

**City of Coos Bay
500 Central Avenue
Coos Bay, Oregon 97420**

3. MANAGEMENT FRAMEWORK

Definitions, Policies and Standards, and Plan Provisions

3.1 INTRODUCTION

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

- Policy Definitions
- Bay-wide Policies
- Management Unit (Segment) Classification System
- Plan Map (including Management Unit Designations)
- Management Unit Objectives
- Uses and Activities Matrix (including “General” and “Special Conditions”)
- Special Dredged Material Disposal Plan
- Special Mitigation/Restoration Plan
- Future Processes (See Section 2)

Section 3 details the policy components set forth above.

3.2 POLICY DEFINITIONS

The definitions set forth below are a matter of policy, and shall be used in the implementation and interpretation of this Plan. Words and phrases used in this Plan and not specifically defined herein shall be interpreted according to their ordinary and common meanings. As used in this document, the singular number may include the plural, and the plural number, the singular. Words used in the masculine gender may include the feminine and the neuter. The term “County” shall refer to the County of Coos; the term “Cities” shall refer to the Cities of North Bend and Coos Bay; the term “Port” shall refer to the Oregon International Port of Coos Bay; the term “Estuary” shall refer to the Coos Bay Estuary; and the term “Plan” shall refer to the Coos Bay Estuary Management Plan.

The following definitions are pertinent:

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

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

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

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

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

ARCHAEOLOGICAL RESOURCES: Those districts, sites, buildings, structures and artifacts of historic and prehistoric significance which are identified and protected in the archaeological/resource policy set forth elsewhere in this Plan.

AQUATIC: Of or pertaining to water.

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

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

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

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

BRIDGE CROSSING SUPPORT STRUCTURES: Piers, piling, and similar structures necessary to support a bridge span but not including fill for causeways or approaches.

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

CARRYING CAPACITY: Level of use which can be accommodated and continued with irreversible impairment or natural resources productivity, the ecosystem and the quality of air, land and water resources.

CITIZEN: Any individual, and public or private entity or association area, including corporations, governmental and private agencies, associations, firms, partnerships, joint stock companies and any group of citizens.

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

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

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

CONSERVATION: The act of conserving the environment.

CONSERVATION AQUATIC (CA): An aquatic management unit.

CONSERVATION SHORELANDS (CS): A shoreland management unit.

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

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

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

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

DEVELOPMENT: The act, process or result of developing.

DEVELOPMENT AQUATIC (DA): An aquatic management unit. (See Section 3.5.)

DEVELOPMENT SHORELANDS (D): A shoreland management unit. (See Section 3.5.)

DIKES: Structures designed and built to prevent inundation of a parcel of land by water. A dike is considered new when placed on an area which:

- A. Has never previously been diked, or
- B. Has previously been diked, but all or a substantial part of the area is subject to tidal inundation and tidal marsh has been re-established.

Maintenance and repair refer to:

- A. Existing serviceable dikes (including those that allow some seasonal inundation, and
- B. Those that have been damaged by flooding, tide gate failure, etc., but where reversion to tidal marsh has not yet occurred, except in drainage ways.

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

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

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

DREDGING: The removal of sediment or other material from a stream, river, estuary or other aquatic area. Maintenance Dredging refers to dredging necessary to maintain functional depths in maintained channels, or adjacent to existing docks and related facilities; New Dredging refers to deepening either an existing authorized navigation channel or deepening a natural channel, or to create a marina or other dock facilities; Dredging to Maintain Dikes and Tide gates refers to dredging necessary to provide material for existing dikes and tide gates; Minor Dredging refers to small amounts of removal as necessary, for instance, for a boat ramp. Minor dredging may exceed 50 cubic yards, and therefore, require a permit.

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

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

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

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

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

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

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

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

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

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

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

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

ENCOURAGE: Stimulate; give help to; foster.

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

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

ESTUARY: A body of water semi-enclosed by land, connected with the open ocean, and within which salt water is usually diluted by freshwater derived from the land. The estuary includes:

- A. Estuarine water;
- B. Tidelands;
- C. Tidal marshes; and
- D. Submerged lands.

Estuaries normally extend upstream to the head of tidewater.

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

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

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

FOREDUNE, ACTIVE: An unstable barrier ridge of sand paralleling the beach and subject to wind erosion, water erosion, and growth from new sand deposits. Active foredunes may include areas with beach grass, and occur in sand spits and at river mouths as well as elsewhere.

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

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

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

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

HISTORICAL RESOURCES: Those districts, sites and buildings, structures and artifacts which are identified and protected in the archaeological/historical resource policy set forth elsewhere in this Plan because they have important relationships to events of human conditions of the past.

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

IMPACT: The consequences of a course of action.

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

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

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

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

INTERIM: An intervening time.

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

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

LCDC: Land Conservation and Development Commission of the State of Oregon.

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

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

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

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

MANAGEMENT SEGMENT: A discrete geographic area within which particular uses and activities are promoted, encouraged, protected, or enhanced, and where others are discouraged, restricted, or prohibited. Management segments are delineated on The Plan Map, and provide a framework for policy decisions embodied in Section 5.2 of this Plan.

Aquatic Management Segments include:

Natural Aquatic Areas (NA)

Conservation Aquatic (CA)

Development Aquatic Areas (DA)

Shorelands Management Segments include:

Natural Shoreland Areas (NS)

Conservation Shoreland Areas (CS)

Rural Shoreland Areas (RS)

Urban Development Areas (UD)

Urban Water-dependent Areas (UW)

Development Shorelands (D)

Water-dependent Development Shorelands (WD)

See Section 3.5 for detailed explanation of management segments.

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

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

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

MITIGATION: The creation, restoration, or enhancement of an estuarine area to maintain the functional characteristics and processes of the estuary, such as its natural biological productivity, habitats, and species diversity, unique features and water quality (ORS 541.626).

MOORAGE: See “Docks and Moorage”.

NATURAL AQUATIC AREAS (NA): An aquatic management segment (See Section 3.5).

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

NATURAL SHORELANDS AREAS (NS): A shoreland management segment (See Section 3.5.)

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

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

OCEAN FLOODING: The flooding of lowland areas by salt water owing to tidal action, storm surge, or tsunamis (seismic sea waves). Land forms subject to ocean flooding include beached, marshes, coastal lowlands, and low-lying interdune areas. The highest predicted tide is approximately six (6) feet above Mean Sea Level (MSL).

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

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

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

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

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

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

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

QUALITY: The degree of excellence or relative goodness.

RECREATION: Any experience voluntarily engaged in largely during leisure (discretionary time) from which the individual derived satisfaction. "Recreation" does not include "Recreation Facilities."

RECREATION FACILITIES: Subject to the type of management segment, things like boat ramps, toilet and camping or picnic facilities and related improvements that promote and are used in conjunction with recreational activities. In Natural Management Units, except where a goal exception has been taken to allow boat ramps or other uses, low-intensity recreation facilities are limited to undeveloped facilities that do not change the area or resources. In Conservation and Development Management Units, low-intensity recreation facilities include boat ramps with minimal toilet facilities and similar improvements that are low-intensity in nature. High-intensity recreation facilities may include the same types of facilities as low-intensity recreation facilities, but are generally more intense in nature and may include large improved parking lots or highly developed picnic or camping areas. High-intensity facilities can include small docks that provide temporary, day-use only, transient boat tie-ups when in conjunction with approved boat ramps.

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

RESTORE: Revitalizing, returning, or replacing original attributes and amenities, such as natural biological productivity, aesthetic and cultural resources, which have been diminished or lost by past alterations, activities or catastrophic events. A restored area must be a shallow subtidal or an intertidal or tidal marsh area after alteration work *is* performed, and may not have been a functioning part of the estuarine system when alteration work began. Removing fills, installing water treatment facilities or rebuilding deteriorated urban waterfront areas.

Active Restoration involves the use of specific positive remedial actions, such as removing fills, installing water treatment facilities, or rebuilding deteriorated urban waterfront areas.

Passive Restoration is the use of natural processes, sequences, and timing which occurs after the removal or reduction of adverse stresses without other specific positive remedial action.

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

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

RIP-RAP: A layer, facing, or protective mound of stones randomly placed to prevent erosion, scour or sloughing of a structure or embankment; also, the stone so used. Similar use of other hard material, such as concrete rubble, is also rip-rap.

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

SHORELINE: The boundary between an aquatic management segment and shoreland management segment determined by the establishment of the line of non-aquatic vegetation which is also the section 404-permit line.

SHORELINE STABILIZATION: The protection of the banks of tidal or non-tidal streams, rivers or estuarine waters by non-structural (vegetative) or structural (rip-rap, bulk heading, etc.) means. See also definitions for “Rip-rap” and “Bulkhead”.

SIGNIFICANT HABITAT AREAS: Land or water areas designated as Significant Habitat Areas on resource maps which are part of the inventory document which accompanies this Plan.

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

SOLID WASTE DISPOSAL: Storage or disposal of industrial solid waste such as a cogeneration facility.

STRUCTURE: Anything constructed or installed or portable, the use of which requires a location on a parcel of land.

STRUCTURE OR FACILITY THAT PROVIDES WATER-DEPENDENT ACCESS: Anything constructed or installed, regardless of its present condition, functionality or serviceability, that provides or provided water-dependent uses with physical access to the adjacent coastal water body. *(Examples include wharves, piers, docks, mooring piling, boat ramps, water intake or discharge structures, or navigational aides)*
[ORD 306 5/1/01]

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

As stated elsewhere in this Plan (Sections 3.3, 3.7 and 3.8), plan provisions are presented in a descending order of importance with bay-wide policies at the top of the order, followed by management segment designations and management objectives, followed by uses and activities. Thus, it can be said that uses and activities are subordinate to management objectives and segment designations, which in turn are subordinate to bay-wide policies. Uses and activities are also subordinate to bay-wide policies.

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

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

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

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

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

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

URBAN DEVELOPMENT AREAS (UD): A shoreland management segment.
See Section 3.5.

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

URBAN WATER-DEPENDENT AREAS (UW): A shoreland management segment (See Section 3.5.)

USE: The end to which a land or water area is ultimately employed. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation. An accessory use is a use incidental and subordinate to the main use of the property and located on the same lot or parcel as the main use.

UTILITIES: Public service structure which fall into two categories:

- A. Low-intensity facilities consist of communication facilities (including power and telephone lines), sewer, water and gas lines, and
- B. High-intensity facilities, which consist of storm water and treated waste water outfalls (including industrial waste water).

Note: In shorelands segments, this category also includes sewage treatment plants, electrical substations and similar public service structures. However, these structures are defined as "fill for non-water-dependent/related uses" in aquatic areas.

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

- A. The following definitions also apply:
 - 1. Access: physical contact with or use of the water.

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

[ORD 306 5/1/01]

WATER-DEPENDENT DEVELOPMENT SHORELANDS (WD): A shoreland management segment. See Section 3.5.

WATER-RELATED: Uses which are not directly dependent upon access to a water body, but which provide goods or services that are directly associated with water-dependent land or waterway use, and which, if not located adjacent to water, would result in a public loss of quality in the goods or services offered. Except as necessary for water-dependent or water-related uses or facilities, residences, parking lots, spoil and dump sites, roads and highways, restaurants, businesses, factories, and trailer parks are not generally considered dependent on or related to water location needs.

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

WETLANDS: Land areas where excess water is the dominant factor determining the nature of soil development and the types of plant and animal communities living at the soil surface. Wetland soils retain sufficient moisture to support aquatic or semi-aquatic plant life. In marine and estuarine areas, wetlands are bounded at the lower extreme by extreme low water; in freshwater areas, by a depth of six feet. The areas below wetlands are submerged lands.

3.3 BAY-WIDE POLICIES

This section presents plan policies that have general bay-wide application. That is, the policies have application broader than the scope of any single aquatic or shoreland management segment. Site-specific management directive (i.e. “Management Objectives” and “Use/Activity Matrices”) are subordinate to the policies of this section. (See also Sections 2.2 and 2.3).

Policies set forth below are mandatory, and provide specific guidance regarding:

- A. Bay-wide conservation and development objectives, and
- B. Implementation of the Estuary Management Plan.

The following policies are pertinent:

1. **ESTUARY CLASSIFICATION**

Local governments shall officially recognize the Coos Bay Estuary as a “Deep-Draft Development Estuary”, 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 or alteration so as to be 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).

Local government’s determination regarding estuarine management unit designation as well as respective uses and activities permitted reflect priorities for estuarine uses and activities necessary to:

- A. Ensure compatibility with the requirement of LCDC Goal #16 and the Administrative Rule classifying Oregon estuaries (OAR 600-17-000 as amended 6/81).
- B. Maintain the integrity of the estuarine ecosystem. This strategy 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 stipulated in the following table.

According to LCDC Goal #16, uses and activities listed below may be allowed in respective management units:

**MANAGEMENT
UNIT**

Natural

<p style="text-align: center;">NO SPECIAL ASSESSMENT REQUIRED</p> <p>WITHOUT SPECIAL ASSESSMENT OF THE RESOURCE CAPABILITIES OF THE AREA, BUT SUBJECT TO SPECIAL CONDITIONS AND OTHER POLICIES SET FORTH ELSEWHERE IN THIS PLAN.</p>	<p style="text-align: center;">SPECIAL ASSESSMENT REQUIRED</p> <p>WHEN IT IS ESTABLISHED THAT SUCH USES ARE CONSISTENT WITH THE RESOURCE CAPABILITIES OF THE AREA AND THE PURPOSES OF THE MANAGEMENT UNIT (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.</p>
<ol style="list-style-type: none"> 1. Undeveloped, low-intensity, water-dependent recreation; 2. Research and educational observation; 3. Navigational aides (such as beacons and buoys); 4. Passive restoration measures; 5. Protection of habitat, nutrient, fish, wildlife and aesthetic resources; 6. Dredging necessary for on-site maintenance of existing functional tidegates and associated drainage channels and bridge crossing support structures; 7. Rip-rap for protection of uses existing as of October 7, 1977, unique natural resources, historical and archeological values; and public facilities; and 8. Bridge crossings. <p>Note: Existing man-made features may be retained, maintained and protected if existing as of October 7, 1977.</p>	<ol style="list-style-type: none"> 1. Aquaculture; 2. Communication facilities; 3. Active restoration measures; 4. Boat ramps for public use where no dredging or fill for navigational access is needed; 5. Pipelines, cables and utility crossings, including incidental dredging necessary for their installation; 6. Installation of tidegates in existing functional dikes; 7. Temporary alterations; 8. Bridge crossing support structures and dredging necessary for their installation; 9. Placement of low water bridges (see Policy #6).

**MANAGEMENT
UNIT**

Conservation

NO SPECIAL ASSESSMENT REQUIRED	SPECIAL ASSESSMENT REQUIRED
<p>WITHOUT SPECIAL ASSESSMENT OF THE RESOURCE CAPABILITIES OF THE AREA, BUT SUBJECT TO SPECIAL CONDITIONS AND OTHER POLICIES SET FORTH ELSEWHERE IN THIS PLAN.</p> <p>All uses listed in natural management units except temporary alterations.</p> <p>1. Active restoration measures</p>	<p>WHEN IT IS ESTABLISHED THAT SUCH USES ARE CONSISTENT WITH THE RESOURCE CAPABILITIES OF THE AREA AND THE PURPOSES OF THE MANAGEMENT UNIT (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.</p> <ol style="list-style-type: none">1. High-intensity water-dependent recreation, including boat ramps, marinas and new dredging for boat ramps and marinas;2. Maintenance dredging of existing facilities;3. Minor navigational improvements;4. Mining and mineral extraction, including dredging necessary for mineral extraction;5. Other water-dependent uses requiring occupation of water surface area by means other than dredge or fill;6. Fills (see special "fill" policy);7. Waste water/storm water discharge meeting state and federal water quality standards;8. Temporary alterations.

