned, being Declarant herein, has heretofore set their hand
this _____ day of _____, _____

State of _____)
County of _____)

The foregoing instrument was acknowledged before me this ____ day _____,

_____. By: _____

Notary Public for Oregon

My commission expires: _____

CREMP Aquatic Units - The CREMP zoning districts shall have the same boundaries as the Coquille River Estuary Management Plan unit boundaries and shall be so designated.

COQUILLE RIVER ESTUARY MANAGEMENT PLAN - CONSERVATION AQUATIC UNITS (CREMP-CA)

- **Conservation Aquatic Unit 8 (8-CA)** shall be managed to conserve and enhance the aquatic resources of the main river channel, while allowing such minor alterations as are necessary for shallow draft navigation.
- **Conservation Aquatic Unit 12 (12-CA)** shall be managed to conserve, and enhance the natural resources of these intertidal flats for the purposes of estuarine production.
- **Conservation Aquatic Units 15 (15-CA)** shall be managed to conserve and enhance the natural resources of this intertidal area while allowing for the development of recreational docking or a small marina, including dredging as necessary.
- **Conservation Aquatic Unit 17 (17-CA)** shall be managed to conserve and enhance the natural resources of this intertidal area while allowing for the continuation of recreational and commercial docking facilities and maintenance dredging as necessary.
- **Conservation Aquatic Unit 20 (20-CA)** shall be managed to conserve and enhance the natural resources of this intertidal marsh for the purposes of estuarine production, while allowing the continuation of existing grazing use.
- **Conservation Aquatic Unit 21 (21-CA)** shall be managed to conserve and enhance to aquatic resources of the main river channel and fringing intertidal areas, while allowing such minor alterations as are necessary for the continuation of recreational boating and other shallow draft navigation. Removal of snags, old pilings and other obstructions from the river, and bank stabilization shall also be encouraged.
- **Conservation Aquatic Unit 22 (22-CA)** shall be managed to conserve and enhance the natural resources, of these fringing intertidal marshes for the purposes of estuarine production.
- **Conservation Aquatic Unit 23 (23-CA)** shall be managed to conserve and enhance the natural resources of Randolph Slough for the purposes of estuarine production.
- **Conservation Aquatic Unit 24 (24-CA)** managed to conserve and enhance the natural resources of this small intertidal marsh for the purposes of estuarine production.
- **Conservation Aquatic Unit 25 (25-CA)** managed to conserve and enhance the natural resources of the tidal portion of Bear Creek for the purposes of estuarine production.

SECTION 3.3.800 DEVELOPMENT AND USE PERMITTED:

The following uses and activities are permitted outright in the CREMP-CA as listed below.

1. Aquaculture is permitted in all Conservation Aquatic Units subject to CREMP Policies #17 and #18 where consistent with the resource capabilities of the area and the purposes of this management unit and does not involve:
 - a. Dredge;
 - b. Fill;
 - c. Other estuarine alteration other than incidental dredging for harvest of benthic species;
 - d. Removing in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) is allowed; or
 - e. Where aquaculture requires dredging or fill, or other alteration of the estuary is subject to CREMP Policy #4a.
2. Bridge support structures and dredging necessary for their installation are permitted in Conservation Aquatic Units 21 and 25 (see conditional uses for Conservation Aquatic Units 8, 15 and 17). The use and/or activity is subject to CREMP Policies #6, #17 and #18 and shall only be where consistent with the resource capabilities of the area and the purposes of this management unit. Please note new bridge crossings are not permitted.
3. Utilities – Low intensity utilities:
 - a. Aquatic Units 15, 17, 22, 23, 24 and 25 allow low intensity utilities as permitted and are not subject to any polices or review.
 - b. Aquatic Units 8, 12, 20 and 21 permit low intensity utilities subject to CREMP Policies #17 and #18 and are only permitted where consistent with the resource capabilities of the area and the purposes of the management unit.
 - c. High intensity utilities are subject to conditional use review.
4. Vegetative shoreland stabilization is permitted in Conservation Aquatic Shoreland Unit 8 only where consistent with the resource capabilities of the area and the purposes of this management unit.
5. Dikes are permitted in Conservation Aquatic Units 17 only where found consistent with the resource capabilities of the area and the purposes of the management unit. Associated new dredging only permitted as necessary for boat marinas without jetty or dredged channel. Dikes in this aquatic unit are subject to CREMP Policies #17 and #18.
6. Navigational Structures Aids are permitted in Conservation Aquatic Units 12, 15, 17, 20, 21 and 22.
7. Research and education observation is permitted in all Conservation Aquatic Units.
8. Restoration:
 - a. Passive Restoration is permitted in all Conservation Aquatic Units except 8.
 - b. Active Restoration is permitted in all Conservation Aquatic Units except 8 unless the restoration is for mitigation subject to CREMP Policies #17 and #18. All other Conservation Aquatic Units permits active restoration where found consistent

with the resource capabilities of the area and the purposes of the management unit. This activity is subject to CREMP Polices #17, #18 and #22b.

9. Mitigation is permitted in all Conservation Aquatic Units where found consistent with the resource capabilities of the area and the purposes of the management unit. This activity is subject to CREMP Polices #17 and #18.
10. New dredging is permitted in Conservation Aquatic Units 8, 15 and 17 where found consistent with the resource capabilities of the area and the purposes of the management unit and only as necessary for boat marinas without jetty or dredged channel. This activity is subject to CREMP Policies #17 and #18.
11. Protection of habitat nutrient, fish, wildlife and aesthetics is permitted in all Conservation Aquatic Units.

SECTION 3.3.810 ADMINISTRATIVE CONDITIONAL DEVELOPMENT AND USE:

The following uses and activities are permitted under an administrative conditional use permit CREMP-CA.

1. Commercial Water-dependent only allowed in Conservation Aquatic Units 15, 17 and 21 subject to CREMP polices #17 and #18 and the following review criteria:
 - a. Only permitted where occupying water surface by means other than fill.
 - b. Only permitted where consistent with the resource capabilities of the area and the purposes of the management unit.
2. Docks and Moorage only allowed in Conservation Aquatic Units 8, 12,15, 17, 21 and 23 subject to CREMP policies #10, #17 and #18 and the following review criteria:
 - a. Only permitted where occupying water surface by means other than fill.
 - b. Only permitted where consistent with the resource capabilities of the area and the purposes of the management unit.
3. Industrial Water-dependent only allowed in Conservation Aquatic Units 15, 17 and 21 subject to CREMP policies #17 and #18 and the following review criteria:
 - a. Only permitted where occupying water surface by means other than fill.
 - b. Only permitted where consistent with the resource capabilities of the area and the purposes of the management unit.
4. Bridge Crossing are subject are allowed in Conservation Aquatic Units 8, 17, 21, 23 and 25. The use is subject to CREMP Polices #6, #17 and #18 and shall only be where consistent with the resource capabilities of the area and the purposes of the management unit.
5. Bridge support structures and dredging necessary for their installation is permitted subject to conditional use approval only in Conservation Aquatic Units 8 and 15 (see permitted uses for units 21, 23 and 25). The use and/or activity is subject to CREMP