**MANAGEMENT
UNIT**

<p>NO SPECIAL ASSESSMENT REQUIRED</p> <p><u>WITHOUT</u> SPECIAL ASSESSMENT OF THE RESOURCE CAPABILITIES OF THE AREA, BUT SUBJECT TO SPECIAL CONDITIONS AND OTHER POLICIES SET FORTH ELSEWHERE IN THIS PLAN</p>	<p>SPECIAL ASSESSMENT REQUIRED</p> <p>WHEN IT IS ESTABLISHED THAT SUCH USES ARE CONSISTENT WITH THE RESOURCE CAPABILITIES OF THE AREA AND THE PURPOSES OF THE MANAGEMENT UNIT (PURSUANT TO “LINKAGE” AND “GOAL EXCEPTION” FINDINGS IN THIS PLAN) AND ADJACENT SHORELANDS DESIGNATED FOR WATER-DEPENDENT USES OR DESIGNATED FOR WATERFRONT REDEVELOPMENT; ALSO SUBJECT TO SPECIAL CONDITIONS AND OTHER POLICIES SET FORTH ELSEWHERE IN THIS PLAN.</p>
<ol style="list-style-type: none"> 1. Navigation and water-dependent commercial enterprises and activities. 2. Needed commercial and industrial water-dependent 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 special “dredge” or “fill” policy); 5. Navigational structures other than those permitted in natural and conservation management units; 6. Marinas; 7. Dredged material disposal; Flow-lane disposal of dredged material monitored to assure that Estuarine sedimentation is consistent with the resource capabilities and purposes of affected natural and conservation management units; 8. Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation. 	<ol style="list-style-type: none"> 1. Water-related and non-dependent, nonrelated uses not requiring dredge or fill; 2. All uses permitted in natural and conservation management units; 3. Activities identified 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” call for in Goal #16 have been conducted, and uses subject to these findings are thus allowed by this Plan, subject only to Baywide Policies and Special Conditions set forth herein.

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. The general priorities (from highest to lowest) for management and use of estuarine resources as implemented through the management unit designation and permissible use requirements below shall be:

- 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.

3. RESERVED

4. RESOURCE CAPABILITY CONSISTENCY AND IMPACT ASSESSMENT

Local government concludes that all proposed actions (approved in this Plan) which would alter or potentially alter 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
 - Bridge crossings
 - Log storage
- B. Conservation Management Units
 - Aquaculture
 - Bulkheading
 - Dike maintenance dredging
 - High-intensity water-dependent recreation
 - Log storage dredging
 - Minor navigational improvements requiring dredging or fill
 - New or expanded log storage
 - Rip-rap
 - Water intake or withdrawal and effluent discharge

- C. Development Management Units
- Aquaculture
 - Bulkheading (except for Aquatic Units #3DA, 5DA, and 6DA)
 - Dredging
 - Fill
 - Flow lane disposal of dredged material
 - In-water structures
 - Mining and mineral extraction
 - New or expanded log storage
 - Water-related and nondependent, nonrelated uses not requiring fill
- D. Any other uses and activities which require the resource capability consistency test as a condition within a particular management unit or which could affect the estuary's physical processes or biological resources.

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

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

- A. A description of resources identified in the plan inventory;
- B. An evaluation of impacts on those resources by the proposed use (see impact assessment procedure, below); and
- C. In a natural management unit, a use or activity is consistent with the resource capabilities of the area when either the impacts of the use on estuarine species, habitats, biological productivity and water quality are not significant or that the resources of the area are able to assimilate the use and activity and their effects and continue to function in a manner to protect significant wildlife habitats, natural biological productivity, and values for scientific research and education.
- D. In a conservation management unit a use or activity is consistent with the resource capabilities of the area when either the impacts of the use on estuarine species, habitats, biological productivity and water quality are not significant or that the resources of the area are able to assimilate the use and activity and their effects and continue to function in a manner which conserves long-term renewable resources, natural biologic productivity, recreational and aesthetic values and aquaculture.

The impact assessment need not be lengthy or complex, but it should enable reviewers to gain a clear understanding of the impacts to be expected. It shall 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 that, except as otherwise stated above, no additional findings are required to meet Implementation Requirement #1 of LCDC Goal 16.

4a. DEFERRAL OF (A) RESOURCE CAPABILITY CONSISTENCY FINDINGS AND (B) 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 segment.

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.

This strategy shall be implemented through an administrative conditional use process that includes local cooperation with the appropriate state agencies such that:

- A. Where aquaculture is proposed as a use, local government shall notify the Oregon Department of Fish and Wildlife (ODFW) in writing of the request, together 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 Environment Quality (DEQ) in writing of the request, together with a map of the proposed site.

Within twenty (20) days of receipt of the notification, ODFW or DEQ, as appropriate, shall submit in writing to local government a statement as to whether the proposed use/activity will be consistent with the resource capabilities of the management segment, or if determined to be not consistent, whether the proposal can be made consistent through imposition of conditions on the permit. The appropriate state agency shall also perform the impact assessment required in Policy #4. If no statement is received from the affected state agency by the expiration of the twenty (20) day period, local government shall presume consistency of the proposal with the resource capabilities of the management segment, shall make findings appropriate to the presumption, and shall perform the assessment of impacts required by Policy #4.

For all other uses/activities specified above, local government shall determine appropriate findings whether the proposed use/activity is consistent with the resource capabilities of the management segment and shall perform the assessment of impacts required by Policy #4.

This strategy recognizes:

- A. that resource capability consistency findings and impact assessments as required by LCDC Goal #16 can only be made for the uses specified above at the time of permit application, and
- B. that the specified state agencies have expertise appropriate to assist local government in making the required finding and assessments.

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

5. ESTUARINE FILL AND REMOVAL

Dredging and/or filling shall be allowed only:

- A. If required for navigation or other water-dependent uses that require an estuarine location or if specifically allowed by the applicable management unit requirements of this goal; and
- B. If no feasible alternative upland location exists; and
- C. If a public need (i.e., a substantial public benefit) is demonstrated and the use or alteration does not unreasonably interfere with public trust rights; and
- D. If adverse impacts are minimized; and
- E. 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 ORS541.615 and Section 404 of the Federal Water Pollution Control Act (P.L. 92-500).

Other uses and activities which could alter the estuary shall only be allowed if the requirements in B, C, and D are met. All portions of these requirements may be applied at the time of plan development for actions identified in the Plan. Otherwise, they shall be applied at the time of permit review.

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 criteria "a" through "e" above. However, where goal exceptions are included within this plan, the findings in the exception shall be sufficient to satisfy criteria "a" through "c" above. Identification and minimization of adverse impacts as required in "d" 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:

- A. The U.S. Army Corps of Engineers through its Section 10 and 404 permit processes; or
- B. The Department of Environmental Quality for approvals of new aquatic log storage areas only; or
- C. The Department of Fish & Wildlife for new aquaculture proposals only.

This strategy recognizes that Goal #16 limits dredge, fill and other estuarine degradation in order to protect the integrity of the estuary.

5a. TEMPORARY ALTERATIONS

Local government shall support as consistent with this Plan (without taking exception to the Statewide Planning Goals) temporary alterations to areas and resources that the Goal otherwise requires to be preserved or conserved. This exemption is limited to alterations in support of uses permitted by Goal 16; it is not intended to allow uses which are not otherwise permitted by the Goal. Such actions shall be limited to the following:

- A. Alterations necessary for federally authorized Corps of Engineers projects, such as access to dredged material disposal sites by barge or pipeline, or staging areas or dredging required for jetty maintenance;
- B. Alterations necessary for access to dredged material disposal site, for mitigation actions, for bridge construction or repair, and for drilling or other exploration operations;
- C. Alterations necessary to install pipelines for utilities and communication facilities.

Further, application of the resource capabilities test to temporary alterations should ensure:

- A. That the short-term damage to resources is consistent with resource capabilities of the area; and
- B. That the area and affected resources can be restored to their original condition.

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 the Plan.

5b. DREDGING TO REPAIR DIKES & TIDEGATES

Dredging to repair and maintain tidegates shall be permitted in segments 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 segments for emergency repair of dikes where breaching has occurred or is in imminent danger of occurring.

Dredging for routine repair and maintenance of existing dikes shall only be permitted in Segments 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 Segment 18A CA (Cooston Channel), first consideration shall be given to side-casting materials onto adjacent agricultural lands for use 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 preemptive 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.

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 it 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 farmland 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 segment, and consistent with Bay-Wide Policy 5 regarding other significant reductions or degradations of estuarine natural values.

This strategy recognizes the technical expertise of DEQ regarding resource capabilities.

6. FILL IN CONSERVATION AND NATURAL ESTUARINE MANAGEMENT UNITS

Local government shall allow fill activities in Conservation management units only if listed as an "allowable" use within a respective segment, and then only as part of the following use or activities:

- 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. 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 E above; and
 2. Land use management practices and nonstructural solutions are inadequate to protect the use.

Further, local government shall allow, riprap activities in Natural management units only when necessary for the maintenance and protection of man-made structures existing as of October 7, 1977 and unique natural resources, historical and archaeological values or public facilities.

This strategy shall be implemented through estuarine "Use and Activity" matrices set forth elsewhere 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 Goals #16 and 17.

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 of the dredge or fill activities shall be mitigated by creation, restoration or enhancement of another area to ensure that the integrity of the estuarine ecosystem is maintained. Comprehensive plans shall designate and protect specific sites for mitigation which generally correspond to the types and quantity of intertidal area proposed for dredging or filling, or make findings demonstrating that it is not possible to do so.

However, mitigation shall not be required for projects which the Division of State Lands has determined meet the criteria in ORS196.830(3).

This strategy shall be implemented through procedures established by the Division of State Lands, and as consistent with ORS196.830 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 non-structural solutions to problems of erosion and flooding to structural solutions. Where shown to be necessary and allowed, water and erosion control structures such as jetties, bulkheads, seawalls and similar protective structures and fill shall be designed to minimize adverse impacts on water currents, erosion and accretion patterns.

Further, where listed as an “allowable” activity within the respective management unit, rip-rap shall only be allowed in Development Aquatic (DA) 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.

Further, where listed as an “allowable” activity within respective management, units, rip-rap 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. Rip-rap is consistent with the resource capabilities of the area and the purposes of maintaining Conservation management units.

Further, where listed as an “allowable” activity within respective management, units, rip-rap 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 non-structural 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.

This strategy shall be implemented:

- A. by the preparation of findings by local government in response to a “request for comment” by the Division of State Lands (which shall seek the 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. by encouraging community facilities common to several uses and interest by:
 1. by 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-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 527.5610-527.730 and 572.990 and the Forest Lands Goal;
- The nonpoint 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 under ORS 541.605-541.665; and
- The Programs of the State Soil and Water Conservation Commission and local districts and the Soil Conservation Service for the Agricultural Lands Goal.

This strategy recognizes that 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.

12. REMOVAL OF OLD PILINGS AND SNAGS

Local governments shall support removing pilings, sunken logs, snags and other obstructions and accumulations of debris from the Coos Bay Estuary, where “minor navigational improvements” are listed as an allowable use within all management segments except where identified as needed for habitat.

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

13. OVERALL USE PRIORITIES WITHIN COASTAL SHORELANDS

Local governments shall maintain the following priorities for the overall use of coastal shorelands (from highest to lowest, except as otherwise allowed pursuant to the “lots of record” provisions of (ORS 215):

- 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 unalterably 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 flood plain areas outside of incorporated cities shall include agriculture, forestry, recreation and open space.

This strategy recognizes that the 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. RESERVED

15. RESERVED

16. **PROTECTION OF SITES SUITABLE FOR WATER-DEPENDENT USES AND SPECIAL ALLOWANCE FOR NEW NON-WATER DEPENDENT USES IN URBAN WATER-DEPENDENT (UW) UNITS** *[Ord. 306 5/1/2001]*

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

- A. Minimum Acreage. The minimum amount of shorelands to be protected shall be equivalent to the following combination of factors:
 - 1. Acreage of estuarine shorelands that are currently being used for water-dependent uses; and
 - 2. Acreage of estuarine shoreland that at any time were used for water-dependent uses and still possess structure 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.
- B. 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, structure 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.
- C. 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:

- 1. The proposed use or activity is temporary in nature (such as storage, etc.); and

2. The proposed use would not pre-empt the ultimate use of the property for water-dependent uses; and
3. The site 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 establishing the proposed uses or activities.

16a. MINIMUM PROTECTED ACREAGE REQUIRED FOR COUNTY ESTUARINE SHORELANDS.

[Ord. 306 5/1/2001]

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

A. Coos County

1. As of January 1, 2000, there were 1,440.5 acres of Coos Bay estuary shoreland planned and zoned for water-dependent use in the unincorporated portions of Coos County.
2. 501.02 acres have been determined to be the minimum amount of acreage required to be protected for water-dependent use within the estuary shoreland units of the unincorporated portions of the Coos Bay estuary.
3. Any request to redesignate or rezone shoreland designated for water-dependent use within the unincorporated portions of the Coos Bay estuary will require a demonstration by the applicant that at least the minimum acreage amount of 501.02 acres will remain designated for water dependent use.

B. City of Coos Bay

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

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

17. PROTECTION OF “MAJOR MARSHES” AND “SIGNIFICANT WILDLIFE HABITAT” IN COASTAL SHORELANDS

Local government shall protect major marshes, significant wildlife habitat, coastal headlands, and exceptional aesthetic resources located within the Coos Bay Coastal Shorelands Boundary and included in the Plan inventory, except where exceptions allow otherwise. Local government shall consider:

- A. “major marshes” to include areas identified in the Goal #17 “Linkage Matrix” and the Shoreland Values inventory map;
- B. “significant wildlife habitats,” coastal headlands and exceptional aesthetic resources to include those areas identified, on the map “Shoreland Values.”

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 “Shoreland Values” 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.

18. PROTECTION OF HISTORICAL AND ARCHAEOLOGICAL SITES WITHIN COASTAL SHORELANDS

Local government shall provide special protection to historic and archaeological sites located within the Coos Bay Coastal Shorelands Boundary, except where Exceptions allow otherwise. These sites are identified in the section entitled: “Coastal Shoreland Values Requiring Mandatory Protection” and on the “Special Considerations Map”. Further, local government shall continue to refrain from widespread dissemination of site-specific information about identified archaeological sites.

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 archaeological and historical values of the site.

The development proposal, when submitted, shall include a site development plan 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 Coos, Siuslaw, Lower Umpqua Tribal Council in writing, together with a copy of the site development plan. The Tribal Council shall have the right to submit a written statement to the local government within ten (10) days of receipt of such notification, stating whether the project as proposed would protect the 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 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 Tribal Council; 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 (8) and (9). Upon receipt of the statement by the Tribal Council, or upon expiration of the Tribal Council's ten-day 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 Tribal Council, 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 Tribal Council 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.

This strategy recognizes that protection of historical and archaeological sites is not only a community's social responsibility, but is also legally required by Goal #17 and OBS 97.745. It also recognizes that historical and archaeological sites are non-renewable cultural resources.

19. RESERVED

20. DREDGED MATERIAL DISPOSAL SITES

Local government shall support the stockpiling and disposal of dredged materials on the sites specifically designated in Plan Provisions, Section 6, Table 6.1, and also shown on the Special Considerations Map. 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 dredged 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 facilities, minor navigational improvements or drainage improvements, provided riparian vegetation and fresh-water wetlands 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 above (Estuarine Fill and Removal) and Policy #20c (Intertidal Dredged Material Disposal). Where a site not otherwise designated for dredged material disposal 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.

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 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 grading/excavation from fill;
 - 3. The proposed use must not require site changes that would prevent the expeditions conversation 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.

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 Section 6.2 of the Plan, which related to: drainage diversion, sediment quality and turbidity, timing of disposal, land surface use, revegetation, toxic materials, outfalls and influent discharge points and water quality. Future land use shall be governed by the uses/activities permitted and the management Objective in that management segment. Additional guidelines contained in the “Special considerations” section of the individual site field-sheets (see Inventory and Factual Base, 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 governments 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

In-bay disposal site “G” (Coos Head), also known as aquatic segment 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.

In-bay site “D” shall be used only when site “G” is inaccessible because of severe weather conditions.

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. Further, local government shall encourage disposal of dredged materials in the ocean where a positive benefit-cost ratio is established.

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.

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 dredged material disposal (DMD) sites for a twenty-year planning period. Further, several important DMD sites dropped in anticipation of plan acknowledgement are important potential future DMD areas that must be re-examined in the future to determine if they are needed.

This strategy shall be implemented through review of DMD needs during mandatory plan review, and through statistical monitoring of DMD fills by the 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 and the Oregon Division of State Lands to form a “mitigation bank” pursuant to Draft Oregon Administrative Rules implementing ORS 541.626.

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 of 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 mitigated sites shall also be protected from uses which would pre-empt their ultimate use for this purpose. However, repairs of existing dikes or tidegates and improvement of existing drainage ditches is permitted, with the understanding that the permitting authority of the Division of State Lands overrides the provisions of Policy #38.
- “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 landowners. Pre-emptory uses shall be allowed on these sites, as 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 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.

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 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 from fill;
 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 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. This insures the continuation of agricultural production until such time as sites may be required for mitigation.

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 "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

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. 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. A factual assessment of how the estuarine resource at the site was lost; and
- C. A 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 541.

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

Local government shall strive to maintain riparian vegetation within the shorelands of the Coos Bay 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 or riparian vegetation, pursuant to ORS 308.990.

This strategy shall be implemented by requiring a site plan showing details of proposed construction or access and any vegetation removal, within 50 feet horizontal distance from the line of non-aquatic vegetation. An on-site inspection shall determine the extent of riparian vegetation necessary to maintain water quality and temperature plus any adjacent area within 50 feet on which cover should be maintained in order to protect nearby riparian vegetation, due to steep or unstable slopes. Siting of construction and access shall avoid this sensitive area as far as possible. Where this is not feasible, or where water-dependent or related uses are proposed, vegetative removal shall be the minimum necessary to accommodate the use.

Timber harvests in rural areas, however, shall be regulated by the Oregon Forest Practices Act when timber harvest is permitted in the Coos County Zoning and Land Development Ordinances.

This strategy shall also be implemented by:

- A. County review of and comment on state permit applications for waterfront development; and
- B. by County review of land development proposals governed by the Coos County Zoning and Land Development.

This strategy is based on the recognition that:

- A. prohibiting excessive removal of vegetative cover is necessary to stabilize the shoreline and maintain water quality and temperature necessary for the maintenance of fish habitat; and
- B. that the 50-foot-wide review area appropriately defines a precise and measurable on-site limit within which to determine the extent of riparian vegetation necessary to be protected to achieve the objectives of this policy.

24. SPECIAL FOREST PROTECTIVE REGULATIONS IN COASTAL SHORELANDS

Local governments shall urge the Oregon Department of Forestry to recognize the unique and special values provided by coastal shorelands and, if necessary, to thereby develop new forest management practices and policies to regulate uses of forest lands within such shorelands.

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

25. STREAMBANK PROTECTION

Local governments shall encourage streambank stabilization for the purpose of controlling streambank erosion along the Coos Bay Estuary, subject to other policies concerning structural and non-structural stabilization measures.

This strategy shall be implemented by the State Highway Division and local government where erosion threatens roads. Otherwise, individual landowners in cooperation with the Port of Coos Bay and Coos Soil and Water Conservation District, shall be responsible for bank protection.

This strategy recognizes that the banks of the Coos Bay Estuary, particularly the Coos and Milllicoma Rivers, are susceptible to erosion and that this has threatened valuable farm land, roads and other structures.

26. AGRICULTURAL DRAINAGE FACILITIES

Local governments shall cooperate with Coos Soil and Water Conservation District, local drainage districts and individual landowners in the Coos Bay area in their efforts to obtain permits and funding for drainage projects. These projects shall include both improvement and maintenance of existing 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 by salt water 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 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 potential for property damage that could result from flooding of the Coos Bay Estuary.

28. RESERVED

28a. FUTURE UPDATE OF POLICY #28

During the first plan review and update, Policy #28 shall be reviewed and amended if necessary, to insure consistency with Volume I, Part 1 of the Coos County Comprehensive Plan and implementing ordinance(s).

29. RESERVED

30. RESERVED

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. SPECIAL CONSIDERATION FOR SENSITIVE BEACH AND DUNE RESOURCES

Local government shall cooperate with state and federal agencies in regulating the following actions in beach and dune areas:

- 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.

This strategy shall be implemented through:

- A. the administrative conditional use 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.

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. RESERVED

34a. RESERVED

34b. RESERVED

35. PLAN IMPLEMENTATION

[Amended per Resolutions 84-4 and 84-5, 4.23.84]

- A. The City of Coos Bay's ongoing land use and community development planning process shall utilize broad-based citizen involvement in the public consideration of the following:
 - 1. Identification of new planning problems and issues.
 - 2. Collection and analysis of inventories and other pertinent factual information.

3. Evaluation of alternative courses of action and ultimate policy choices.
4. Recommendation of policy directives, based upon consideration of the County's social, economic, energy and environmental needs.

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

- B. This Plan (including the coordinated Coos Bay Estuary and Shorelands Joint Management Agreement policies) shall be the legal basis for all land use and community development regulations for portions of the Coos Bay Estuary and its shorelands as defined in this Plan within the City of Coos Bay.

This strategy is based on the recognition that the Land Development Map and Land Development Ordinance are simply implementation tools that carry out the expressed policies and intent of the Plan; the implementation ordinances are not an end in and of themselves.

36. PLAN UPDATE

[Res. 84-4 and 84-5 4.23.84]

The City of Coos Bay:

- A. shall conduct a formal review of this Plan, including inventory and implementing measure at least every two years 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 direction.

This City 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 formal review is necessary to keep this plan current with local situations and events, which may change from time to time and reduce the Plan's ability to effectively and appropriately guide growth of the Coos Bay Estuary and its shorelands.

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

37. PLAN REVISIONS AND AMENDMENTS [Ord. 319 4.2.02] [Res. 84-4 & 84-5 4.23.84]

The City of Coos Bay shall create a procedure for public hearings which will be contained in the Land Development Ordinance and which shall comply with the requirements of Statewide Planning Goal #1, Citizen Participation, to provide the opportunities and procedures whereby the general public may be involved in the City's on-going land-use planning process.

38. GRANDFATHERING OF EXISTING USES AND STRUCTURES [Res. 84-4 & 84-5 4.23.84]

The City of Coos Bay shall permit the continuation of legally established existing uses and structures that do not conform to the provisions of this Plan and its implementing ordinances, provided that:

- A. the land use activity was legally established under the prior comprehensive plan and implementing ordinance and/or;
- B. the land use was permitted under a discretionary zoning permit. This policy shall be implemented by more specific implementing ordinance measures.

This policy is based on the recognition that the traditional provisions the "grandfather" concept are essential to protect property owners' rights.

39. CITIZEN INVOLEMENT

[Res. 84-4 & 84-5 4.23.84]

The City of Coos Bay shall continue to utilize its Citizen Involvement Plan in order to implement, maintain, and update this plan.

The city recognizes the advantages of broad-base community input to the quality and public acceptability of its planning and community development decisions.

40. RESERVED

41. MAINTENANCE OF INVENTORIES AND FACTUAL BASE

[Deleted per Res. 84-4]

42. SPECIAL ALLOWANCE FOR ACCESSORY HOUSING

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

However, such accessory dwellings shall only be allowed when findings document that:

- A. The dwelling is necessary for a watchman or caretaker that is needed to reside on premise.
- B. That the primary purpose of the dwelling is not solely to provide rental housing.

This policy shall be implemented through ordinance measures.

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

43. INTERPRETATION OF COASTAL SHORELANDS BOUNDARY

When a development action is proposed in the immediate vicinity of the coastal shorelands boundary (CSB) and when such proposed development action relies on a precise location of the CSB using the seven criteria specified in the Coastal Shorelands goal. 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 minor adjustments to the maps.

This policy recognizes:

- A. that the precise location of the Coastal Shorelands Boundary may be critical for certain types of actions, e.g. land divisions, and
- B. that certain features such a riparian vegetation cannot be mapped with complete accuracy at the scale of 1"=800'.

44. RESERVED

45. COMMERCIAL CLAM HARVEST

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

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

46. EXEMPTION FOR SUBTIDAL DISPOSAL OF DREDGED MATERIALS IN CONJUNCTION WITH DEEP-DRAFT CHANNEL MAINTENANCE DREDGING

Local government shall exempt certain deep-draft channel maintenance dredging actions of the U.S. Army Corps of Engineers from the requirements of dredge/fill policies and use/activity matrices of this plan, to the effect that the Corps shall be allowed, subject to a finding that adverse impacts have been minimized as much as feasible, to dispose of dredging 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 Segment, p. 5-1).

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 his plan.

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 January 25, 1984 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

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 (ii), 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. **RESERVED**

48. **RESERVED**

49. **RESERVED**

50. **RESERVED**

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70. **RESERVED**

71. **EAST CATCHING SLOUGH ROAD WIDENING PROJECT**

Notwithstanding any other provision of this plan or its implementing ordinance, nothing in this plan or its implementing ordinance shall preclude the minimum fills that are deemed necessary to accomplish the widening of East Catching Slough County Road from Milepost 0.00 to Milepost 2.50. This includes minor fills deemed necessary in the “wet meadows” adjacent to the road widening project and a minor fill in “low priority” mitigation site #U21(b). No administrative reviews or conditional use permits are deemed necessary for the project to be found consistent with this plan and ordinance.

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

3.4 RESERVED

3.5 MANAGEMENT SEGMENT CLASSIFICATION SYSTEM

“Management segments” comprise the heart of the Coos Bay Estuary Management Plan, and are discrete geographic areas within which particular uses and activities are promoted, encouraged, protected, or enhanced, and where others are discouraged, restricted, or prohibited. Management segments are assigned distinct “management classifications” based primarily upon statewide planning requirements and the varied geographical characteristics of the estuary and adjacent lands. Management segment classifications distinguish between aquatic and shoreland areas.

The following paragraphs set forth management segment classifications together with a general statement of purpose for each. Management segment classifications are a matter of policy.

AQUATIC MANAGEMENT SEGMENTS

Aquatic management segments extend waterward from the “line of non-aquatic vegetation”, which is also known as the “Section 404 Line” – after Section 404 of the Federal Water Pollution Control Act of 1972, as amended.

Natural Aquatic (NA)

Natural Aquatic areas are managed for resource protection preservation and restoration. They place severe restrictions on the intensity and types of uses and activities allowed within them. Natural Aquatic areas include tidal marshes, mud-sand flats, seagrass and algae beds that, because of a combination of factors such as size, biological productivity and habitat value, play a major role in the functioning of the estuarine ecosystem. Natural Aquatic areas also include ecologically important subtidal areas.

Conservation Aquatic (CA)

Conservation Aquatic areas are managed for low to moderate intensities of uses and activities, and emphasize maintaining the integrity and continuity of aquatic resources and recreational benefits. Minor alterations may be allowed in conjunction with approved uses, as specified in each respective segment. Conservation Aquatic areas include open water portions of the estuary and valuable tidal marshes and mud-sand flats of lesser biological significance than those in the Natural Aquatic category.

Development Aquatic (DA)

Development Aquatic areas are managed for navigation and other water-dependent uses, consistent with the need to minimize damage to the estuarine system. Some water-related and other uses may be allowed, as specified in each respective unit. Development Aquatic areas include areas suitable for deep or shallow-draft navigation (including shipping and access channels or turning basins), sites and mining or mineral extraction areas, and areas adjacent to developed or developable shorelines which may need to be altered to provide navigational access or create new land areas for water-dependent uses.

SHORELAND MANAGEMENT SEGMENTS

Shoreland management segments extend inland from the “line of non-aquatic vegetation (Section 404 Line)” to the Coastal Shoreland Boundary set forth as a matter of policy elsewhere in this Plan.

Natural Shorelands (NS)

Natural Shoreland areas are managed for the protection of natural resources, including the restoration of natural resources to their natural condition. Direct human influence in these areas will be minimal and primarily oriented toward passive, undeveloped forms of recreation, and educational or research activities. Natural Shoreland areas include major freshwater marshes, significant wildlife habitat, and other special areas where a lesser management category would not afford adequate protection.

Conservation Shorelands (CS)

Conservation Shoreland areas are managed for uses and activities that directly depend on natural resources, such as farm and forest lands. While it is not intended that these areas remain in their natural condition, uses and activities occurring in these areas should be compatible with the natural resources of the area. Conservation Shorelands include commercial forest lands, area subject to severe flooding or other hazards, scenic recreation areas, specified public shorelines and important habitat areas.

Rural Shorelands (RS)

Rural Shoreland areas are managed to maintain a rural character and mix of uses and activities. Management in these areas restricts the intensification of uses to maintain a rural environment and protect the integrity of existing uses. Compatible rural uses and activities may be expanded in Rural Shorelands. Rural Shorelands include exclusive farm use areas, (including the farm and non-farm uses set forth in ORS 215), forest lands, rural centers and low intensity rural-residential development.

Development Shorelands (D)

Development Shorelands areas are managed to maintain a mix of compatible uses, including non-dependent and non-related uses. Development areas include areas presently suitable for commercial, industrial or recreational development. Development Shorelands areas are always located outside of urban growth boundaries, and satisfy needs that cannot otherwise be met within urban growth boundaries.

Water-Dependent Development Shorelands (WD)

Water-Dependent Development Shorelands areas are managed for water-dependent uses, and some of these areas are especially suited for water-dependent development. Water-related and other uses are restricted to specific instances prescribed in segment management objectives. Water-Dependent Development Shorelands areas are always located outside of urban growth boundaries, and satisfy needs that cannot otherwise be met within urban growth boundaries.

Urban Development (UD)

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

Urban Water-Dependent (UW)

Urban Water-Development areas are managed for water-dependent uses, since these areas are especially suited for water-dependent development. Water-related and other uses are restricted to specific instances described in segment management objectives.

3.6 THE PLAN MAP

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

The official Plan Map is presented as Attachment A.

3.7 MANAGEMENT SEGMENT OBJECTIVES

“Management Objectives” for each specific aquatic and shoreland segment are set forth at the beginning of the management narrative for each respective segment presented in Section 5 of this Plan.

“Management Objectives” are general statements that provide specific policy guidance about the way each respective Management Segment must be managed. The statements refine the management classifications (i.e. UD, CS, etc.) assigned to respective aquatic and shoreland segments, and prescribe mandatory intent statements based on the development potentials and constraints of each respective segment.

“Management Objectives” are mandatory policy. All uses and activities allowed within each management segment must be consistent with the direction set forth in the respective segments’ “Management Objectives” statements.

As policy, “Management Objectives” are subordinate to Bay-wide Policies and Development Standards (set forth in Sections 3.3 and 3.4, above) where the policies and standards are more specific or restrictive than the policy embodied in “Management Objectives”.

3.8 USES AND ACTIVITIES MATRIX

A detailed “Uses and Activities Matrix” follows the “Management Objective” statement presented for each respective aquatic and shoreland segment in Section 5 of this Plan. The matrix describes specific uses and activities deemed appropriate and inappropriate for each segment. To this end, the matrix further refines the “Management Objective” and Management Classification” for each segment by stipulating exactly what will and will not be allowed with each respective segment.

As policy, use and activity matrix requirements for each segment are subordinate to the “Management Objective” for the respective segments in that allowed uses and activities must be consistent with respective segments’ “Management Objective” statements. (Which must in turn be consistent with Bay-wide Policies set forth in Section 3.3, above).

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

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

“A” means the use or activity is allowed as of right, subject only to Bay-wide Policies and Management Objectives.

“*” indicates that the use or activity may be allowed subject to “Special Conditions” presented following the use and activity matrix. A few of the special conditions are non-discretionary, but most require local judgment and discretion and that development of findings to support any final decision about whether or not to allow the use or activity.

“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 segment and therefore does not apply.

In addition, “General Conditions” provide a convenient cross-reference to applicable Bay-Wide Policies which may further limit or condition allowed uses and activities in Shoreland areas.

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

3.9 SPECIAL DREDGED MATERIAL DISPOSAL (DMD) PLAN

Section 6 of this Plan sets forth conclusions regarding needs related to the disposal of dredged material. These conclusions are a matter of policy. Section 7 in Part 2 (Inventory Document) of this Plan contains DMD background information (inventory, alternatives, etc.) supporting the conclusions presented in Section 6 of this document.

3.10 SPECIAL MITIGATION/RESTORATION (M/R) PLAN

Section 7 of this Plan sets forth conclusions regarding bay-wide mitigation and restoration considerations. These conclusions are a matter of policy.

Section 8 in Part 2 (Inventory Document) of this Plan contains M/R background information (inventory, alternatives, etc.) supporting the conclusions presented in Section 7 of this document.

4. DESIGNATION OF COASTAL SHORELANDS BOUNDARY

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

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

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

AUTHORIZED NAVIGATION CHANNELS

LOWER BAY/UPPER BAY

**AQUATIC UNIT
DEEP-DRAFT
NAVIGATION
CHANNEL
(35' authorized draft)**

MANAGEMENT CLASSIFICATION – DA

PROJECT DESCRIPTION:

The entrance and lower bay section includes a federally-authorized project extending from the Entrance Bar at the outer (western) extremity of the jetties to the railroad bridge at Bay Mile 9.0 north of Pony Slough. The project specifies a 45-foot deep channel with “suitable” width across the Entrance Bar, a 35-foot deep by 300-foot wide channel to the railroad bridge, an Anchorage Basin at Bay Mile 3.5 (southwest of Sitka Dock), a Buoy Storage Area between Sitka Dock and Pigeon Point (not part of federal project), a Turning Basin north of Empire at Bay mile 6.0, and the Anchorage Basin southwest of Roseburg Lumber Co. at Bay mile 7.5. In-bay disposal sites are located off of Coos Head (“G”) and North Bend Airport (“D”). Two other in-bay disposal sites at Bay Miles 4 and 5 are included in this **segment.**”

The upper bay section includes a federally-authorized project from the railroad bridge (Mile 9.0) to Isthmus Slough at Bunker Hill (Mile 15.0). The federal project involves a navigation channel 35 feet deep by 300 to 400 feet wide, and Turning Basins at North Bend (Mile 12.0) and Coalbank Slough (Mile 14.5).