- Polices #6, #17 and #18 and shall only be where consistent with the resource capabilities of the area and the purposes of the management unit.
6. In-water log dump, storage and sorting are allowed in Conservation Aquatic Units 8, 17 and 21 only where consistent with the resource capabilities of the area and the purposes of the management unit.
 7. Marinas are allowed in Conservation Aquatic Units 8, 12, 15, 17 and 21 subject to CREMP Polices #17 and #18 and the following review criteria:
 - a. Where consistent with the resource capabilities of the area and the purposes of the management unit; and
 - b. Marinas only permitted without jetties or dredged channels.
 8. Mining, mineral extraction, including dredging necessary for mineral extraction allowed in Conservation Aquatic Units 21 subject to CREMP Polices #17 and #18. These uses are only allowed upon finding it is consistent with the resource capabilities of the area and the purposes of the management unit.
 9. Recreation:
 - a. High intensity recreation is only allowed in Conservation Aquatic Units 8, 12, 15, 17, 21 and 23 subject to CREMP Polices #17 and #18 and the following criteria:
 - i. Where consistent with the resource capabilities of the area and the purposes of the management unit; and
 - ii. Provided recreation is water-dependent.
 - b. Low intensity recreation is only allowed in Conservation Aquatic Units 8, 15, 17, 21 and 23 subject to CREMP Polices #17 and #18 and the following criteria:
 - i. Where consistent with the resource capabilities of the area and the purposes of the management unit; and
 - ii. Provided recreation is water-dependent.
 10. Utilities. High intensity utilities are allowed in all Conservation Aquatic Units subject to CREMP Polices 17 and 18. The use must be found consistent with the resource capabilities of the area and the purposes of the management unit.
 11. Shoreline Stabilization:
 - a. Riprap is allowed in Conservation Aquatic Units 8, 12, 15, 17, 21, 22, 23 and 25 subject to CREMP Policies #9, #17 and #18. This activity must be found consistent with the resource capabilities of the area and the purposes of the management unit.
 - b. Vegetative shoreline stabilization is allowed in Conservation Aquatic Units 12, 15, 17, 21, 22, 23, 24 and 25 subject to CREMP Policies #9, #17 and #18. This activity must be found consistent with the resource capabilities of the area and the

purposes of the management unit. (Conservation Aquatic Units 8 permits this outright)

- c. Bulkheads are allowed in Conservation Aquatic Units 15, 17, 21, 22, 23 and 25 when found consistent with the resource capabilities of the area and the purposes of the management unit and subject to CREMP Polices #9, #17 and #18.

12. Dikes:

- a. New
 - i. Conditional permitted in Conservation Aquatic Units 8 and 12 where found consistent with the resource capabilities of the area and the purposes of the management unit. Associated new dredging only permitted as necessary for boat marinas without jetty or dredged channel. This activity is subject to CREMP Polices #5, #6, #8, #17, #18 and #20.
 - ii. Conditional permitted in Conservation Aquatic Units 21 where found consistent with the resource capabilities of the area and the purposes of the management unit. This activity is subject to CREMP Polices #5, #6, #8, #17, #18 and #20.
- b. Repairs and maintenance are conditionally permitted in Conservation Aquatic Units 8, 12, 21 and 23 where found consistent with the resource capabilities of the area and the purposes of the management unit. This activity is subject to CREMP Polices #5, #6, #8, #17, #18 and #20.
- c. Installation of tide gates in existing functional dikes are conditional permitted in Conservation Aquatic Units 8, 12, 17, 21 and 23 where found consistent with the resource capabilities of the area and the purposes of the management unit. This activity is subject to CREMP Polices #5, #6, #8, #17, #18 and #20.

13. Navigational Structures:

- a. Aids are conditional permitted in Conservation Aquatic Unit 8 only where found consistent with the resource capabilities of the area and the purposes of the management unit.
- b. Minor Navigation Improvements are conditional permitted in Conservation Aquatic Units 8, 15, 17 and 21 only where found consistent with the resource capabilities of the area and the purposes of the management unit. This activity is subject to CREMP Polices #5, #6, #8, #17, #18 and #20.

14. Pilings/dolphins are conditionally permitted in Conservation Aquatic Units 8, 15, 17, 21 and 23 where found consistent with the resource capabilities of the area and the purposes of the management unit. Pilings/dolphins shall be allowed if necessary to support recreational uses. This activity is subject to CREMP Policies #17 and #18.

15. Dredging:

- a. New dredging is conditional permitted in Conservation Aquatic Unit 21 where found consistent with the resource capabilities of the area and the purposes of the

- management unit and only as necessary for boat marinas without jetty or dredged channel. This activity is subject to CREMP Policies #5, #8, #17 and #20.
- b. Maintenance dredging of existing functional tide gates and associated drainage channels is conditionally permitted in all Conservation Aquatic Units except management unit 20. This activity is can only be conditionally permitted where consistent with the resource capabilities of the area and the purposes of this management unit subject to CREMP Policies #17 and #18.
 - c. To repair dikes and tide gates is conditionally permitted in all Conservation Aquatic Units except management unit 20. This activity is can only be conditionally permitted where consistent with the resource capabilities of the area and the purposes of this management unit and subject to CREMP Policies #5, #8, #17, #18 and #20.
16. Fill including for the purposes of new dikes is conditionally permitted in Conservation Aquatic Units 8, 12, 15, 17 and 21. This activity is can only be conditionally permitted where consistent with the resource capabilities of the area and the purposes of this management unit and subject to CREMP Policies #5, #6, #8, #17, #18 and #20.
 17. Temporary alterations are conditionally permitted in Conservation Aquatic Unit 8 only where consistent with the resource capabilities of the area and the purposes of this management unit and subject to CREMP Policies #5a, #17 and #18.
 18. Waste water/storm water discharge is conditionally permitted in Conservation Aquatic Units 8 and 17. This activity is can only be conditionally permitted:
 - a. Where consistent with the resource capabilities of the area and the purposes of this management unit;
 - b. Storm water/waste water outfalls only permitted subject to DEQ/EPA approval;
 - c. Meets the Coos County Zoning and Land Development Ordinance definition description of “facility”; and
 - d. Must meet CREMP Policies #17, #18 and #25.
 19. Research and educational observation structures are conditionally permitted in Conservation Aquatic Unit 8 and 12 only where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #5d, #17 and #18.

COQUILLE RIVER ESTUARY MANAGEMENT PLAN - NATURAL AQUATIC UNIT (CREMP-NA)

- **Aquatic Unit 10 (10-NA)** shall be managed to protect and enhance the natural resources of the Bandon Marsh as a wildlife refuge.
- **Aquatic Units 11 (11-NA), 13 (13-NA) and 16 (16-NA)** shall be managed to protect and enhance the natural resources of these intertidal marshes for the purposes of estuarine production.

SECTION 3.3.900 DEVELOPMENT AND USE PERMITTED:

The following uses and activities are permitted outright in the CREMP-NA as listed below.

1. Research and Educational Observation are permitted in all Natural Aquatic Units.
2. Passive restoration is permitted in all Natural Aquatic Units.
3. Mitigation only is permitted in Natural Aquatic Unit 10 where consistent with the resource capabilities of the area and the purposes of this management unit. Subject to CREMP Policies #17 and #18.
4. Protection of habitat, nutrient, fish, wildlife and aesthetics is permitted in all Natural Aquatic Units.