MANAGEMENT OBJECTIVE:

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

USES:

- | | | |
|-----|--|---|
| 1. | Aquaculture | N |
| 2. | Bridge Crossing Support Structures and dredging necessary for their installation | A |
| 3. | Bridge Crossings | * |
| 4. | Commercial | N |
| 5. | Docks | N |
| 6. | Industrial and Port Facilities | N |
| 7. | Log Dump/Sort/Storage (in water) | N |
| 8. | Marinas | N |
| 9. | Mining/Mineral Extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation Facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 11. | Research and Educational Observation | N |

- | | | |
|-----|---|---|
| 12. | Utilities | |
| | a. Low-intensity | * |
| | b. High-intensity | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

ACTIVITIES:

- | | | |
|-----|--|-----|
| 1. | Dikes | |
| | a. New Construction | N/A |
| | b. Repair/Maintenance | N/A |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance Dredging of Existing Facilities | * |
| | c. To Repair Dikes and Tidegates | N/A |
| 3. | Fill | N |
| 4. | Flow Lane Dredged Material Disposal | * |
| 5. | Mitigation | N |
| 6. | Navigational | |
| | a. Aids (e.g., beacons, buoys) | A |
| | b. Minor Improvements | A |
| | c. Structures | N |
| 7. | Piling/Dolphin Installation | A |
| 8. | Restoration | |
| | a. Active | N |
| | b. Passive | N |
| 9. | Shoreline Stabilization | |
| | a. Vegetative | N/A |
| | b. Rip-rap | N/A |
| | c. Bulkheads | N/A |
| 10. | Temporary Alterations | * |
| 11. | Waste Water/Storm Water Discharge | * |

GENERAL CONDITIONS: None

SPECIAL CONDITIONS:

Uses

- | | |
|-----|---|
| 3 | These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment. |
| 12a | 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 findings that adverse impacts have been minimized (see Policy #5).
- 4 Flow-lane disposal may be permitted, pursuant to Policies #46 and #46A.
- 10, 11 These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.

ISTHMUS SLOUGH

**AQUATIC UNIT
ISTHMUS SLOUGH
SHALLOW-DRAFT
NAVIGATION
CHANNEL
(22-foot authorized draft)**

MANAGEMENT CLASSIFICATION – DA

PROJECT DESCRIPTION:

This unit consists of an authorized channel 22 feet deep by 150 feet wide from mile 15.0 at Bunker Hill to mile 17.0 at Millington.

MANAGEMENT OBJECTIVE:

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

USES:

- | | | |
|-----|---|---|
| 1. | Aquaculture | N |
| 2. | Bridge Crossing Support Structures and dredging necessary for their installation | N |
| 3. | Bridge Crossings | * |
| 4. | Commercial | N |
| 5. | Docks | N |
| 6. | Industrial and Port Facilities | N |
| 7. | Log Dump/Sort/Storage (in water) | N |
| 8. | Marinas | N |
| 9. | Mining/Mineral Extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation Facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 11. | Research and Educational Observation | N |
| 12. | Utilities | |
| | a. Low-intensity | * |
| | b. High-intensity | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

ACTIVITIES:

- | | | |
|----|--|-----|
| 1. | Dikes | |
| | a. New Construction | N/A |
| | b. Repair/Maintenance | N/A |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance Dredging of Existing Facilities | * |
| | c. To Repair Dikes and Tidegates | N/A |

3.	Fill	N	
4.	Flow Lane Dredged Material Disposal		N
5.	Mitigation		A
6.	Navigational		
	a. Aids (e.g., beacons, buoys)		A
	b. Minor Improvements		A
	c. Structures		N
7.	Piling/Dolphin Installation		A
8.	Restoration		
	a. Active		N
	b. Passive		N
9.	Shoreline Stabilization		
	a. Vegetative		N/A
	b. Rip-rap		N/A
	c. Bulkheads		N/A
10.	Temporary Alterations		*
11.	Waste Water/Storm Water Discharge		*

GENERAL CONDITIONS:

None

SPECIAL CONDITIONS:

Uses

- 3 These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.

- 12a 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 findings that adverse impacts have been minimized (see Policy #5).

- 10, 11 These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.

COOS RIVER/MILLICOMA RIVER

**AQUATIC UNIT
COOS-MILLICOMA
RIVERS SHALLOW-
DRAFT NAVIGATION
CHANNEL MANAGEMENT
(authorized depth 5 feet;
3 feet above Dellwood)**

CLASSIFICATION – DA

PROJECT DESCRIPTION:

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

MANAGEMENT OBJECTIVE:

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

USES:

- | | | |
|-----|---|---|
| 1. | Aquaculture | N |
| 2. | Bridge Crossing Support Structures and dredging necessary for their installation | N |
| 3. | Bridge Crossings | * |
| 4. | Commercial | N |
| 5. | Docks | N |
| 6. | Industrial and Port Facilities | N |
| 7. | Log Dump/Sort/Storage (in water) | N |
| 8. | Marinas | N |
| 9. | Mining/Mineral Extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation Facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 11. | Research and Educational Observation | N |
| 12. | Utilities | |
| | a. Low-intensity | * |
| | b. High-intensity | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

ACTIVITIES:

- | | | |
|----|-----------------------|-----|
| 1. | Dikes | |
| | a. New Construction | N/A |
| | b. Repair/Maintenance | N/A |

2.	Dredging	
	a. New	*
	b. Maintenance Dredging of Existing Facilities	*
	c. To Repair Dikes and Tidegates	N/A
3.	Fill	N
4.	Flow Lane Dredged Material Disposal	N
5.	Mitigation	N
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	A
	c. Structures	N
7.	Piling/Dolphin Installation	A
8.	Restoration	
	a. Active	N
	b. Passive	N
9.	Shoreline Stabilization	
	a. Vegetative	N/A
	b. Rip-rap	N/A
	c. Bulkheads	N/A
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

GENERAL CONDITIONS: None

SPECIAL CONDITIONS:

Uses

- 3 These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.
- 12a 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 findings 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.
- 10, 11 These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.

MANAGEMENT CLASSIFICATION - NA**BOUNDARIES:**

This unit extends west to the deep-draft channel beginning at a line that extends west along the south edge of the natural Kentuck Channel and ending at a line that extends west from Pierce Point along the north edge of the natural Cooston Channel. It also includes Willanch Slough to head of tide (tidegate at East Bay Drive).

MANAGEMENT OBJECTIVE:

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

USES:

1.	Aquaculture	*
2.	Bridge Crossing Support Structures and dredging necessary for their installation	*
3.	Bridge Crossings	A
4.	Commercial	N
5.	Docks	N
6.	Industrial and Port Facilities	N
7.	Log Dump/Sort/Storage (in water)	N
8.	Marinas	N
9.	Mining/Mineral Extraction, including dredging necessary for mineral extraction	N
10.	Recreation Facilities	
	a. Low-intensity	N
	b. High-intensity	N
11.	Research and Educational Observation	A
12.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
13.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N

ACTIVITIES:

1.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	N
2.	Dredging	
	a. New	N
	b. Maintenance Dredging of Existing Facilities	N

	c. To Repair Dikes and Tidegates	N
3.	Fill	N
4.	Flow Lane Dredged Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	N
	c. Structures	N
8.	Piling/Dolphin Installation	N
9.	Restoration	
	a. Active	N
	b. Passive	A
10.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
11.	Temporary Alterations	*
12.	Waste Water/Storm Water Discharge	N

GENERAL CONDITIONS: None

SPECIAL CONDITIONS:

Uses

1, 2 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

Activities

10b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

11 This use is allowed when it is established that such uses are consistent with the resource capabilities of the area and the purposes of the management unit.

MANAGEMENT CLASSIFICATION - CA

BOUNDARIES:

This unit extends to the southwest side of the Cooston finger channel, beginning at a line extending west from the northwest tip of Pierce Point and ending at a line extending west from the L-turn in East Bay Drive south of Pierce Point.

MANAGEMENT OBJECTIVE:

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

USES:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge Crossing Support Structures and dredging necessary for their installation | A |
| 3. | Bridge Crossings | A |
| 4. | Commercial | * |
| 5. | Docks | * |
| 6. | Industrial and Port Facilities | * |
| 7. | Log Dump/Sort/Storage (in water) | * |
| 8. | Marinas | N |
| 9. | Mining/Mineral Extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation Facilities | |
| | a. Low-intensity | * |
| | b. High-intensity | N |
| 11. | Research and Educational Observation | N |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

ACTIVITIES:

- | | | |
|----|--|---|
| 1. | Dikes | |
| | a. New Construction | N |
| | b. Maintenance/Repair | * |
| 2. | Dredging | |
| | a. New | N |
| | b. Maintenance Dredging of Existing Facilities | * |
| | c. To Repair Dikes and Tidegates | N |
| 3. | Fill | N |

4.	Flow Lane Dredged Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	A
	c. Structures	N
7.	Piling/Dolphin Installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

GENERAL CONDITIONS: None

SPECIAL CONDITIONS:

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 4, 5, 6 These uses are only permitted if water-dependent and need to occupy the water surface by means other than fill (e.g., pilings).
- 7 New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 10a Such recreational facilities must be water-dependent.

Activities

- 1b This activity is only permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units," and subject to findings that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.
- 2b These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 6c Minor dredging for the purpose of "scalping" shoaled areas is only allowed subject to the making of resource capability findings and subject to the assessment of impacts (Policy #4.) Other minor navigational improvements are allowed outright.
- 8a Active restoration shall be allowed only when consistent with Policy #22b.

9b, 9c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

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

10, 11 This use is permitted when it is established that the use is consistent with the resource capabilities of the area and the purposes of the management unit.

MANAGEMENT CLASSIFICATION - NA**BOUNDARIES:**

This unit extends west to the natural Cooston Channel beginning at a line extending west from the L-turn in East Bay Drive south of Pierce Point and ending at the line dividing S. 19 from S. 30, T. 25, R. 12 west of East Bay Drive.

MANAGEMENT OBJECTIVE:

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

USES:

1.	Aquaculture	*
2.	Bridge Crossing Support Structures and dredging necessary for their installation	*
3.	Bridge Crossings	A
4.	Commercial	N
5.	Docks	N
6.	Industrial and Port Facilities	N
7.	Log Dump/Sort/Storage (in water)	N
8.	Marinas	N
9.	Mining/Mineral Extraction, including dredging necessary for mineral extraction	N
10.	Recreation Facilities	
	a. Low-intensity	N
	b. High-intensity	N
11.	Research and Educational Observation	A
12.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
13.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N

ACTIVITIES:

1.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	N
2.	Dredging	
	a. New	N
	b. Maintenance Dredging of Existing Facilities	N/A
	c. To Repair Dikes and Tidegates	N
3.	Fill	N
4.	Flow Lane Dredged Material Disposal	N
5.	Mitigation	A

6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Structures	N
	c. Minor Improvements	N
8.	Piling/Dolphin Installation	N
9.	Restoration	
	a. Active	N
	b. Passive	A
10.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
11.	Temporary Alterations	*
12.	Waste Water/Storm Water Discharge	N

GENERAL CONDITIONS: None

SPECIAL CONDITIONS:

Uses

1, 2 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

Activities

10b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap. may be allowed subject to findings that adverse impacts have been minimized (see Policy #5).

11 These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

MANAGEMENT CLASSIFICATION - CA

BOUNDARIES:

This unit consists of the natural Cooston Channel from Coos River to the deep-draft channel.

MANAGEMENT OBJECTIVE:

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

USES:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge Crossing Support Structures and dredging necessary for their installation | A |
| 3. | Bridge Crossings | A |
| 4. | Commercial | N |
| 5. | Docks | N |
| 6. | Industrial and Port Facilities | N |
| 7. | Log Dump/Sort/Storage (in water) | * |
| 8. | Marinas | N |
| 9. | Mining/Mineral Extraction, including dredging for mineral extraction | N |
| 10. | Recreation Facilities | |
| | a. Low-intensity | * |
| | b. High-intensity | N |
| 11. | Research and Educational Observation | N |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

ACTIVITIES:

- | | | |
|----|--|---|
| 1. | Dikes | |
| | a. New Construction | N |
| | b. Maintenance/Repair | N |
| 2. | Dredging | |
| | a. New | N |
| | b. Maintenance Dredging of Existing Facilities | * |
| | c. To Repair Dikes and Tidegates | N |
| 3. | Fill | N |
| 4. | Flow Lane Dredged Material Disposal | N |
| 5. | Mitigation | A |
| 6. | Navigational | |
| | a. Aids (e.g., beacons, buoys) | A |

	b. Minor Improvements	*
	c. Structures	N
7.	Piling/Dolphin Installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	N/A
	b. Rip-rap	N/A
	c. Bulkheads	N/A
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

GENERAL CONDITIONS: None

SPECIAL CONDITIONS:

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 7 This use shall be limited to log storage only.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (See Policy #5c).
- 10a Such recreational facilities must be water-dependent.

Activities

- 2b If due to hydraulic conditions, shoaling in the natural channel should hamper shallow-draft navigation, maintenance dredging shall be allowed to return the area to its natural depths. Further, this activity is only allowed subject to finding that adverse impacts have been minimized. (See Policy #5.)

In addition to the above requirements, when this activity involves dredging for log storage, the activity is only allowed subject to the making of resource capability consistency findings and impact assessments. (See Policy #4a.)
- 6b Minor dredging for the purpose of “scalping” shoaled areas is only allowed subject to the making of resource capability findings and subject to the assessment of impacts (Policy #4.) Other minor navigational improvements are allowed outright.
- 8a Active restoration shall be allowed only when consistent with Policy #22b.
- 10, 11 This use is permitted when it is established that the use is consistent with the resource capabilities of the area and the purposes of the management unit. (See Policy 4a.).

COOS RIVER/MILLICOMA RIVER

AQUATIC UNIT - 20

MANAGEMENT CLASSIFICATION - CA

BOUNDARIES:

This unit extends from the banks to the shallow-draft channel on both sides of the Coos and Millicoma Rivers from river mile 0 of the authorized channel to the heads of tide past Allegany and Dellwood. The unit does not include the aquatic areas directly in front of the Harbor Barge and Tug facility, the barge site at the forks or the log sorting sites at Allegany and Dellwood. It does include the tidal portions of Lillian Creek and Daniels Creek.

MANAGEMENT OBJECTIVE:

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

See also EXCEPTION 10.

USES:

1.	Aquaculture	*
2.	Bridge Crossing Support Structures and dredging necessary for their installation	A
3.	Bridge Crossings	A
4.	Commercial	N
5.	Docks *	
6.	Industrial & Port Facilities	N
7.	Log Dump/Sort/Storage (in-water)	*
8.	Marinas	N
9.	Mining/Mineral Extraction, including dredging necessary for mineral extraction	N
10.	Recreation facilities	
	a. Low-intensity	*
	b. High-intensity	*
11.	Research and Educational Observation	N
12.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
13.	Water storage areas where needed for products used in or resulting from industry, commerce and recreation	N

ACTIVITIES:

1.	Dikes	
	a. New Construction	N
	b. Repair/Maintenance	*

2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	*
	c. To repair dikes and tidegates	*
3.	Fill	N
4.	Flow-lane Disposal of Dredged Material	N
5.	Navigational	
	a. Aids (such as beacons and buoys)	A
	b. Structures	N
	c. Minor Navigational Improvements	*
8.	Piling/Dolphin Installation	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Mitigation	A
11.	Restoration	
	a. Active	*
	b. Passive	A
12.	Temporary Alterations	*
13.	Waste Water/Storm Water Discharge	*

SPECIAL CONDITIONS:

Uses

- 1 These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 5, 10b These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy # 4a).
- In addition, recreational facilities must be water-dependent.
- Docks shall be limited to small-scale private boat docks, and shall occupy the water surface by means other than fill.
- 7 This use shall be limited to log storage and log sorting.
- New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 10a Such recreational facilities must be water-dependent.

Activities

- 1b This activity is only permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units," and subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #38 requiring mitigation.

- 2b Where intertidal areas are affected, these activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5), and subject to Policy #8 requiring mitigation.
- In addition to the above requirements, when this activity involves dredging for log storage, the activity is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2c Dredging is only permitted to maintain/repair existing functional tidegates and associated drainage channels and bridge crossing support structures or for emergency repair of dikes where breaching has occurred or is in imminent danger of occurring. Dredging shall be limited to minimum necessary for functional operation (Policy #5).
- 5c Minor dredging for the purpose of “scalping” shoaled areas is only allowed subject to the making of resource capability findings and subject to the assessment of impacts (Policy #4). Other minor navigational improvements are allowed outright.
- 9b, 9c These activities are only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems,” preferring non-structural to structural solutions, and to the specific findings for rip-rap.
- Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessment (see Policy #4a); (2) a finding that adverse impacts have been minimized (see Policy #5); (3) findings required by Policy #6, “Fill in Conservation and Natural Management Units,” and (4) Policy #8 requiring mitigation.
- 11a Active restoration shall be allowed only when consistent with Policy #22b.
- 12, 13 These uses are allowed when it is established that the uses are consistent with the resource capabilities of the area and the purposes of the management unit.

MANAGEMENT CLASSIFICATION - CA

BOUNDARIES:

The aquatic areas of Catching Slough from the mouth at the Coos River Road Bridge to the extent of tidal influence. The aquatic area includes two tributary streams south of Sumner to the extent of tidal influence.

MANAGEMENT OBJECTIVE:

This aquatic unit shall be managed to allow rural upland uses while protecting aquatic resources. Dredging for routine repair/maintenance of dikes shall only be permitted if no alternative upland source of suitable fill material is reasonably available and/or land access is not possible.

See also **EXCEPTION #10.**

USES:

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Bridge Crossing Support Structures and dredging necessary for their installation | A |
| 3. | Bridge Crossings | A |
| 4. | Commercial | N |
| 5. | Docks | * |
| 6. | Industrial & Port Facilities | N |
| 7. | Log Dump/Sort/Storage (in-water) | N |
| 8. | Marinas | N |
| 9. | Mining/Mineral Extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation facilities | |
| | a. Low-intensity | * |
| | b. High-intensity | * |
| 11. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | N |
| 12. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation. | N |

ACTIVITIES:

- | | | |
|----|--|---|
| 1. | Dikes | |
| | a. New Construction | N |
| | b. Repair/Maintenance | * |
| 2. | Dredging | |
| | a. New | N |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | * |
| 3. | Fill | * |

4.	Flow-lane Disposal of Dredged Material	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	*
	c. Structures	N
7.	Piling/Dolphin Installation	A
8.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
9.	Mitigation	A
10.	Restoration	
	a. Active	*
	b. Passive	A
11.	Temporary Alterations	*
12.	Waste water/storm water discharge meeting state and federal water quality standards	*

SPECIAL CONDITIONS:

Uses

- 1, 10b These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 5 This use is only permitted if it occupies the water surface by means other than fill (e.g., pilings).
- 10a,
10b Such recreational facilities must be water-dependent.

Activities

- 1b, 3 These activities are 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 These uses are allowed when it is established that the uses are consistent with the resource capabilities of the area and the purposes of the management unit.
- 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).

- 6b Minor dredging for the purpose of “scalping” shoaled areas is only allowed subject to the making of resource capability findings and subject to the assessment of impacts (Policy #4). Other minor navigational improvements are allowed outright.
- 8b This activity is only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems,” preferring non-structural to structural solutions, and to the specific findings for rip-rap.
- 10a Active restoration shall be allowed only when consistent with Policy #22b.
- 11, 12 These uses are allowed when it is established that the uses are consistent with the resource capabilities of the area and the purposes of the management unit.

MANAGEMENT CLASSIFICATION - RS

BOUNDARIES:

This segment is both banks of Catching Slough to 1,000 feet above the extent of tidal influence south of Sumner.

Western Boundary – At Coos River Road Bridge.

Eastern Boundary – At the junction of East Catching Slough Road and Gunnell Road, at the South end of the large diked pasture.

MANAGEMENT OBJECTIVE:

This shoreland segment 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 segment shall be preserved by protecting those trees in the rookery which are used by the birds. This segment 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 receive no special protections: U21(b), U-22, U-23, U-24, U-26, U-27, U-29(a), U-32(c), and U-34(a) and (b).

USES:

1.	Agriculture	A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	N
5.	Dryland Moorage	N
6.	Industrial & Port Facilities	N
7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	N
9.	Marinas	N
10.	Mining/Mineral Extraction	N
11.	Recreation Facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid Waste Disposal	N
14.	Timber Farming/Harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

ACTIVITIES:

1.	Stream Alteration	A
2.	Dikes	
	a. New Construction	*
	b. Maintenance/Repair	*
3.	Dredged Material Disposal	*
4.	Excavation to Create New Water Surface	*
5.	Fill	*
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	*

GENERAL CONDITIONS

The following conditions apply to all permitted uses and activities:

1. Inventoried resources requiring mandatory protection in this segment shall be protected, as required by Policies #17 and #18.
2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.

The following conditions apply to all permitted uses:

3. Except for those portions of the segment within the city limits of Coos Bay, where “agricultural lands” or forest Lands” occur within this segment, as identified in the “Special Considerations Map”, uses in this area shall be limited to those permitted in Policies #28 and #34.
4. Except for those portion of the segment within the city limits of Coos Bay, uses in this segment 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.

SPECIAL CONDITIONS

- 2a/b These activities shall not be permitted at “high priority” mitigation sites U-30(b) and U-32(b).
- 3 Dredge Material Disposal shall be allowed when consistent with Policy #20.
- 4 Creation of new water surfaces for mitigation or aquaculture uses only shall be allowed.
- 5 This activity shall not be allowed in areas of “wet meadow” wetland, as identified in the “Special Considerations Map”, except as otherwise allowed in Policy #19.
- 6b, c These activities are only permitted subject to the find required by Policy #9, “Solutions to Erosion and flooding Problems”.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.
- 10 Land divisions are only permitted where they meet the conditions in Policy #15.

MANAGEMENT OBJECTIVE: NA

BOUNDARIES:

This segment is composed of two areas:

- A. an intertidal flat at the mouth of Catching Slough, and
- B. various areas of salt marsh in middle and upper Catching Clough.

MANAGEMENT OBJECTIVE:

This aquatic segment shall be managed to protect and enhance its aquatic resources. This segment 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 of bridge crossing support structures is allowed. However, future replacement of Catching Slough bridge will require an exception if supports are placed in this segment.

USES:

- | | | |
|----|----------------------------------|---|
| 1. | Aquaculture | * |
| 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 | * |
| | b. High-intensity | N |
| 9. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | N |

ACTIVITIES:

- | | | |
|----|--|---|
| 1. | Dikes | |
| | a. New Construction | N |
| | b. Repair/Maintenance | N |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | N |
| 3. | Dredged Material Disposal | N |
| 4. | Fill | * |
| 5. | Navigational Structures | N |
| 6. | Minor Navigational Improvements | N |
| 7. | Piling/Dolphin Installation | N |

8.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
9.	Navigation Aids	N
10.	Mitigation	A
11.	Restoration	
	a. Active	N
	b. Passive	A

SPECIAL CONDITIONS

Uses

1. This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 8a. Low-intensity recreation facilities shall be limited to the improvement of an existing boat launch site near Catching Slough bridge.

Activities

- 2a, 6, 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.
- 8b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for rip-rap.

MANAGEMENT CLASSIFICATION - DA**BOUNDARIES:**

This unit extends east to the shallow-draft navigation channel beginning at the Coos River Highway Bridge and ending at a line extending east from the north side of the existing white building north of the barge-loading facility. Most of the segment is shallow subtidal.

MANAGEMENT OBJECTIVE:

This unit shall be managed to facilitate aquatic access for the development of water-dependent uses on adjacent shorelands.

USES:

1.	Aquaculture	*
2.	Bridge Crossing Support Structures and dredging necessary for their installation [Resolution 92-27 12/1/92]	*
3.	Bridge Crossings	*
4.	Commercial	N
5.	Docks	A
6.	Industrial and Port Facilities	*
7.	Log Dump/Sort/Storage (in water)	*
8.	Marinas	N
9.	Mining/Mineral Extraction, including dredging necessary for mineral extraction	N
10.	Recreation Facilities	
	a. Low-intensity	A
	b. High-intensity	A
11.	Research and Educational Observation	N
12.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
13.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N

ACTIVITIES:

1.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	*
2.	Dredging	
	a. New	*
	b. Maintenance Dredging of Existing Facilities	*
	c. To repair dikes and tidegates	*
3.	Fill	*
4.	Flow Lane Dredged Material Disposal	N
5.	Mitigation	N

6.	Navigation	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	A
	c. Structures	N
7.	Piling/Dolphin Installation	A
8.	Restoration	
	a. Active	N
	b. Passive	N
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

GENERAL CONDITIONS: None

SPECIAL CONDITIONS:

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2, 3 These uses are allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or waterfront redevelopment.
- 6 If the use is water-related or non-dependent/related and does not require fill or dredge, findings must be that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 7 Log dump/sort uses shall be allowed only on an interim basis for salvage or waste disposal operations.
- New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).

Activities

- 1b, 2a, These activities are only allowed subject to findings that adverse impacts have been
- 2b, 3 minimized (see Policy #5) and to Policy #8 requiring mitigation.
- 2c These uses are allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or waterfront redevelopment.
- 9b, 9c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

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

10, 11

These uses are allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or waterfront redevelopment.

MANAGEMENT CLASSIFICATION: UW**BOUNDARIES:**

Northern Boundary – A line to the East on the North side of the existing white building just South of the East edge of the W-shaped marsh.

Western Boundary – The present access road to the barge-building facility extended North to its intersection with the Northern Boundary.

MANAGEMENT OBJECTIVE:

This area, which is located on a maintained shallow-draft channel and has in the past been used for dredge disposal, shall be managed for water-dependent uses. Barge loading facilities now in existence and new barge facilities shall be allowed, although more intensive water-dependent development requiring shallow-draft navigation shall not be pre-empted by barge use. Intensive water-dependent industrial use proposals are anticipated when the area to the West of this segment (currently used for dredge disposal) is filled.

USES:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	A
5.	Dryland Moorage	A
6.	Industrial and Port Facilities	A
7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	*
9.	Marinas	N
10.	Mining/Mineral Extraction	N
11.	Recreation Facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	N
13.	Solid Waste Disposal	*
14.	Timber Farming/Harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

ACTIVITIES:

1.	Stream Alteration	A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	*
4.	Excavation to Create New Water Surface	A

5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Land Divisions	A

GENERAL CONDITIONS

- 1 All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
- 2 All uses shall be consistent with Policy #16, regarding protection of areas “especially-suited for water-dependent uses”.
- 3 Non-water-dependent uses are allowed only as per Policy #16a.

SPECIAL CONDITIONS

Uses

- 8, 13 Retrieving and burning log waste shall be allowed provided that the use does not pre-empt water-dependent industrial use.

Activities

- 3 Dredge Material Disposal shall be allowed when consistent with Policy #20.
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems”.

MANAGEMENT CLASSIFICATION: UD

INTERIM USES

BOUNDARIES

Northern Boundary – The South-facing slope of the berm that forms the Southern boundary of the W-shaped marsh.

Western Boundary – The berm that extends North-South to the Western point of the W in the W-shaped marsh.

Eastern Boundary – The access road that forms the Western Boundary of Segment 23A.

MANAGEMENT OBJECTIVE:

This segment is a designated dredged material disposal site (19b) and shall be managed for this purpose until it is filled to capacity. In the interim, continuation of the use of the area as pastureland shall be allowed. The location of uses/activities prior to implementation of long-term uses and activities must be planned so that they do not inhibit use of the site for disposal or long-term development uses (see Policy#20). Interim and long-term uses must be designed so that they will not negatively impact the “W-shaped marsh”, which is located to the North of the segment.

Over the long term, after the site is filled to capacity, it shall be managed for both urban water-dependent/related and urban development purposes. Because of its large size and the distance from the Western portion of the segment to the shallow-draft channel, most of the segment is not suitable for water-dependent/related purposes. Therefore, uses of this segment must be developed in conjunction with Shoreland Segment 23A to assure that development closest to Segment 23A complements and does not hinder water-dependent uses in Segment 23A. To assure that this objective is achieved, siting of non-water-dependent/related uses in the area furthest to the East in Segment 23B will be contingent upon a finding that the use will not preclude or unnecessarily constrain water-dependent/related uses of the uplands.

The development of a walkway shall be allowed in order to establish public access to the W-shaped marsh in Segment 24NA. *[RES. 91-29 11/5/91]*

INTERIM USES:

- | | |
|------------------------------------|---|
| 1. Agriculture | A |
| 2. Airports | N |
| 3. Aquaculture | N |
| 4. Commercial | N |
| 5. Dryland Moorage | A |
| 6. Industrial and Port Facilities | N |
| 7. Land Transportation Facilities | * |
| 8. Log Storage/Sorting Yard (land) | N |
| 9. Marinas | N |

10.	Mining/Mineral Extraction	A
11.	Recreation Facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid Waste Disposal	N
14.	Timer Farming/Harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

INTERIM ACTIVITIES:

1.	Stream Alteration	*
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	*
4.	Excavation to Create New Water Surface	N
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	N/A
	b. Rip-rap	N/A
	c. Retaining Wall	N/A
7.	Navigation Aids	N/A
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Land Divisions	A

INTERIM GENERAL CONDITIONS

- 1 No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this segment as required by Policy #20.

INTERIM SPECIAL CONDITIONS

- 7 Re-routing the Coos River Highway into the Southern portion of this segment shall be allowed. Other roads can be located on an interim basis only until dredged material disposal is completed. In addition, the access road to the boat launch in Shoreland Segment 23A shall be allowed.

Uses

- 11 a., b. Development and maintenance of a water dependent pedestrian walkway and any accessory structures shall be allowed provided the construction is along the existing diked roadways. This use will not involve the use of motorized vehicles (wheel chairs, construction and maintenance equipment excluded). *[RES 91-29 11/5/91*

Activities

- 1 Stream alterations shall be allowed when findings are developed which document that they do not negatively impact the "W-shaped marsh".
- 3 Dredged material disposal outfalls shall go directly to Coos River or Marshfield Channel, not to inter-tidal areas. Upland drainage must be channeled and treated before being released into the W-shaped marsh to eliminate sediments.

LONG-TERM USES:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | A |
| 5. | Dryland Moorage | A |
| 6. | Industrial and Port Facilities | A |
| 7. | Land Transportation Facilities | A |
| 8. | Log Storage/Sorting Yard (land) | A |
| 9. | Marinas | N |
| 10. | Mining/Mineral Extraction | N/A |
| 11. | Recreation Facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 12. | Residential | N |
| 13. | Solid Waste Disposal | A |
| 14. | Timber Farming/Harvesting | N/A |
| 15. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |

LONG-TERM ACTIVITIES:

- | | | |
|----|--|---|
| 1. | Stream Alteration | * |
| 2. | Dikes | |
| | a. New Construction | A |
| | b. Maintenance/Repair | A |
| 3. | Dredged Material Disposal | * |
| 4. | Excavation to Create New Water Surface | * |
| 5. | Fill | N |

6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	N/A
8.	Mitigation	N/A
9.	Restoration	
	a. Active	N/A
	b. Passive	N/A
10.	Land Divisions	A

LONG-TERM SPECIAL CONDITIONS

Activities

- 1 Stream alterations shall be allowed when findings are developed which document that they do not negatively impact on the “W-shaped marsh”.

- 3 Dredged material disposal outfall shall go directly to Coos River or Marshfield Channel, not to intertidal areas. Upland drainage must be channel and treated before being released into W-shaped marsh to eliminate sediment.

- 4 Excavation to create new water surface shall be allowed if the excavation does not connect to the estuarine area.

- 6b, c These activities are only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems”.

MANAGEMENT CLASSIFICATION - NA**BOUNDARIES:**

This aquatic unit consists of the area of the W-shaped marsh and adjacent tidal flats north to the -3 foot MLLW contour on the Marshfield Channel.

MANAGEMENT OBJECTIVE:

This aquatic unit which contains a large productive marsh known as the “W-shaped marsh” shall be managed to protect its natural resource productivity.