SECTION 3.3.910 ADMINISTRATIVE CONDITIONAL DEVELOPMENT AND USE:

The following uses and activities are permitted under an administrative conditional use permit CREMP-NA.

1. Aquaculture is conditionally permitted in all Natural Aquatic Units subject to CREMP Policies #17 and #18 where consistent with the resource capabilities of the area and the purposes of this management unit and does not involve:
 - a. Dredge;
 - b. Fill;
 - c. Other estuarine alteration other than incidental dredging for harvest of benthic species;
 - d. Removing in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) is allowed; or
 - e. Where aquaculture requires dredging or fill, or other alteration of the estuary is subject to CREMP Policy #4a.
2. Shoreline Stabilization:
 - a. Riprap for shoreline stabilization is conditionally permitted in management unit 16 only where consistent with the resource capabilities of the area and the purposes of this management unit. This use is subject to CREMP Polices #9, #17 and #18.
 - b. Vegetative shoreline stabilization is conditionally permitted in all Natural Aquatic Units where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #9, #17 and #18.
 - c. Bulkheads for shoreline stabilization conditionally permitted in management unit 16 only where consistent with the resource capabilities of the area and the purposes of this management unit. This use is subject to CREMP Polices #9, #17 and #18.
3. Dikes, fill, repair and maintenance related to dikes are not permitted in Natural Aquatic Unit 16 except when a reconfigured or repaired dike is part of a restoration project. Active restoration projects that include reconfigured or repaired dikes will be permitted if related to protection of upland uses and activities.

4. Navigational structures are conditionally permitted in management unit 13 only where consistent with the resource capabilities of the area and the purposes of this management unit. This use is subject to CREMP Polices #17 and #18.
5. Active Restoration is conditionally permitted in all Natural Aquatic Units where consistent with the resource capabilities of the area and the purposes of this management unit. This use is subject to CREMP Polices #17, #18 and # 22B.
6. Fill (including New Dikes) are not permitted in Natural Aquatic Unit 16 except when a reconfigured or repaired dike is part of a restoration project. Active restoration projects that include reconfigured or repaired dikes will be permitted if related to protection of upland uses and activities.

COQUILLE RIVER ESTUARY MANAGEMENT PLAN - DEVELOPMENT AQUATIC UNIT (CREMP-DA)

- **Aquatic Unit 14 (14-DA)** shall be managed for dredging and bulk heading as necessary to develop a dock for bulk material shipping.
- **Aquatic Unit 18 (18-DA)** shall be managed for the development of docking, boat building and repair and similar water dependent uses, including dredging and fill as necessary.
- **Aquatic Unit 19 (19-DA)** shall be managed for the dredging and fill as necessary to develop a major recreational marina with ancillary services and facilities.

SECTION 3.3.1000 DEVELOPMENT AND USE PERMITTED:

The following uses and activities are permitted outright in the CREMP-DA as listed below:

1. Water-Dependent commercial:
 - a. In Development Aquatic Unit 14 this use is only permitted where consistent with the resource capabilities of the area and the purposes of this management unit.
 - b. In Development Aquatic Unit 18 this use is only permitted where occupying water surface by means other than fill and where consistent with the resource capabilities of the area and the purposes of this management unit.
 - c. In Development Aquatic Unit 19 this uses is permitted outright.
2. Water-Dependent industrial is permitted in Development Aquatic Units 14 and 18.
3. Bridge crossing support structures and dredging necessary for their installation in Development Aquatic Unit 18 this use is only permitted where consistent with the resource capabilities of the area and the purposes of this management unit. This use is subject to CREMP Policies #6, #17, and #18.
4. In-Water Log-Dump/Storage/Sorting is permitted in Development Aquatic Units 14 and 18.

5. Marinas are permitted in Development Aquatic Units 18 and 19.
6. Low-Intensity utilities are permitted in Development Aquatic Units 14 and 18. (see conditional uses for Development Aquatic Unit 19).
7. Restoration is permitted:
 - a. As passive in all Development Aquatic Units.
 - b. As activity restoration of fish and wildlife habitat or water quality and estuarine enhancement with the resource capabilities of the area and the purposes of this management unit. This use is subject to CREMP Policies #17, #18 and #22b.
8. Mitigation only is permitted in all Development Aquatic Units where consistent with the resource capabilities of the area and the purposes of this management unit. This use is subject to CREMP Policies #17, and #18.
9. Research and Educational Observation is permitted in all Development Aquatic Units.
10. Protection of habitat, nutrient, fish, wildlife and aesthetics is permitted in all Development Aquatic Units.
11. Temporary alterations are permitted in Development Aquatic Unit 14 where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #17, and #18.

SECTION 3.3.1000 ADMINISTRATIVE CONDITIONAL DEVELOPMENT AND USE:

The following uses and activities are permitted under an administrative conditional use permit CREMP-DA.

1. Aquaculture is conditionally permitted in all Development Aquatic Units subject to CREMP Policies #17 and #18 where consistent with the resource capabilities of the area and the purposes of this management unit and 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 CREMP Policy #4a.
2. Water-Related commercial is conditionally permitted in all Development Aquatic Units where consistent with the resource capabilities of the area and the purposes of this management unit. Fill not permitted for non-water-dependent uses. This use is subject to CREMP Policies #17 and #18.
3. Non-Water Dependent/Water Related is conditional permitted in Development Aquatic Unit 19 where consistent with the resource capabilities of the area and the purposes of this management unit. Fill is not permitted for non-water-dependent uses. This use is subject to CREMP Policies #17 and #18.
4. Docks and Moorage are conditionally permitted in all Development Aquatic Units subject to CREMP Policies #17 and #18 where consistent with the resource capabilities

of the area and the purposes of this management unit.

5. Water-Related Industrial is conditionally permitted in Development Aquatic Units 14 and 18 where consistent with the resource capabilities of the area and the purposes of this management unit. Fill is not permitted for non-water-dependent uses. This use is subject to CREMP Policies #17 and #18.
6. Bridge Crossings are conditionally permitted in the Development Aquatic Unit 18 where consistent with the resource capabilities of the area and the purposes of this management unit. This use is subject to CREMP Policies #36, #17, and #18.
7. Recreation both high and low intensity are conditionally permitted in all Development Aquatic Units, provided recreation is water-dependent, and where consistent with the resource capabilities of the area and the purposes of this management unit. This use is subject to CREMP Policies #17, and #18.
8. Utilities:
 - a. Low-Intensity utilities are conditionally permitted in Development Aquatic Unit 19 where consistent with the resource capabilities of the area and the purposes of this management unit. This use is subject to CREMP Policies #17, and #18.
 - b. High-Intensity utilities are conditionally permitted in all Development Aquatic Units where consistent with the resource capabilities of the area and the purposes of this management unit. This use is subject to CREMP Policies #17, and #18.
9. Shoreline Stabilization:
 - a. Riprap is conditionally permitted in all Development Aquatic Units where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #9, #17, and #18.
 - b. Vegetative shoreline stabilization is conditionally permitted in all Development Aquatic Units where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #9, #17, and #18.
 - c. Bulkheads are conditionally permitted:
 - i. In Development Aquatic Units 14 and 19 where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #9, #17, and #18.
 - ii. In Development Aquatic Unit 18 where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #39, #17, and #18.
10. New Dikes are conditionally permitted:
 - a. In Development Aquatic Unit 14 where consistent with the resource capabilities of the area and the purposes of this management unit. New dredging only permitted as necessary for boat marinas without jetty or dredged channel. This activity is subject to CREMP Policies #5, #6, #8, #17, #18 and #20.

- b. In Development Aquatic Unit 18 and 19 where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #5, #6, #8, #17, #18 and #20.

11. Dredging is conditionally permitted:

- a. New dredging only permitted as necessary for boat marinas without jetty or dredged channel in all Development Aquatic Units where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #5, #8, #17, #18 and #20.
- b. Only maintenance dredging of tide gates is permitted in all Development Aquatic Units where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #17, and #18.
- c. To repair dikes and tide gates in all Development Aquatic Units where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #5, #8, #17, #18 and #20.

12. Navigational Structures and Minor Navigation Improvements are conditionally permitted in all Development Aquatic Units where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #5, #8, #17, #18 and #20.

13. Water-dependent commercial enterprises and activities are conditionally permitted in all Development Aquatic Units where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #5, #8, #17, #18 and #20.

14. Pilings/dolphins shall be allowed if necessary to support recreational in all Development Aquatic Units where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #17 and #18.

15. Dredge material disposal (in-water) is only conditionally permitted in Development Aquatic Unit 18 where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #5, #8, #17, #18, and #20.

16. Fill (including New Dikes) is conditionally permitted in all Development Aquatic Unit where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #5, #8, #17, #18, and #20.

17. Temporary alterations are conditionally permitted in Development Aquatic Unit 19 where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #5a, #17, and #18.

18. Waste water/storm water discharge is conditionally permitted in Development Aquatic Units 14 and 19. This activity is can only be conditionally permitted:

- a. Where consistent with the resource capabilities of the area and the purposes of this management unit;

- b. Storm water/waste water outfalls only permitted subject to DEQ/EPA approval;
 - c. Meets the Coos County Zoning and Land Development Ordinance definition description of “facility”; and
 - d. Must meet CREMP Policies #17, #18 and #25.
19. Research and educational observation structure is conditionally permitted in Development Aquatic Units 14 and 19 where consistent with the resource capabilities of the area and the purposes of this management unit. This activity is subject to CREMP Policies #17 and #18.

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- **Policy #1: Estuary Classification**

Local governments shall officially recognize the Coquille River Estuary as a "Shallow Draft Development Estuary", consistent with the overall Oregon Estuary Classification (OAR 660-17-010(3), as amended). Further, the estuary management plan's allowed uses and activities are, and must remain, consistent with the "shallow-draft development" designation and the estuarine management unit requirements of Goal #16.

This strategy recognizes that Statewide Planning Goals and Oregon Administrative Rules limit the maximum allowable development of Oregon estuaries.

- **Policy #2: General Schedule of Permitted Uses and General Use Priorities**

Local governments shall restrict estuarine development or alteration so as to be equal to, or less intensive than uses and activities that are allowed, or may be allowed, pursuant to Statewide Planning Goal #16 and the Oregon Administrative Rule classifying Oregon estuaries (OAR 600-17-000 as amended June, 1981).

- 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 requirements of Statewide Planning Goal #16 and the Administrative Rule classifying Oregon estuaries (OAR 600-17-000 as amended June, 1981).
 - b. Maintain the integrity of the estuarine ecosystem. This policy 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 (Statewide Planning 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. Protection of habitat, nutrient, fish, wildlife and aesthetic
 5. Passive restoration measures

6. Bridge crossings
 7. Historical, archaeological and cultural resources
 8. Research and educational observation structures
 9. Dredging necessary for on-site maintenance of existing functional tidegates and associated drainage channels
- B. Uses and activities listed below may be allowed in Natural Management Units when it is established that such are "consistent with the resource capabilities of the area and purposes of management units" (pursuant to "linkage" 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 bridges (see Policy #6)
 6. Boat ramps for public use where no dredging or fill for navigational access is needed
 7. Installation of tidegates in existing functional dikes
 8. Temporary alterations
 9. Pipelines, cables and utility crossings, including incidental dredging necessary for their installation
 10. Bridge crossing support structures and dredging necessary for their installation

MANAGEMENT UNIT: CONSERVATION

- A.) Uses and activities listed below may be allowed in Conservation Management Units (Statewide Planning Goal #16) without special assessment of the resource capabilities of the area, but subject to special conditions and other policies set forth elsewhere in this Plan.

1. All uses permitted outright in Natural Management Units, 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 purposes of management units" (pursuant to "linkage" 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. Water-dependent uses requiring occupation of the water surface by means other than 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 Development Management Units 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. Navigation and water-dependent commercial enterprises and activities
 2. Water-dependent commercial and industrial uses consistent with a shallow-draft estuary, as defined herein.
 3. Water transport channels where dredging may be necessary
 4. Dredge or fill as allowed elsewhere in Goal #16 (see Policies #5 and #7)
 5. Navigational structures other than those permitted in Natural and Conservation Management Units
 6. Marinas

7. Water storage areas where needed for products used in, or resulting from industries, commerce, and recreation
 8. Flow-lane disposal of dredge 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, 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 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. Mining and mineral extraction
 3. All uses/activities allowed in natural and conservation management units
 4. Undeveloped low-intensity, water-dependent recreation

This policy is based on the recognition that the "Use and Activity Matrices" set forth as policy elsewhere in the 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.

This policy 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.

- II. 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 estuarine resources and values.
- **Policy #3: Use of "Coquille River Estuary Special Considerations Map" as the Basis for Special Policies Implementation**

Local governments shall use the "Coquille River Estuary Special Considerations Map" as the basis for implementing the special protection.

- I. The "Coquille River Estuary Special Considerations Map" shall delineate the general boundaries (plan inventory maps contain more precise boundary locations) of the following specific areas covered by the Coquille River Estuary Management Plan:
 - a. Coquille River Estuary Coastal Shorelands Boundary
 - b. Sensitive Beach and Dune Areas
 - 1. areas unsuitable for development
 - 2. areas with limited development suitability
 - c. Floodplain Hazard Areas
 - d. Agricultural Lands Designated for Exclusive Farm Use, and "Wet-Meadow" Wetlands
 - e. Coastal Historical and Archaeological Sites
 - f. Urban Growth Boundaries (UGB's)
 - g. Dredged Material Disposal and Mitigation/Restoration Sites
 - h. Significant Wildlife Habitat and Major Marshes
 - i. Forest Lands

The Special Considerations Map is NOT a substitute for the detailed spatial information presented on the CREMP's inventory maps. The Special Considerations Map is merely an index guide designed as a zoning counter implementation tool that indicates when special policy considerations apply in a general area, thereby requiring inspection of the detailed plan inventory maps. The Special Considerations Map must and shall at all times accurately reflect the detail presented on the inventory maps (but at a more general scale).