USES:

1.	Aquaculture	*
2.	Bridge Crossing Support Structures and Dredging necessary for their installation	*
3.	Bridge Crossings	A
4.	Commercial	N
5.	Docks	N
6.	Industrial and Port Facilities	N
7.	Log Dump/Sort/Storage (in water)	N
8.	Marinas	N
9.	Mining/Mineral Extraction	N
10.	Recreation Facilities	
	a. Low-intensity	N
	b. High-intensity	N
11.	Research and Educational Observation	A
12.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
13.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N

ACTIVITIES:

1.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	N
2.	Dredging	
	a. New	N
	b. Maintenance Dredging of Existing Facilities	N
	c. To Repair Dikes and Tidegates	N
3.	Fill	N
4.	Flow Lane Dredged Material Disposal	N
5.	Mitigation	A

6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	N
	c. Structures	N
7.	Piling/Dolphin Installation	N
8.	Restoration	
	a. Active	N
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	N
	c. Bulkheads	N
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	N

GENERAL CONDITIONS: None

SPECIAL CONDITIONS:

Uses

- 1, 2 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

Activities

- 10 This use is allowed when it is established that such use is consistent with the resource capabilities of the area and the purposes of the management unit.

MANAGEMENT CLASSIFICATION: CS

BOUNDARIES:

The waterward-facing slope of the berms that surround the W-shaped marsh, including the curved dike that projects East and North into the intertidal flats North of the W-shaped marsh.

MANAGEMENT OBJECTIVE:

This shoreland segment shall be managed as a barrier strip between the W-shaped marsh and the dredged material disposal sites to the South and West. When development occurs in Segment 23B and 26A, a minimum 50-foot buffer between that development and the W-shaped marsh shall be included completely within this Conservation shoreland segment to maintain a permanent vegetative buffer. This segment contains a designated mitigation site (U-14[c], “medium” priority) which shall be protected, as required by Policy #22.

The development of a walkway shall be allowed in order to establish public access to the W-shaped marsh in Segment 24NA. *[RES. 91-29 11/5/91]*

USES:

- | | | |
|-----|---------------------------------|---|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | N |
| 5. | Dryland Moorage | N |
| 6. | Industrial and Port Facilities | N |
| 7. | Land Transportation Facilities | N |
| 8. | Log Storage/Sorting Yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/Mineral Extraction | N |
| 11. | Recreation Facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 12. | Residential | N |
| 13. | Solid Waste Disposal | N |
| 14. | Timber Farming/Harvesting | N |
| 15. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | N |

ACTIVITIES

- | | | |
|----|-------------------|-----|
| 1. | Stream Alteration | N/A |
|----|-------------------|-----|

2.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	N
4.	Excavation to Create New Water Surface	N
5.	Fill	N
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	N
7.	Navigation Aids	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	A

GENERAL CONDITIONS

- 1 All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.
- 2 On designated “medium” priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.

SPECIAL CONDITIONS

Uses

- 11 a., b. Development and maintenance of a water dependent pedestrian walkway and any accessory structures shall be allowed provided the construction is along the existing diked roadways. This use will not involve the use of motorized vehicles (wheel chairs, construction and maintenance equipment excluded). *[RES 91-29 11/5/91*

Activities

- 6b This activity is only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems”.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

MANAGEMENT CLASSIFICATION - NA**BOUNDARIES:**

This unit consists of the intertidal marsh and tideflat area around Bull and associated islands in the southeast corner of the upper bay, together with adjacent subtidal areas northeast of the Coos River Channel, and scattered small upland islands.

MANAGEMENT OBJECTIVE:

This unit contains a major estuarine salt marsh and shall be managed in its natural condition to protect resource productivity and habitat values. Shoreline stabilization is allowed if breaching of the existing shoreline appears imminent.

USES:

1.	Aquaculture	*
2.	Bridge Crossing Support Structures and dredging necessary for their installation	*
3.	Bridge Crossings	A
4.	Commercial	N
5.	Docks	N
6.	Industrial and Port Facilities	N
7.	Log Dump/Sort/Storage (in water)	N
8.	Marinas	N
9.	Mining/Mineral Extraction, including dredging necessary for mineral extraction	N
10.	Recreation Facilities	
	a. Low-intensity	N
	b. High-intensity	N
11.	Research and Educational Observation	A
12.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
13.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N

ACTIVITIES:

1.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	N
2.	Dredging	
	a. New	N
	b. Maintenance Dredging of Existing Facilities	N
	c. To Repair Dikes and Tidegates	N
3.	Fill	N
4.	Flow Lane Dredged Material Disposal	N

5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	N
	c. Structures	N
7.	Piling/Dolphin Installation	N
8.	Restoration	
	a. Active	N
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	N

GENERAL CONDITIONS: None

SPECIAL CONDITIONS:

Uses

- 1, 2 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

Activities

- 9b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.
- 10 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

MANAGEMENT CLASSIFICATION: UD

BOUNDARIES:

Western Boundary – The berm between the Western-most disposal area on the Eastside peninsula, and the next disposal area to the East.

Eastern Boundary – The berm that runs North-South to the Western point of the W in the W-shaped marsh.

MANAGEMENT OBJECTIVE:

This segment is a designated dredged material disposal site (19b) and shall be managed and protected for this use until it is filled to design capacity. (See Policy #20). Disposal emphasis should be on filling the area near the school first. In the long term, after completion of the disposal, the site, which is considered unsuitable for water-dependent/water-related uses due to the distance from the maintained channel, shall be managed for urban development. Interim and long-term uses must be designed so that they will not negatively impact the W-shaped marsh to the East of this segment. In addition, facilities located prior to implementation of the long-term uses and activities shall not inhibit or preclude long-term development uses. As stated in the City of Eastside Comprehensive Plan:

1. Road access to the Port of Coos Bay property to the West shall be through this segment, and
2. Industrial uses developed in the West portion of this segment shall be buffered from adjacent residential uses to the West.

The development of a walkway shall be allowed in order to establish public access to the W-shaped marsh in Segment 24NA. This includes the area designated RFP in the plan.

[RES. 91-29 11/5/91]

INTERIM USES:

- | | | |
|-----|---------------------------------|---|
| 1. | Agriculture | A |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | N |
| 5. | Dryland Moorage | N |
| 6. | Industrial and Port Facilities | N |
| 7. | Land Transportation Facilities | A |
| 8. | Log Storage/Sorting Yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/Mineral Extraction | A |
| 11. | Recreation Facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | N |
| 12. | Residential | N |

13.	Solid Waste Disposal	N
14.	Timber Farming/Harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

INTERIM ACTIVITIES:

1.	Stream Alteration	*
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	*
4.	Excavation to Create New Water Surface	N
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	N
9.	Restoration	
	a. Active	N
	b. Passive	N
10.	Land Divisions	A

INTERIM GENERAL CONDITIONS

- 1 No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this segment as required by Policy #20.
- 2 All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.
- 3 All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.

INTERIM SPECIAL CONDITIONS

Uses

- 11 a., b. Development and maintenance of a water dependent pedestrian walkway and any accessory structures shall be allowed provided the construction is along the existing diked roadways. This use will not involve the use of motorized vehicles (wheel chairs, construction and maintenance equipment excluded). *[RES 91-29 11/5/91*

Activities

- 1 Stream alterations shall be allowed when findings are developed which document that they will not negatively impact the W-shaped marsh.
- 3 Dredged material disposal outfall shall go directly to Coos River or the Marshfield Channel, not to intertidal areas. Upland drainage must be channeled and treated before being released into the W-shaped marsh to eliminate sediments.
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

LONG-TERM USES:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | A |
| 5. | Dryland Moorage | N |
| 6. | Industrial and Port Facilities | A |
| 7. | Land Transportation Facilities | A |
| 8. | Log Storage/Sorting Yard (land) | A |
| 9. | Marinas | N |
| 10. | Mining/Mineral Extraction | N/A |
| 11. | Recreation Facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 12. | Residential | N |
| 13. | Solid Waste Disposal | A |
| 14. | Timber Farming/Harvesting | N/A |
| 15. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |

LONG-TERM ACTIVITIES:

- | | | |
|----|--|-----|
| 1. | Stream Alteration | * |
| 2. | Dikes | |
| | a. New Construction | A |
| | b. Maintenance/Repair | A |
| 3. | Dredged Material Disposal | * |
| 4. | Excavation to Create New Water Surface | * |
| 5. | Fill | |
| 6. | Shoreline Stabilization | |
| | a. Vegetative | A |
| | b. Rip-rap | * |
| | c. Retaining Wall | * |
| 7. | Navigation Aids | N/A |
| 8. | Mitigation | N/A |

- | | | |
|-----|----------------|-----|
| 9. | Restoration | |
| | a. Active | N/A |
| | b. Passive | N/A |
| 10. | Land Divisions | A |

LONG-TERM GENERAL CONDITIONS

- 1 All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.

LONG-TERM SPECIAL CONDITIONS

Activities

- 1 Stream alterations shall be allowed when findings are developed with document that they do not negatively impact the W-shaped marsh.
- 3 Dredged material disposal outfall shall go directly to Coos River or the Marshfield Channel, not to intertidal areas. Upland drainage must be channeled and treated before being released into the W-shaped marsh to eliminate sediments.
- 4 Excavation to create new water surface shall be allowed if the excavation does not connect to the estuarine area.
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".

MANAGEMENT CLASSIFICATION - CA

BOUNDARIES:

This unit consists of the natural Marshfield Channel from the deep-draft channel to the Coos River shallow-draft channel.

MANAGEMENT OBJECTIVE:

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

USES:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge Crossing Support Structures and dredging necessary for their installation | A |
| 3. | Bridge Crossings | A |
| 4. | Commercial | N |
| 5. | Dock | N |
| 6. | Industrial & Port Facilities | N |
| 7. | Log Dump/Sort/Storage (in-water) | * |
| 8. | Marinas | N |
| 9. | Mining/Mineral Extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation facilities | |
| | a. Low-intensity | * |
| | b. High-intensity | N |
| 11. | Research and Educational Observation | N |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

ACTIVITIES:

- | | | |
|----|--|-----|
| 1. | Dikes | |
| | a. New Construction | N/A |
| | b. Repair/Maintenance | N/A |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | N/A |
| 3. | Fill | N |
| 4. | Flow-lane Disposal of Dredged Material | N |

5.	Navigational	
	a. Aids (such as beacons and buoys)	A
	b. Minor Navigational Improvements	*
	c. Structures	N
6.	Piling/Dolphin Installation	A
7.	Shoreline Stabilization	
	a. Vegetative	N/A
	b. Rip-rap	N/A
	c. Bulkheads	N/A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Temporary Alterations	*
11.	Waste water/storm water discharge	*

SPECIAL CONDITIONS:

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 7 This use shall be restricted to log storage only. New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 10a Such recreational facility must be water-dependent.

Activities

- 2a,2b New dredging shall be permitted only to provide access to a dredged marina in adjacent Segment 26B CA. Maintenance dredging shall be permitted for this facility after construction. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5).
- In addition to the above requirements, when these activities involve dredging for log storage, these activities are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 5b If due to hydraulic conditions, shoaling in the natural channel should hamper shallow-draft navigation, minor navigational improvements shall be allowed to return the area to its natural depths.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.
- 10, 11 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

MANAGEMENT CLASSIFICATION – CA**BOUNDARIES:**

This aquatic unit begins at the northwest corner of the Eastside peninsula and ends at a line continuing north from the boundary between Shoreland Segments 26 UD and 27 UW.

MANAGEMENT OBJECTIVE:

This tidelflat between the Marshfield Channel and the upland shall be managed to allow development of a dredged marina and day-use boat ramp, with log storage as an interim use. Other uses shall not preempt the use of part of this site for at least 22 acres of moorage needs.

NOTE: See also EXCEPTION #20

USES:

1.	Aquaculture	*
2.	Bridge Crossing Support Structures and dredging necessary for their installation	A
3.	Bridge Crossings	A
4.	Commercial	N
5.	Docks	*
6.	Industrial and Port Facilities	N
7.	Log Dump/Sort/Storage (in water)	*
8.	Marinas	*
9.	Mining/Mineral Extraction, including dredging necessary for mineral extraction	N
10.	Recreation Facilities	
	a. Low-intensity	*
	b. High-intensity	*
11.	Research and Educational Observation	N
12.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
13.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N

ACTIVITIES:

1.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	N/A

2.	Dredging	
	a. New	*
	b. Maintenance Dredging of Existing Facilities	*
	c. To Repair Dikes and Tidegates	N
3.	Fill	N
4.	Flow Lane Dredged Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	c. Minor Improvements	A
	b. Structures	N
7.	Piling/Dolphin Installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

GENERAL CONDITIONS: None

SPECIAL CONDITIONS:

Uses

- | | |
|--------|---|
| 1, 10b | These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a). |
| 5 | This use is only permitted if it occupies the water surface by means other than fill (e.g., pilings). |
| 7 | This use shall be limited to log storage and shall not conflict with the ultimate development of a marina.

<u>New or expanded</u> log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c). |
| 8 | Marinas are <u>only</u> permitted without a jetty or dredged channel. |
| 10a, | Development of a day-use boat ramp associated with the marina shall be allowed. |
| 10b | Such recreational facilities <u>must</u> be water-dependent. |

Activities

- 2a, 2b New/maintenance dredging shall only be allowed in conjunction with the development of a marina and associated boat ramp. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.
In addition to the above requirements, when these activities involve dredging for log storage, these activities are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 3 Fill shall only be allowed in conjunction with high-intensity water-dependent recreation, or as otherwise allowed by Policy #6, subject to the conditions contained therein. This activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.
- 8a Active restoration shall be allowed only when consistent with Policy #22b.
- 9b, These activities are only permitted subject to the general findings required by Policy #9,
- 9c “Solutions to Erosion and Flooding Problems,” referring nonstructural to structural solutions, and the specific findings for rip-rap.

Further, bulkheads are only allowed subject to (1) the making of resource capability consistency findings and impact assessments (see Policy #4a); (2) a finding that adverse impacts have been minimized (see Policy #5); (3) the findings required by Policy #6, “Fill in conservation and Natural Management Units,” and (4) Policy #8 requiring mitigation.
- 10, 11 These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

MANAGEMENT CLASSIFICATION: UW

BOUNDARIES:

Northern Boundary – The edge of the tide flat South of the Marshfield Channel.

Eastern Boundary – the North-South berm separating the Western-most disposal area from the next disposal area to the East.

Southeastern Boundary – A line extending South from First Avenue.

MANAGEMENT OBJECTIVE:

This shoreland segment shall be managed for water-dependent/water related uses, (particularly for a marina and for a trail system that provides substantial public access to the estuary and coastal shoreline). The following are findings which must be documented prior to development of non-water-dependent/non-water related uses allowed in the uses matrix:

1. That development of any portion of the site will not preclude or inhibit water-dependent/water-related uses from locating on the shoreline.
2. That the development is consistent with any approved master plan which has been developed by the Port of Coos Bay specifically for the area.
3. That industrial uses have been given first priority and/or the highest consideration.
4. That siting of non-water-dependent/non-water-related uses within the segment is consistent with the objective of protecting the shoreline for water-dependent/water-related use.

As stated in Volume I of the Coos Bay Comprehensive Plan, industrial and commercial road access to this segment shall be through Segment 26UD to the east, and industrial uses developed in that portion shall be buffered from adjacent residential uses to the east.
[RES 95-33 11.21.95]

See also **EXCEPTION #17**

USES:

- | | | |
|----|--------------------------------|---|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | N |
| 4. | Commercial | A |
| 5. | Dryland Moorage | A |
| 6. | Industrial and Port Facilities | * |

7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	N
9.	Marinas	A
10.	Mining/Mineral Extraction	N
11.	Recreation Facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential [ORD 420 3.2.2010]	*
13.	Solid Waste Disposal	A
14.	Timber Farming/Harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

ACTIVITIES

1.	Stream Alteration	A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	*
4.	Excavation to Create New Water Surface	A
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	N/A
9.	Restoration	
	a. Active	
	b. Passive	N/A
10.	Land Divisions	A

Activity categories such as new water surface, fill, rip-rap, and retaining walls may be necessary to permit development of public access (trail) within the shoreland segment.

GENERAL CONDITIONS

1. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
2. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
3. Non-water-dependent/related uses are only allowed as per Policy #16a, in the portion of the segment which is “especially-suited for water-dependent uses”.