- II. Specific plan provisions set forth elsewhere as policy and relating to the above-listed considerations shall be used in conjunction with the Coquille River Estuary Special Considerations Map; such plan provisions include allowed uses and activities in each management unit, and the following specific "functional" policies set forth below:

- #13 Overall Use Priorities within Coastal Shorelands
- #14 General Policy on Uses within Rural Coastal Shorelands
- #15 Land Divisions within Rural Shorelands
- #16 Protection of Sites Suited to Water-Dependent Uses; and Special Allowance for New Non-Water-Dependent Uses in "Urban Water-Dependent (UW)" Units which are "Suitable for Water-Dependent Uses"; and Potential Sites Suited to Water-Dependent Uses; and Protection of Sites Suited to Water-Dependent Uses in Future Urbanizable Areas
- #16a Rural, Urban, and Unincorporated Communities Use Standards
- #16b Potential Sites Suitable for Water-Dependent Uses
- #16c Protection of Sites Suited to Water-Dependent Uses in Future Urbanizable Areas
- #17 Protection of "Major Marshes" and "Significant Wildlife Habitats" in Coastal Shorelands
- #18 Protection of Historical, Cultural and Archaeological Sites
- #19 Management of "Wet-Meadow" Wetlands within Coastal Shorelands
- #20 Dredged Material Disposal Sites
- #21 Mitigation and Restoration Sites
- #22 Mitigation Sites: Protection against Pre-emptory Uses
- #22a Acquisition and Protection of Mitigation/Restoration and Dredged Material Disposal Sites
- #23 Riparian Vegetation/Streambank Protection
- #24 Waste Water/Storm Water Discharge
- #27 Floodplain Protection within Coastal Shorelands
- #28 Recognition of LCDC Goal #3 (Agricultural Lands) Requirements for Rural Lands within the Coastal Shorelands Boundary
- #29 Restricting Actions in Beach and Dune Areas that are "Unsuitable for Development"
- #30 Restricting Actions in Beach and Dune Areas with "Limited Development Suitability"; and Special Consideration for Sensitive Beach and Dune Resources

#31 (Reserved)

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

All other plan provisions - including allowed uses and activities - are subordinate to the special "functional" policies listed above.

III. This policy recognizes that the Coquille River Estuary Special Considerations Map:

- a. is an official policy component of this estuary management plan; and
- b. provides a mechanism for site-specific application of special management policies.

• **Policy #4: Resource Capability Consistency and Impact Assessment**

I. Local government concludes that all proposed actions (approved in this Plan), which would alter or potentially alter, the integrity of the estuarine ecosystem have been based upon a full consideration of the impacts of the proposed alteration and a demonstration of the public's need and gain, which warrant such modification or loss, 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
- ~ Dike maintenance dredging
- ~ Minor navigational improvement requiring dredging or fill
- ~ Bulkheading
- ~ Water Intake or withdrawal and effluent discharge
- ~ Riprap
- ~ Log storage dredging

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
- ~ Bulkheading

- ~ Dredging
 - ~ 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.

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:

- i. A description of resources identified in the plan inventory; and
- ii. An evaluation of impacts on those resources by the proposed use (see impact assessment procedure, below); and
- iii. 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 requirements (Goal #16 Implementation Requirement #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 #4a.

- 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; and
 - b. the type of resource(s) affected; and
 - 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 development 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.

- **Policy #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 the permit application.

- I. This policy shall be implemented through a 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; and
 - 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 with a map of the proposed site.
- II. Within twenty (20) days of receipt of the notification, the state agency shall submit in writing to the local government a statement as to whether the proposed use/activity will:
 - a. be consistent with the resource capabilities of the management unit or
 - b. if determined not to be consistent, whether the proposal can be made consistent through imposition of conditions on the permit.
- III. The appropriate state agency shall also perform the impact assessment required in Policy #4. If no statement is received from the state agency by the expiration of the twenty (20) day period, local government shall:
 - a. presume consistency of the proposal with the resource capabilities of the management unit; and
 - b. make findings appropriate to that presumption, and
 - c. perform the assessment of impacts required by Policy #4.
- IV. For all other uses/activities specified above, local government shall:
 - a. determine through appropriate findings whether the proposed use/activity is consistent with the resource capabilities of the management unit; and
 - b. perform the assessment of impacts required by Policy #4.

- V. This strategy recognizes:
- a. that resource capability consistency findings and impact assessments as required by Statewide Planning 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 required findings and assessments.

This policy 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.

• **Policy #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 require an estuarine location or in the case of fills for non-water-dependent uses, is needed for a public use and would satisfy a public need that outweighs harm to navigation, fishing and recreation, as per ORS 541.625(4), and an Exception has been taken in this Plan to allow such fill; and
 - b. a need (ie., a substantial public benefit) is demonstrated and the use or alteration does not unreasonably interfere with public trust rights; and
 - c. no feasible alternative upland locations exist; and
 - d. adverse impacts are minimized; and
 - e. effects may be mitigated by creation, restoration or enhancement of another area to ensure that the integrity of the estuarine ecosystem is maintained; and
 - f. the activity is consistent with other requirements of state and federal law, specifically the conditions in ORS 541.615 and Section 404 of the Federal Water Pollution Control Act (P.L. 92-500).
- II. Other uses and activities which could alter the estuary shall only be allowed if the requirements in (b), (c), and (d) are met.

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

As required by Goal #16, only dredging necessary for on-site maintenance of existing functional tidegates, associated drainage channels and bridge crossing support structures is permitted in Natural and Conservation Management Units. 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 policy shall be implemented by the preparation of findings by local government documenting that such proposed actions are consistent with the Comprehensive Plan, and with criteria "a", "b", "c", "d", "e", and "f" above. However, where goal exceptions are included within this plan, the findings in the exception shall be sufficient to satisfy criteria "a" through "d" above. 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 Division of State Lands, 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: (i) The U.S. Army Corps of Engineers through its Section 10 and 404 permit processes; or (ii) The Department of Environmental Quality for approvals of new aquatic log storage areas only; or (iii) The Department of Fish and Wildlife for new aquaculture proposals only.

This policy recognizes that Goal #16 limits dredge, fill and other estuarine degradation in order to protect the integrity of the estuary.

- **Policy #5a: Temporary Alterations**

- I. Local government shall support as consistent with this Plan: temporary alteration to the estuary, in Natural and Conservation Management Units provided it is consistent with the resource capabilities of the management units. Management unit 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.
- 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); and
 - 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; and
 - 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.

- **Policy #5b: Dredging to Repair Existing Functional Dikes & Tidegates**

Dredging to repair and maintain existing functional tidegates shall be permitted. Dredging (limited to subtidal areas only) shall also be permitted in 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 be permitted, and 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 Coquille River and log storage area maintenance dredging, the first consideration shall be given to side-casting materials onto adjacent agricultural lands for dike repair/maintenance.

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.

- **Policy #5c: New and Expanded Log Storage**

Where otherwise listed as an allowable use/activity 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/activity is consistent with the resource capabilities of the area and purposes of the estuarine management unit, and consistent with Policy #5 regarding other significant reductions or degradations of estuarine natural values.

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

- **Policy #5d: Research and Educational Observations**

- I. Local government shall support research and educational observations, 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 .

- **Policy #6: Fill in Conservation and Natural 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. activity restoration if a public need is demonstrated;
 - c. low water bridges if:
 1. an estuarine location is required; and
 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. Bridge crossing 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.

This policy 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 policy recognizes the general objectives of Statewide Planning Goals #16 and #17.

- **Policy #7: Maintenance Dredging of Authorized Channel**

Local government support maintenance dredging of the authorized navigation channel.

This policy recognizes that there are persistent problems with buildup of sediment in the Coquille channel entrance from littoral transport during late summer months, creating rough water and difficult bar crossing, which interferes with navigation.

- **Policy #8: Estuarine Mitigation Requirements (See also Policies #21, #22 and #22a)**

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

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

This policy recognizes the authority of the Director of the Division of State Lands in administering the statutes regarding mitigation.

- **Policy #9: Solutions to Erosion and Flooding Problems**

Local government shall prefer non-structural solutions to problems of erosion and flooding in the Coquille River Estuary 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 respective management units, riprap may be allowed in Development Management Units upon findings that:
 - a. land use management practices and non-structural 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 may be allowed in Conservation Aquatic Management Units upon findings that:
 - a. land use management practices and non-structural 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

may be allowed in Natural Aquatic Management 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, and cultural values, or public facilities; and
- b. land use management practices and non-structural solutions are inadequate; and
- 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 policy shall occur through local review of and comment on state and federal permit applications for such projects.

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

- **Policy #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 by:
 - a. preparation of findings by local government in response to a "request for comment" DSL (which shall seek local government's determination regarding the appropriateness of a permit to allow the proposed dock or pier) which document 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. encouraging community facilities common to several uses and interest by:
 1. satisfying community needs for docks and moorage facilities in this Plan; and
 2. encouraging easements to facilitate multi-ownership.

This policy recognizes the requirements of Goal #16 and the environmental benefits of multi-

purpose and multi-ownership docks and moorage facilities.

- **Policy #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 and Act and Administrative Rules, for forest lands as defined in ORS 527.620 (1991)-527.730 and Forest Lands Goal;
- The non-point source discharge water quality program administered by the Department of Environmental Quality under Section 208 of the Federal Water Quality Act as amended in 1972 (PL 92-500);
- The Fill and Removal Permit Program administered by the Division of State Lands (DSL) under ORS 196.800-880 (renumbered 1989); and
- The programs of the State Soil and Water Conservation Commission and local districts and the Soil Conservation Service for the Agricultural Land 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 duplicatory management techniques or controls, especially as related to existing programs functioning to maintain water quality and minimize man-induced sedimentation.

- **Policy #12: Removal of Old Pilings and Snags**

Local governments shall support removing obstructions and accumulations of debris from the Coquille River Estuary, where "minor navigational improvements" listed as an allowable use or activity within all management units, except where identified as needed for habitat.

This strategy recognizes that the Coquille River Estuary contains a large number of disused pilings, snags, other obstructions and accumulations which may interfere with boat passage and 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.

- **Policy #12a: (Reserved)**
- **Policy #12b: (Reserved)**
- **Policy #12c: Future Studies**

Local government shall encourage the Oregon Department of Fish and Wildlife to study biological resources of the Coquille Estuary, particularly the riverine section, to ascertain the effects of dredging and other river channel improvements and to determine the effects of various fish and wildlife management actions.

This strategy recognizes that the state of general knowledge about biological resources of the Coquille Estuary, particularly the riverine section is sketchy.

- **Policy #12d: (Reserved)**
- **Policy #13: Overall Use Priorities Within Coastal Shorelands**

- I. Local governments 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 non-dependent, 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 non-dependent, non-related uses in urban areas compatible with existing or committed uses;
 - f. permit non-dependent, 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 shall include agriculture, forestry, recreation and open space and uses, which are water-dependent.

This strategy recognizes that the Coquille River 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.

- **Policy #14: General Policy on Uses within Rural Coastal Shorelands**

- I. Coos County shall manage its rural areas with the "Coquille River 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 #18:
 - a. farm uses as provided in ORS 215;
 - b. propagation and harvesting of forest products consistent with the Oregon Forest Practices Act;
 - 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 county that such uses satisfy a need which can not be accommodated on uplands or 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, or
 - 4. such uses do not conflict with the resource preservation and protection policies established elsewhere in this Plan;
- g. any other uses, provided that the Board of Commissioners 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.

- **Policy #15: Land Divisions within Rural Shorelands**

Coos County shall permit subdivisions and partitions within the Coquille River Coastal Shorelands Boundary in rural areas only upon a finding by the County:

- a. that such land divisions would not otherwise conflict with the resource preservation and protection policies established elsewhere in this Plan, agricultural policies and ordinance requirements of the Coos County Comprehensive Plan; and either
- b. that the new land divisions fulfill a need that cannot otherwise be accommodated in uplands in urban and urbanizable areas; or
- c. that the new land divisions are in a documented "committed" area; or
- d. that the new land divisions have been justified through a goal exception.

This strategy shall be implemented through provisions in ordinance measures that require the

above findings to be made prior to the approval of the preliminary plat of a subdivision or partition.

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.

- **Policy #16: Protection of Sites Suitable to Water-Dependent Uses; and Special Allowance for New Non-Water-Dependent Uses in "Urban Water-Dependent (UW) Units which are Suitable for Water-Dependent Uses" (WD)**

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:

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.

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.

- **Policy #16a: Rural, Urban, and Unincorporated Communities Use Standards**

- I. Commercial and Industrial uses in Unincorporated Communities 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 UCB or 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 owners(s)/applicant(s) shall acknowledge and file in the deed records of Coos County, a "Farm and 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.

- **Policy #16b: Potential Sites Suitable for Water-Dependent Uses**

Local government shall re-evaluate available sites for water-dependent uses which would comply with the Statewide Planning Goals at the time of the first update of the Coquille Estuary Plan.

This strategy recognizes that the Coquille River Estuary suffers from a shortage of suitable and readily available sites for water-dependent uses.

- **Policy #16c: Protection of Sites Suited to Water-Dependent Uses in Future Urbanizable Areas**

Local government shall (when considering possible future amendments to this Estuary Management Plan) protect shorelands in future urbanizable areas suited for water-dependent uses for water-dependent recreational, commercial and industrial uses.

Implementation shall be based on the local plan review and update process and the "Land Use Planning" and plan implementation strategies applicable to that review process.

This strategy recognizes that future revisions to urban growth areas may include new water-dependent areas.

- **Policy #17: Protection of "Major Marshes" and Significant "Wildlife Habitats" in Coastal Shorelands**

Local government shall protect from development, major marshes and significant wildlife habitat, coastal headlands, and exceptional aesthetic resources located within the Coquille River Coastal Shorelands Boundary unless exceptions allow otherwise.

I. Local government shall protect:

- a. "Major marshes" to include areas identified in the Goal #17 "Linkage Matrix", and the Shoreland Values Inventory map; and
- b. "Significant wildlife habitats" to include those areas identified on the map "Freshwater Wetlands" plus natural areas of significant importance identified on the map "Historical/Archaeological/Scientific sites"; 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 Special Considerations Map that identifies such special areas and restricts 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.

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.

• **Policy #18: Protection of "Historical, Cultural and Archaeological Sites"**

Local government shall provide special protection to historic 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 an archaeological or historical site to determine whether the project as proposed would protect the historical and archaeological 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 in writing, together with a copy of the Site Plan Application. The Tribe 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, reintering 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 Chapter 97.990.

III. Upon receipt of the statement by the Tribe, or upon expiration of the Tribe thirty day (30) response period, the local government shall conduct an administrative review of the development proposal 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, as well as any additional measures deemed necessary by the local government to protect the historical and archaeological values of the site. If the property owner and the Tribe 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 historical and archaeological values of the site.
- c. Through the "overlay concept" of this policy and the Special Considerations Map, 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 historic 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 historical and archaeological sites is not only a community's social responsibility, is also legally required by ORS 97.745. It also recognizes that historical and archaeological sites are non-renewable cultural resources.