SPECIAL CONDITIONS

Uses

- 6 Except for those areas designated Quasi-Public (QP) in the Coos Bay Comprehensive Plan.
- 12 Existing dwellings may be altered, expanded, and reconstructed. Reconstruction of a dwelling must begin within two (2) years of demolition. New dwelling may not be constructed. *[ORD 420 3.2.2010]*

Activities

- 3 Outfall from further dredged material disposal in this segment shall go directly to Isthmus Slough or Marshfield Channel, not to intertidal areas.
- 6b, c These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

MANAGEMENT CLASSIFICATION – DA

BOUNDARIES:

This unit extends west to the deep-draft channel beginning at a line extending west from the northwest corner of the Eastside Peninsula and ending at a line extending south from First Avenue.

MANAGEMENT OBJECTIVE:

This unit, which is located between the deep-draft channel and prime development land, shall be managed in conjunction with water-dependent industrial uses in the uplands.

USES:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge Crossing Support Structures and dredging necessary for their installation | * |
| 3. | Bridge Crossings | * |
| 4. | Commercial | * |
| 5. | Docks | A |
| 6. | Industrial and Port Facilities | * |
| 7. | Log Dump/Sort/Storage (in water) | * |
| 8. | Marinas | A |
| 9. | Mining/Mineral Extraction, including dredging necessary for mineral extraction | * |
| 10. | Recreation Facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 11. | Research and Educational Observation Structure | N |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

ACTIVITIES:

- | | | |
|----|--|---|
| 1. | Dikes | |
| | a. New Construction | N |
| | b. Maintenance/Repair | * |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance Dredging of Existing Facilities | * |
| | c. To Repair Dikes and Tidegates | N |
| 3. | Fill | * |
| 4. | Flow Lane Dredged Material Disposal | N |

5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	A
	c. Structures	N
7.	Piling/Dolphin Installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

GENERAL CONDITIONS: None

SPECIAL CONDITIONS:

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2, 3 These activities are allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.
- 4, 6 If the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 7 This use shall be limited to log storage only. New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 9 Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

Activities:

- 1b, 2a, These activities are only allowed subject to finding that adverse impacts have been
- 2b, 4 minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 8a Active restoration shall be allowed only when consistent with Policy #22b.

9b, 9c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

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

10, 11 These activities are allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment

MANAGEMENT CLASSIFICATION: UW (inside Eastside)
D (outside Eastside)

BOUNDARIES:

Northeastern Boundary – A line extending South from First Avenue.
 Southern Boundary – A line extending east from the Northern edge of Kennedy Field.

MANAGEMENT OBJECTIVE:

This shoreland segment which is substantially committed to a mix of residential, commercial and industrial uses shall be managed for continuation of these existing uses. Uses within the Eastside city limits shall be water-dependent, as this area is “especially suited” for water-dependent uses (but see General Condition #4). However, a portion of this segment, the area is south of F Street, west of 6th Avenue north of H Street and east of 5th Avenue and the tidelands, has been redesignated to allow residential uses.

USES:

- | | | |
|-----|---------------------------------|---|
| 1. | Agriculture | N |
| 2. | Airports | N |
| 3. | Aquaculture | A |
| 4. | Commercial | A |
| 5. | Dryland Moorage | N |
| 6. | Industrial and Port Facilities | A |
| 7. | Land Transportation Facilities | A |
| 8. | Log Storage/Sorting Yard (land) | A |
| 9. | Marinas | N |
| 10. | Mining/Mineral Extraction | N |
| 11. | Recreation Facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 12. | Residential | * |
| 13. | Solid Waste Disposal | * |
| 14. | Timber Farming/Harvesting | N |
| 15. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |

ACTIVITIES

- | | | |
|----|--|---|
| 1. | Stream Alteration | A |
| 2. | Dikes | |
| | a. New Construction | A |
| | b. Maintenance/Repair | A |
| 3. | Dredged Material Disposal | N |
| 4. | Excavation to Create New Water Surface | A |
| 5. | Fill | |

- | | | |
|-----|-------------------------|---|
| 6. | Shoreline Stabilization | |
| | a. Vegetative | A |
| | b. Rip-rap | * |
| | c. Retaining Wall | * |
| 7. | Navigation Aids | A |
| 8. | Mitigation | A |
| 9. | a. Active | * |
| | b. Passive | A |
| 10. | Land Divisions | * |

GENERAL CONDITIONS

1. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
2. Uses in this segment outside Eastside city limits are only permitted as stated in Policy #14 “General Policy on Uses within Rural Coastal Shorelands”. Except as permitted outright, or where findings are only allowed subject to the findings in this policy.
3. All permitted uses shall be consistent with the respective flood regulations or local governments, as required in Policy #27.
4. All uses shall be consistent with Policy #16, regarding protection of areas “especially-suited for water-dependent uses”.
5. Non-water-dependent uses are only allowed as per Policy #16a, inside Eastside city limits.

SPECIAL CONDITIONS

Uses

12. Within the portion designated “UW”, existing dwellings may be altered, expanded, and reconstructed if destroyed by natural causes. However, new dwellings may not be constructed in this portion of the segment. This restriction does not apply to the portion designated “D”. However, in the area where the zoning has been changed from Waterfront-Industrial to residential, uses within the Coos Bay Municipal Code shall prevail and no further estuarine review is required. **SEE NOTES ON ORIGINAL COPY**
13. This use is limited to disposal of wood wastes from wood products operations.

Activities

- 6b, c These activities are only permitted subject to the findings required by Policy #9, “Solutions to Erosion and Flooding Problems”.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.
- 10 Land divisions outside Eastside city limits are only permitted where they meet the conditions in Policy #15.

MANAGEMENT CLASSIFICATION - DA

BOUNDARIES:

This unit borders the Isthmus Slough shallow-draft channel beginning at a line extending south from First Avenue and ending at a line extending east from the north edge of Kennedy Field.

MANAGEMENT OBJECTIVE:

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

USES:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge Crossing Support Structures and dredging necessary for their installation | A |
| 3. | Bridge Crossings | A |
| 4. | Commercial | * |
| 5. | Docks | A |
| 6. | Industrial and Port Facilities | * |
| 7. | Log Dump/Sort/Storage (in water) | * |
| 8. | Marinas | * |
| 9. | Mining/Mineral Extraction, including dredging necessary for mineral extraction | * |
| 10. | Recreation Facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 11. | Research and Educational Observation | N |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

ACTIVITIES:

- | | | |
|----|--|---|
| 1. | Dikes | |
| | a. New Construction | N |
| | b. Maintenance/Repair | * |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance Dredging of Existing Facilities | * |
| | c. To Repair Dikes and Tidegates | N |
| 3. | Fill | * |
| 4. | Flow Lane Dredged Material Disposal | N |

5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	A
	c. Structures	N
7.	Piling/Dolphin Installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

GENERAL CONDITIONS: None

SPECIAL CONDITIONS:

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 4, 6 If the use is water-related or non-dependent, nonrelated and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 7 New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 8 This use is only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.
- 9 Mining/mineral extraction is only allowed if it does 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, These activities are only allowed subject to finding that adverse impacts have been minimized
- 2b, 3 (see Policy #5); and to Policy #8 requiring mitigation.
- 8a Active restoration shall be allowed only when consistent with Policy #22b.

9b, 9c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

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

10, 11 These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.

MANAGEMENT CLASSIFICATION - CA

BOUNDARIES:

This unit consists of the aquatic area of Coalbank Slough from the railroad bridge to the extent of hydraulic influence (tidegates on Shinglehouse/Libby Road), excluding the two salt marshes on the southeastern shore.

MANAGEMENT OBJECTIVE:

The Management Objective of this unit is two-fold:

1. The portion of the unit between Seventh Street in Coos Bay and the mouth of the slough shall be managed to facilitate development of a small-scale, shallow-draft marina. Continuation of historic log storage shall be appropriate between the highway and railroad bridges only.
2. The portion of the unit upstream from Seventh Street in Coos Bay shall be managed to restrict intensive uses and thereby protect the area’s resource productivity.

In addition, dredging for routine repair/maintenance of existing dikes shall be permitted only if no alternative upland source of suitable fill material is reasonably available and/or land access is not possible.

SEE ALSO EXCEPTION #10.

USES:

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Bridge Crossing Support Structures and dredging necessary for their installation | A |
| 3. | Bridge Crossings | A |
| 4. | Commercial | * |
| 5. | Docks | * |
| 6. | Industrial and Port Facilities | * |
| 7. | Log Dump/Sort/Storage (in water) | * |
| 8. | Marinas | * |
| 9. | Mining/Mineral Extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation Facilities | |
| | a. Low-intensity | * |
| | b. High-intensity | * |
| 11. | Research and Educational Observation | N |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |

- | | | |
|-----|---|---|
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |
|-----|---|---|

ACTIVITIES:

- | | | | |
|-----|--|-----|---|
| 1. | Dikes | | |
| | a. New Construction | N | |
| | b. Maintenance/Repair | * | |
| 2. | Dredging | | |
| | a. New | * | |
| | b. Maintenance Dredging of Existing Facilities | | * |
| | c. To Repair Dikes and Tidegates | * | |
| 3. | Fill | * | |
| 4. | Flow Lane Dredged Material Disposal | N | |
| 5. | Mitigation | A | |
| 6. | Navigational | | |
| | a. Aids (e.g., beacons, buoys) | A | |
| | c. Minor Improvements | A | |
| | b. Structures | N/A | |
| 7. | Piling/Dolphin Installation | A | |
| 8. | Restoration | | |
| | a. Active | * | |
| | b. Passive | A | |
| 9. | Shoreline Stabilization | | |
| | a. Vegetative | A | |
| | b. Rip-rap | * | |
| | c. Bulkheads | * | |
| 10. | Temporary Alterations | * | |
| 11. | Waste Water/Storm Water Discharge | * | |

GENERAL CONDITIONS:

None

SPECIAL CONDITIONS:

Uses

- | | |
|---------|---|
| 1, 10b | These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a). In addition, recreational facilities must be water-dependent. |
| 4, 5, 6 | 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). Industrial uses shall not be allowed upstream of Seventh Street. |
| 7 | Log storage shall be allowed between the highway and railroad bridges only; log dump/sort shall not be allowed. |
| | <u>New or expanded</u> log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c). |

8 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.

10a Such recreational facilities must be water-dependent.

Activities

1b This activity is only permitted subject to the findings required by Policy #6, "Fill in Conservation and Natural Management Units," and subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #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 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 dikes repair where breaching has occurred, or is imminent. However, all dredging shall be the minimum required for functional operation.

3 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.

8a Active restoration shall be allowed only when consistent with Policy #22b.

9b, 9c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap, and subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation. .

10, 11 These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

MANAGEMENT CLASSIFICATION : UD

BOUNDARIES

Northern Boundary – The Northern end of the railroad bridge crossing Coalbank Slough

Southern Boundary – The Northern edge of the farmland West of Coalbank Slough where the intensive residential uses begin.

This area includes the small amount of shoreland at the east end of Old Wireless Land, which was included in the annexation to the City of Coos Bay on August 18, 1998 by Ordinance No. 263. The property is no longer in a rural shoreland area while maintaining all of the estuary plan considerations that apply in the area. *[RES.98-19 8/18/98]*

MANAGEMENT OBJECTIVE:

This segment shall be managed to facilitate continuation of the mixed urban uses which exist in the area and that have little, if any, relationship to the adjacent aquatic area. It should be noted that a Section 404 permit and an Exception to Goal #17 will be required in order to develop the small diked wetland located immediately South of Dakota Street, which may occur in the future.

USES:

1.	Agriculture	N/A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	A
5.	Dryland Moorage	A
6.	Industrial and Port Facilities	A
7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	N
9.	Marinas	A
10.	Mining/Mineral Extraction	N
11.	Recreation Facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	A
13.	Solid Waste Disposal	N
14.	Timber Farming/Harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

ACTIVITIES

1.	Stream Alteration	A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	*
4.	Excavation to Create New Water Surface	A
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	A

GENERAL CONDITIONS

1. The following condition applies to all permitted uses and activities.

Inventoried resources requiring mandatory protection in this segment shall be protected, as required by Policies #17 and #18.
2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
3. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.

SPECIAL CONDITIONS

Activities

3. Dredged Material Disposal shall be allowed when consistent with Policy #20.
- 6b, c These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

MANAGEMENT CLASSIFICATION - DA

BOUNDARIES:

This unit extends northeast to the deep-draft channel beginning at a line extending east from Curtis Street and ending where the southern Pacific railroad bridge crosses Coalbank Slough.

MANAGEMENT OBJECTIVE:

This aquatic management unit, which is in close proximity to the channel and turning basin, shall be managed for development as allowed by the uses and activities matrix. The uses and activities allowed shall not, however, conflict with safe navigation.

USES:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge Crossing Support Structures and dredging necessary for their installation | * |
| 3. | Bridge Crossings | * |
| 4. | Commercial | * |
| 5. | Docks | A |
| 6. | Industrial and Port Facilities | * |
| 7. | Log Dump/Sort/Storage (in water) | * |
| 8. | Marinas | A |
| 9. | Mining/Mineral Extraction, including dredging necessary for mineral extraction | * |
| 10. | Recreation Facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 11. | Research and Educational Observation | N |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

ACTIVITIES:

- | | | |
|----|--|---|
| 1. | Dikes | |
| | a. New Construction | * |
| | b. Maintenance/Repair | * |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance Dredging of Existing Facilities | * |
| | c. To Repair Dikes and Tidegates | * |
| 3. | Fill | * |
| 4. | Flow Lane Dredged Material Disposal | N |

5.	Mitigation		A
6.	Navigational		
	a.	Aids (e.g., beacons, buoys)	A
	b.	Minor Improvements	A
	c.	Structures	*
7.	Piling/Dolphin Installation		A
8	Restoration		
	a.	Active	*
	b.	Passive	A
9.	Shoreline Stabilization		
	a.	Vegetative	A
	b.	rip-rap	*
	c.	Bulkheads	*
10.	Temporary Alterations		*
11.	Waste Water/Storm Water Discharge		*

GENERAL CONDITIONS: None

SPECIAL CONDITIONS:

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2, 3 These activities are allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.
- 4, 6 If the use is water-related or non-dependent, nonrelated and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 7 New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 9 Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

Activities:

- 1a, 1b These activities are only allowed subject to finding that adverse impacts have been
- 2a, 2b, minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 2c, 3,
- 6c

- 8a Active restoration shall be allowed only when consistent with Policy #22b.
- 9b, 9c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for riprap.
- Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessment (see Policy #4a); and (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.
- 10, 11 These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.

MANAGEMENT CLASSIFICATION: UW

BOUNDARIES:

Northern Boundary – A line extending east from Curtis Street.

Southern Boundary – The railway bridge as it crosses Coalbank Slough.

Western Boundary – The Easternmost rail line.

MANAGEMENT OBJECTIVE:

This shoreland segment shall be managed for water-dependent development as allowed in the uses and activities matrix, although it is recognized that use of this property is severely constrained by the location of the railroad which is in close proximity to the shoreline. It is nevertheless considered “especially suited to water-dependent development”. Non-water-dependent uses are only allowed as per Policy #16a.

USES:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	A
5.	Dryland Moorage	A
6.	Industrial and Port Facilities	A
7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	N
9.	Marinas	A
10.	Mining/Mineral Extraction	N
11.	Recreation Facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	N
13.	Solid Waste Disposal	N
14.	Timber Farming/Harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

ACTIVITIES:

1.	Stream Alteration	N/A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A

3.	Dredged Material Disposal	N
4.	Excavation to Create New Water Surface	A
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	N
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	A

GENERAL CONDITIONS

1. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
2. All uses shall be consistent with Policy #16, regarding protection of areas “especially-suited for water-dependent uses”.

SPECIAL CONDITIONS

- 6b, c These activities are only permitted subject to the findings required by Policy #9, “Solutions to Erosion and Flooding Problems”.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

MANAGEMENT CLASSIFICATION - DA

BOUNDARIES:

This unit extends east to the deep-draft channel beginning at a line east from the northern boundary of the Menasha property just south of Simpson Heights and ending at a line to the east from Curtis Street in Coos Bay.

MANAGEMENT OBJECTIVE:

This aquatic unit between the channel and the shoreline shall be managed to provide continued essential water access for the upland water-dependent uses. This shall be accomplished through the uses and activities allowed.