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

- I. Coos County shall protect for agricultural purposes those 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. agricultural buildings, where no alternative site exists 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 Division of State Lands, with their comments received prior to the issuance of any permits.

- II. This policy shall be implemented by designating these lands as "Agricultural Lands" on the Special Considerations Map and by making findings in response to a request for comment by the Division of State Lands, which show whether the proposed action is consistent with the Comprehensive Plan. This strategy recognizes:
 - 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 Coquille Valley 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.

- **Policy #20: Dredged Material Disposal Sites**

Local government shall support the stockpiling and disposal of dredged materials on sites specifically designated in Plan Inventory (See Section 5.4.21, Site A, North Spit designated dredged material disposal site). This site is also shown on the "Special Considerations Map". Ocean disposal is currently the primary disposal method chosen by those who need disposal sites. The dredge material disposal designated sites 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" matrix, this designated disposal site shall be managed so as to prevent new uses and activities, which would prevent its ultimate use for dredged material disposal. A designated site may only be released for some other use upon a finding that a suitable substitute site 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 (where permitted), maintenance dredging of existing functional facilities, minor navigational improvements or drainage improvements, provided riparian vegetation and fresh-water wetland are not affected. For any in-water (including inter-tidal 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).

- I. This policy shall be implemented by:
 - a. Designating "Selected Dredged Material Disposal Sites" on the Special Considerations Map; and
 - b. Implementing an administrative review process (to preclude pre-emptory uses) that allows uses otherwise permitted by this Plan but proposed within an area designated as a "Selected DMD" site only upon satisfying all of the following criteria:
 1. The proposed use will not entail substantial structural or capital improvements, such as roads, permanent buildings 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.
 - 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.

- **Policy #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 "Special Considerations" section of the individual site fieldsheets (see Inventory and Factual Base, Volume II, Part 2, Section 7, 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.

- **Policy #20b: Intertidal Dredged Material Disposal**

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

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

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

- **Policy #20c: 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 period 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.

- **Policy #21: Mitigation and Restoration Sites**

Local government shall support mitigation and restoration actions on the sites specifically designated in this Plan (see Section 9.10, Potential Mitigation or Restoration Sites). 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 "Use/Activities" matrix, and subject to Policy #8, Mitigation Requirements. Local governments shall also cooperate with the Oregon Department of Fish and Wildlife and the Division of State Lands 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.

- **Policy #22: Mitigation Sites: Protection Against Pre-emptory Uses**

Consistent with permitted uses and activities:

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

However, repair of existing dikes or tidegates and improvement of existing drainage ditches is permitted, with the understanding that the permitting authority (Division of State Lands) 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 drainable ditches, "high" and "medium" priority mitigation sits 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 in the plan inventory.
- 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 all of 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);
 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 State Lands, and
 - ii. A description of the proposed research, resource enhancement and benefits expected
- c. Local government's review of 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 functional 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).

- **Policy #22a: Acquisition or Protection of Mitigation/Restoration and Dredged Material Disposal Sites**

Local governments 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 "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.

- **Policy 22b: Limiting Dredge and Fill as Estuarine Restoration**

- I. Local government shall support estuarine dredge or fill actions as estuarine restoration (pursuant to LCDC Goal 16) only when such restoration will meet the requirements of administrative rules adopted by the Division of State Lands 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 of ORS 196.

This policy shall be implemented by an administrative conditional use review process and response to requests for comments by the Division of State Lands and Corps of Engineers regarding site 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.

- **Policy #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 3.2.180 (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 when erosion threatens roads. Otherwise, individual landowners in cooperation with the Ports of Bandon and Coquille, Coos Soil and Water Conservation District, Watershed Council, Division of State Lands and Oregon Department of Fish & Wildlife shall be responsible for bank protection.

This strategy recognizes that the banks of the Coquille Estuary are susceptible to erosion and has

threatened valuable farm land, roads and other structures.

- **Policy #24: Special Forest Practice Regulations in Coastal Shorelands**

Local governments 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 forest lands 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.

- **Policy #25: Waste Water/Storm Water Discharge**

Local government recognizes that Waste Water/Storm Water Discharge must meet state and federal water quality standards prior to issuance of any permits by the County.

- I. Local government shall support Waste Water/Storm Water Discharge, if such activity is allowed in the respective management unit and:
 - a. The activity is required for waste water/storm water discharge; and,
 - b. the activity is consistent with the resource capabilities of the area (see Policy #4); and,
 - c. findings must be made satisfying the impact minimization criterion of Policy #5.

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 Water/Storm Water Discharge; and, recognizes the technical expertise of Department of Environmental Quality regarding resource capabilities.

- **Policy #26: Agricultural Drainage Facilities**

Local governments 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 and not otherwise designated as "significant wildlife habitat" or "major marshes", subject to Policy #17. Local governments 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 flood water and high water tables that cause serious drainage problems for farmers.

This strategy recognizes that flooding is a particular problem of the Coquille River Estuary 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.

- **Policy #27: Floodplain Protection within Coastal Shorelands**

The respective Flood Regulations of local governments 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 risk of substantial loss of stock and property damage resulting from the widespread flooding of the Coquille River Valley floor which occurs during most winters.

- **Policy #27a: Mass Movement**

Coos County shall require all development in known areas potentially subject to mass movement that lie within the Coastal Shorelands Boundary to comply with Policy #6, Natural Hazards, of the Coos County Comprehensive Plan, Volume 1.

- **Policy #28: Recognition of Statewide Planning 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 Coquille River Estuary Coastal Shorelands Boundary as being suitable for "Exclusive Farm Use" (EFU) designation consistent with the "Agricultural Uses Requirements" of ORS 215.

This policy shall be implemented by using the Special Considerations Map to identify EFU-suitable areas, and to abide by the prescriptive use and activity requirements of ORS 215 except where otherwise allowed by exceptions for needed housing and industrial sites.

All EFU zoned land within the Coastal Shoreland Boundary shall be designated as "Other Aggregate Sites" inventoried 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 the time of periodic review of the Comprehensive Plan. [OR-92-08-113PL 10/28/92]

- **Policy #28a: (Reserved)**

- **Policy #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 Coquille River Estuary Special Considerations Map.

- I. Further, Coos County shall permit other developments in these areas only:
 - a. When specific findings have been made which consider:
 1. type of use proposed and the adverse effects it might have on the site and adjacent areas; and
 2. need for temporary and permanent stabilization programs and planned maintenance of new and existing vegetation; and
 3. methods for protecting the surrounding area from any adverse effects of the development; and
 4. hazards to life, public and private property, and the natural environment which may be caused by the proposed use; and
 5. whether drawdown of groundwater would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of salt water 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
 - 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 Coquille River Estuary Special Considerations Map when development is proposed in these areas; and
 - b. an administrative conditional use process where findings are developed based upon a site investigation report submitted by the developer which addresses the considerations set forth above.
- III. This policy recognizes that:

- a. The Special Considerations Map 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 Statewide Planning 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.
- **Policy #30: Restricting Actions in Beach and Dune Areas with "Limited Development Suitability"; and Special Consideration for Sensitive Beach and Dune Resources**

- I. Coos County shall permit development within areas designated as "Beach and Dune Areas with Limited Development Suitability" on the Coquille River Estuary Special Considerations Map only upon the establishment of findings that shall include at least:
 - a. type of use proposed and the adverse effects it might have on the site and adjacent areas; and
 - b. temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation; and
 - c. need for methods for protecting the surrounding area from any adverse effects of the development; and
 - d. hazards to life, public and private property, and the natural environment which may be caused by the proposed use; and
 - e. whether drawdown of groundwater would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of saltwater into water supplies.

Implementation shall occur through a site plan review 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 Special Considerations Map category of "Beach and Dune Areas with

Limited Development Suitability" includes all dune forms except older stabilized dunes, active foredunes, conditionally stabilized foredunes that are subject to ocean undercutting or wave overtopping, and interdune areas (deflation plains) subject to ocean flooding;

- b. 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.
- V. This strategy shall be implemented through:
- a. the Administrative Conditional Use application process as described previously, and
 - b. review and comment by local government on state and federal permits in beach and dune areas.

This strategy recognizes that regulation of these actions is necessary to minimize potential erosion.

- **Policy #31: (Reserved)**
- **Policy #32: Boat Ramps**

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

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

- **Policy #33: Water-Based Recreation**

Local governments support increased use of the Coquille River for water-based recreation.

This strategy recognizes that water-based recreation is an opportunity for economic growth through tourism.

- **Policy #33a: Bandon Waterfront Project and Waterfront Communities**

- I. Local governments shall support the Bandon downtown revitalization project on the Bandon waterfront.

This policy recognizes that maintenance and enhancement of historic, unique and scenic waterfront communities are important cultural and economic assets.

- II. Local governments shall support the maintenance and enhancement of historic, unique and scenic waterfront communities such as downtown Bandon.

This policy recognizes the value of historic, unique and scenic waterfront communities when such are identified by local governments.

- **Policy #33b: (Reserved)**
- **Policy #34: Recognition of Statewide Planning 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 Coquille River Estuary Special Considerations Map as "Forest Lands" within the Coastal Shorelands Boundary consistent with the "Forest Uses" requirements of LCDC Goal #4.

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

This policy shall be implemented by using the Special Considerations Map to identify "Forest Lands", and to abide by the prescriptive use and activity requirements of Statewide Planning Goal #4 in lieu of other management alternatives otherwise allowed for properties within the "Forest Lands-overlay" set forth on the Special Considerations Map, and except where otherwise allowed by Exception for needed housing and industrial sites.

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

- **Policy #35: Plan Implementation**

- I. Coos County's on-going land use and community development planning process shall utilize the Planning Commission as its citizen involvement 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.
 - d. Recommendation of policy directives, based upon consideration of the County's social, economic, energy and environmental needs.

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

- II. This Plan (including the coordinated Coquille River Estuary and Shorelands Joint Management Agreement policies) shall be the legal basis for all land use and community development regulations lying within the unincorporated portions of the Coquille River Estuary and its shorelands as defined in this Plan.

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

- **Policy #36: Plan Update**

- I. Coos County shall:
 - a. conduct a formal review of this Plan and its implementing measure to determine if any revision is needed;
 - b. base its review upon re-examination of data, problems and issues;
 - c. issue public statement as to whether any revision is needed;

- d. coordinate with other jurisdictions which are included within the Coquille River Estuary and its shorelands; and
- e. incorporate public input into its decision.

Coos County may rely on the formal "periodic review" of this Plan to satisfy the requirements of this policy.

This strategy is based on the recognition that a 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 Coquille River 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 revisions/amendments, and generally include, but are not limited to, changes in uses and activities allowed and changes in standards and conditions.

This strategy recognizes that frequent approval of major plan revisions could ruin the integrity of this Plan, but that infrequent major changes must be made when need is established.

- **Policy #37: County Plan Revisions and Amendments (Does 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) OR 92-05-009PL.

- **Policy #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:

- a. following the provision about non-conforming uses legally required by ORS 215.130 and ORS 215.215, and which regulate and allow the continued existence of non-conforming uses and the alteration and expansion of such uses; and
- b. more specific implementing ordinance measures.

This policy is based on the recognition that Coos County is morally and legally bound to honor the traditional provisions of the "grandfather" concept.

- **Policy #39: Citizen Involvement**

The Citizen Involvement Program presented in Volume 1, Part 1, Section 5.1 of the Coos County Comprehensive Plan shall be regarded as the Citizen Involvement Program for the Coquille

River Estuary Management Plan.

- **Policy #40: Conflict Resolution**

Local governments shall apply an "overall conflict resolution policy" to Estuary Plan implementation situations where one policy or set of policies is believed to conflict with another policy or set of policies.

This "overall conflict resolution policy" shall consist of the following:

To resolve perceived conflicts between policy provisions, if and when such perception may occur, long-term environmental, economic, social and energy consequences expected to result from applying one strategy in place of another, shall be considered; the strategy that results in maximum public benefit, as supported by findings of fact, shall then be applied.

This policy is based on the recognition that every possible attempt has been made in the development of these policies to balance the conflicting objectives of the respective policies, but also that perceived conflicts may nevertheless surface as this Estuary Plan is implemented.

- **Policy #41: Maintenance of Inventories and Factual Base**

The Board of Commissioners shall instruct the Planning Commission to undertake special studies and projects deemed beneficial to the community and/or necessary to keep current certain key inventories that are the factual basis of this Estuary Plan.

This strategy 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.

- I. This strategy 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 strategy recognizes that special projects, like neighborhood traffic studies, may be necessary to help resolve unanticipated, small-scale community problems. Further, the strategy recognizes:
 - a. the Planning Director may assist the Planning Commission in conducting necessary research as ordered; and
 - b. 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
 - c. state funds will likely be available to help defray the local costs of such activities.

- **Policy #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 Strategy #28;
 - b. Airports;
 - c. Aquaculture;
 - d. Commercial;
 - e. Docks and Moorage/Marinas;
 - f. Industrial;
 - g. Log Storage and Sorting Yard;
 - h. Mining and Mineral Extraction;
 - i. Recreational Uses;
 - j. Solid Waste Disposal;
 - k. Timber Farming/Harvesting, as otherwise consistent with Policy #34;
 - l. Utilities.
- II. Accessory dwellings shall only be allowed when findings document that:
- a. The dwelling is for a watchman or caretaker that needs to reside on-premise; and
 - b. That 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 watchmen and caretaker dwellings in conjunction with certain commercial, industrial and other uses.

- **Policy #43: Interpretation of Coastal Shorelands Boundary**

When a 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 the Coastal Shorelands Goal #17. 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. 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'.
- **Policy #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 area. 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.

- **Policy #45: (Reserved)**
- **Policy #46: (Reserved)**
- **Policy #47: Goal #5 Sites**

Goal #5 bird habitat is addressed in detail in Volume I, Part 2 of the Coos County Comprehensive Plan. This narrative is hereby adopted as part of the Coquille River Estuary Management Plan (CREMP).

Further, the Policies of Volume I, Part I of the Plan, pertaining to "5b" and "5c" Goal #5 bird sites are hereby adopted as part of the CREMP.

This strategy shall be implemented by contacting Oregon Department of Fish and Wildlife for review and comment on proposed development within the area of a 5b or 5c bird site.