USES:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge Crossing Support Structures and dredging necessary for their installation | * |
| 3. | Bridge Crossings | * |
| 4. | Commercial | * |
| 5. | Docks | A |
| 6. | Industrial and Port Facilities | * |
| 7. | Log Dump/Sort/Storage (in water) | * |
| 8. | Marinas | A |
| 9. | Mining/Mineral Extraction, including dredging necessary for mineral extraction | * |
| 10. | Recreation Facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 11. | Research and Educational Observation | N |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

ACTIVITIES:

- | | | |
|----|--|---|
| 1. | Dikes | |
| | a. New Construction | * |
| | b. Maintenance/Repair | * |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance Dredging of Existing Facilities | * |
| | c. To Repair Dikes and Tidegates | * |
| 3. | Fill | * |
| 4. | Flow Lane Dredged Material Disposal | N |

5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	A
	c. Structures *	
7.	Piling/Dolphin Installation	A
8.	Restoration	
	a. Active	*
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

GENERAL CONDITIONS:

None

SPECIAL CONDITIONS:

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2, 3 These activities are allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.
- 4, 6 If the use is water-related or non-dependent, nonrelated and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 7 New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 9 Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

Activities

- 1a, 1b These activities are only allowed subject to finding that adverse impacts have been

- 2a, 2b
2c, 3,6c minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 8a Active restoration shall be allowed only when consistent with Policy #22b.
- 9b, 9c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for riprap; and
- Further, bulkheads are only allowed subject (1) to the making of resource capability consistency findings and impact assessment (see Policy #4a); and (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.
- 10, 11 These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment.

**UPPER BAY/ISTHMUS SLOUGH –
COOS BAY/NORTH BEND**

SHORELAND SEGMENT 44

MANAGEMENT CLASSIFICATION: UW

BOUNDARIES: [ORD 306 5/1/01]

This segment extends south from Menasha’s property just south of Simpson Heights to a line extending east from Ivy Avenue. This segment also includes the area south from a line extending east from Commercial Avenue to a line extending east from Curtis Street in Coos Bay.

MANAGEMENT OBJECTIVE:

This shoreland segment shall be managed primarily to protect existing uses and to allow new water-dependent/water-related uses – recognizing that this ideal development is constrained by existing development patterns.

In particular, the following specific Management Objectives apply to the segment:

1. The City of Coos Bay’s downtown waterfront development project (including a waterfront boardwalk) shall be allowed in order to encourage public observation of waterfront activities.
2. Non-water-dependent/non-water-related uses shall not otherwise be allowed, except as allowed in Policy #16a.

See also **EXCEPTION #17**

USES:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | N/A |
| 2. | Airports | N |
| 3. | Aquaculture | A |
| 4. | Commercial | A |
| 5. | Dryland Moorage | A |
| 6. | Industrial and Port Facilities | A |
| 7. | Land Transportation Facilities | A |
| 8. | Log Storage/Sorting Yard (land) | A |
| 9. | Marinas | A |
| 10. | Mining/Mineral Extraction | N |
| 11. | Recreation Facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 12. | Residential | N |
| 13. | Solid Waste Disposal | A |
| 14. | Timber Farming/Harvesting | N/A |
| 15. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |

ACTIVITIES:

1.	Stream Alteration	N/A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	*
4.	Excavation to Create New Water Surface	A
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	N
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	A

GENERAL CONDITIONS

1. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
2. All uses shall be consistent with Policy #16, regarding protection of areas “especially-suited for water-dependent uses.”

SPECIAL CONDITIONS

- 3 Dredged Material Disposal; shall be allowed when consistent with Policy #20.
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems”.
- 9a Active restoration shall be slowed only when consistent with Policy #22b.

UPPER BAY – ISTHMUS SLOUGH

SHORELAND SEGMENT 44a-UW

MANAGEMENT CLASSIFICATION – UW

[ORD 306 5/1/01]

BOUNDARIES:

This segment includes everything from the Northern boundary of the city to a line extending East from Curtis Street except that area designated 44b-UD.

MANAGEMENT OBJECTIVES:

This shoreland segment shall be managed primarily to protect existing uses and to allow New water dependent/water related uses, recognizing that this ideal development is Constrained development patterns.

In particular, the following specific Management Objectives apply to the segment:

1. The City of Coos Bay's downtown waterfront development project (including a waterfront boardwalk) shall be allowed in order to encourage public observation of waterfront activities.
2. Non-water-dependent/non-water-related uses shall not otherwise be allowed, except as allowed in Policy #16 (III).

See also **EXCEPTION #17**

USES:

- | | | |
|-----|---------------------------------|-----|
| 1. | Agriculture | N/A |
| 2. | Airports | N |
| 3. | Aquaculture | A |
| 4. | Commercial | A |
| 5. | Dryland Moorage | A |
| 6. | Industrial and Port Facilities | A |
| 7. | Land Transportation Facilities | A |
| 8. | Log Storage/Sorting Yard (land) | A |
| 9. | Marinas | A |
| 10. | Mining/Mineral Extraction | N |
| 11. | Recreational Facilities | A |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 12. | Residential | N |
| 13. | Solid Waste Disposal | A |
| 14. | Timber Farming/Harvesting | N/A |
| 15. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |

ACTIVITIES:

1.	Stream Alteration	N/A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	*
4.	Excavation to Create New Water Surface	A
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	N
9.	Restoration	
	a. Active	*
	b. Passive	A
10	Land Divisions	A

GENERAL CONDITIONS:

1. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
2. All uses shall be consistent with Policy #16 (III).

SPECIAL CONDITIONS:

Activities

3. Dredged Material Disposal shall be allowed when consistent with Policy #20.
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b. (Ord. 306 5/01/01)

UPPER BAY – ISTHMUS SLOUGH

SHORELAND SEGMENT 44b-UD

MANAGEMENT CLASSIFICATION – UD

[ORD 306 5/1/06]

BOUNDARIES:

Northern – A line extending East from Ivy Avenue.

Southern – A line extending East from Commercial Avenue.

MANAGEMENT OBJECTIVES:

This shoreland segment shall be managed to protect existing uses and to allow new water dependent uses, water-related uses, and non-water-dependent uses consistent with a mixed-use emphasis, as allowed under the Waterfront Heritage (WH) zoning district.

USES:

1.	Agriculture	N/A
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	A
5.	Dryland Moorage	A
6.	Industrial and Port Facilities	A
7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	A
9.	Marinas	A
10.	Mining/Mineral Extraction	N
11.	Recreational Facilities	A
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	*
13.	Solid Waste Disposal	N
14.	Timber Farming/Harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

ACTIVITIES:

1.	Stream Alteration	N/A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	N
4.	Excavation to Create New Water Surface	A
5.	Fill	A

6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	N
9.	Restoration	
	a. Active	*
	b. Passive	A
10	Land Divisions	A

GENERAL CONDITIONS

1. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.

SPECIAL CONDITIONS

Uses

1. Residential uses shall be allowed as provided in the WH zoning district.

Activities

- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

MANAGEMENT CLASSIFICATION: CS

BOUNDARIES:

The three dredged material disposal islands to the East of the deep-draft channel opposite the Coos Bay-North Bend waterfront.

MANAGEMENT OBJECTIVE:

These shoreland segments shall be managed to maintain the middle and south islands as dredge material disposal sites. Ultimate uses following disposal include low-intensity recreational use and habitat protection. The islands are designated DMD sites (18[a] and 18 [b]). Both sites shall be protected (see Policy #20).

The north spoils island is a “high priority” mitigation site and shall be protected for this purpose (see Policy #20).

USES:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland Moorage	N
6.	Industrial and Port Facilities	N
7.	Land Transportation Facilities	N
8.	Log Storage/Sorting Yard (land)	N
9.	Marinas	N
10.	Mining/Mineral Extraction	N
11.	Recreational Facilities	
	a. Low-intensity	A
	b. High-intensity	N
12.	Residential	N
13.	Solid Waste Disposal	N
14.	Timber Farming/Harvesting	N
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

ACTIVITIES:

1.	Stream Alteration	N
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	*
4.	Excavation to Create New Water Surface	A
5.	Fill	N

6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	N/A
9.	Restoration	
	a. Active	N/*
	b. Passive	N/A
10	Land Divisions	N

GENERAL CONDITIONS

1. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this segment, as required by Policy #20, or the mitigation site, as required by Policy #22.
2. All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.

SPECIAL CONDITIONS

Activities

- 3 Dredged material disposal outfall must go directly to main channel by pipeline across fringing marshes. The middle island site is to be capped-off to the height of the existing berms on a one-time basis.
- 6b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

MANAGEMENT CLASSIFICATION: NA**BOUNDARIES:**

This unit is the aquatic area surrounding the three disposal islands east of the deep-draft channel across from the North Bend water front to mean lower low water, and the entire area of tidal flats extending east to the natural Cooston Channel and Bull Island, and South to the Marshfield Channel.

MANAGEMENT OBJECTIVE:

This unit includes the productive intertidal flats to the East and shall be managed to protect the area in its natural condition. Necessary access through this aquatic unit to the disposal islands is allowed for disposal and recreational uses. A temporary pipeline for dredged material disposal activities shall be permitted across this segment. However, the outfall shall go directly to the main deep-draft channel. An area to the North of the North spoils island and the aquatic areas between the spoils islands, although not selected as dredged material disposal (DMD) sites, are potentially important future DMD areas. The next periodic plan review should be re-examine these sites to determine whether they are needed for DMD.

USES:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge Crossing Support Structures and dredging necessary for their installation | * |
| 3. | Bridge Crossings | A |
| 4. | Commercial | N |
| 5. | Docks | N |
| 6. | Industrial and Port Facilities | N |
| 7. | Log Dump/Sort/Storage (in water) | N |
| 8. | Marinas | N |
| 9. | Mining/Mineral Extraction including dredging necessary for mineral extraction | N |
| 10. | Recreation Facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 11. | Research and Educational Observation Structure | A |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

ACTIVITIES:

1.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	N
2.	Dredging	
	a. New	N
	b. Maintenance Dredging of Existing Facilities	N
	c. To Repair Dikes and Tidegates	N
3.	Fill	N
4.	Flow Lane Dredged Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	N
	b. Minor Improvements	N
	c. Structures	N
7.	Piling/Dolphin Installation	N
8.	Restoration	
	a. Active	N
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	N

SPECIAL CONDITIONS:

Uses

- 1, 2 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

Activities

- 2a New dredging shall be allowed only to dredge a small channel on the north side of the proposed airport fill as necessary to maintain tidal currents. In addition, this activity is only allowed subject to a finding that adverse impacts have been minimized (see Policy #5).
- 9b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.
- 10 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

MANAGEMENT CLASSIFICATION: CA

BOUNDARIES:

This segment is the narrow subtidal strip between the shipping channel to the West and the intertidal area to the East beginning at ??

MANAGEMENT OBJECTIVE:

This segment 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 segment. Outfall shall go directly to the main navigational channel.

USES:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and Port Facilities	N
5.	Log Dump/Sort/Storage (in water)	*
6.	Marinas	N
7.	Mining/Mineral Extraction	N
8.	Recreation Facilities	
	a. Low-intensity	*
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
10.	Bridge Crossing Support Structures	N

ACTIVITIES

1.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	N/A
2.	Dredging	
	a. New	N
	b. Maintenance Dredging of Existing Facilities	*
	c. To Repair Dikes and Tidegates	N/A
3.	Dredged Material Disposal	N
4.	Fill	N
5.	Navigational Structures	N
6.	Minor Navigational Improvements	A
7.	Piling/Dolphin Installation	A

8.	Shoreline Stabilization	
	a. Vegetative	N/A
	b. Rip-rap	N/A
	c. Bulkheads	N/A
9.	Navigation Aids	A
10.	Mitigation	A
11.	Restoration	
	a. Active	*
	b. Passive	A

SPECIAL CONDITIONS

Uses

1. This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see 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).

- 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). Other minor navigational improvements are allowed outright.

- 11a Active restoration shall be allowed only when consistent with Policy #22b.

MANAGEMENT CLASSIFICATION: CS

BOUNDARIES:

This shoreland segment consists of the two dredged material disposal islands Southwest of Runway 4-22 of the North Bend Airport.

MANAGEMENT OBJECTIVE:

This shoreland segment, which includes designated mitigation sites (M-5[a] and [b] “high” priority) for the proposed extension of the South runway of the airport, shall be managed in its natural state with mitigation as a future use. (See Policy #22). In the interim the islands serve as the site of navigational aids.

USES:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	N
5.	Dryland Moorage	N
6.	Industrial and Port Facilities	N
7.	Land Transportation Facilities	N
8.	Log Storage/Sorting Yard (land)	N
9.	Marinas	N
10.	Mining/Mineral Extraction	N
11.	Recreational Facilities	
	a. Low-intensity	N
	b. High-intensity	N
12.	Residential	N
13.	Solid Waste Disposal	N
14.	Timber Farming/Harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N

ACTIVITIES:

1.	Stream Alteration	N
2.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	N
4.	Excavation to Create New Water Surface	*
5.	Fill	N

6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	N
7.	Navigation Aids	*
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	A

GENERAL CONDITIONS

1. On designated “high” priority mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.

SPECIAL CONDITIONS

Activities

- 4 Excavation to create new water surface shall be allowed for mitigation for the proposed runway extension.
- 6b This activity is only permitted subject to the findings required by Policy #9, “Solutions to Erosion and Flooding Problems”.
- 7 The islands presently provide siting for air navigation aids. Continuation of this use shall be allowed provided that the aids do not preclude mitigation.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

MANAGEMENT CLASSIFICATION – NA

[ORD 313 11-6-2001]

BOUNDARIES:

This unit extends north to the deep-draft navigation channel beginning at a line extending northwest from the configuration change in the shoreline that parallels Runway 4-22. The segment ends at a line extending west from a point at the approximate center of Section 17 and surrounds the disposal islands southwest of Runway 4-22.

MANAGEMENT OBJECTIVE:

This aquatic unit contains extensive eelgrass beds with associated fish and waterfowl habitat, and shall accordingly be managed to maintain these resources in their natural condition in order to protect their productivity.

Dredging of a small channel on the north side of the proposed airport fill shall be necessary as a form of mitigation to maintain tidal currents.

Maintenance only of the existing sewage treatment plant outfall shall be permitted.

USES:

- | | | |
|-----|---|---|
| 1. | Airport Lighting | * |
| 2. | Aquaculture | * |
| 3. | Bridge Crossing Support Structures and dredging necessary for their installation | * |
| 4. | Bridge Crossings | A |
| 5. | Commercial | N |
| 6. | Docks | N |
| 7. | Industrial and Port Facilities | N |
| 8. | Log Dump/Sort/Storage (in water) | N |
| 9. | Marinas | N |
| 10. | Mining/Mineral Extraction | N |
| 11. | Recreation Facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 12. | Research and Educational Observation Structure | A |
| 13. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | N |
| 14. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

ACTIVITIES:

1.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	N/A
2.	Dredging	
	a. New	*
	b. Maintenance Dredging of Existing Facilities	N
	c. To Repair Dikes and Tidegates	N/A
3.	Fill	N
4.	Flow Lane Dredged Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	N
	b. Minor Improvements	N
	c. Structures	N
7.	Piling/Dolphin Installation	N
8.	Restoration	
	a. Active	N
	b. Passive	A
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

GENERAL CONDITIONS: None

SPECIAL CONDITIONS:

Uses

1. This use is only permitted for the 1,425 foot "Medium-Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR)" at the southern end of Runway 04 of the North Bend Municipal Airport. The maintenance walkway, which will support the MALSR, is permitted as set forth by Exception #26.
- 2, 3 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

Activities:

- 2a New dredging shall be allowed only to dredge a small channel on the north side of the proposed airport fill as necessary to maintain tidal currents. In addition, this activity is only allowed subject to a finding that adverse impacts have been minimized (see Policy #5).

- 9b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

- 10, 11 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).

MANAGEMENT CLASSIFICATION - DA

BOUNDARIES:

Beginning at a point on the extended centerline of Runway 4-22, North Bend Municipal Airport, North Bend, Oregon; said point bearing South 63 degrees 13' 56" West, a distance of 200 feet from the west end of Runway #4; thence running north 26 degrees 46' 04" west 362.5 feet; thence south 63 degrees 13' 56" west 2,000 feet; thence south 26 degrees 46' 04" east 725 feet; then north 63 degrees 13' 56" east 2,000 feet; thence north 26 degrees 46' 04" west 500 feet to the point of beginning.

MANAGEMENT OBJECTIVE:

This aquatic area shall be managed to protect natural resources until such time as the unit is filled to allow for extension of North Bend Municipal Airport Runway 4-22, which shall be allowed. Upon completion of required filling, the segment shall become new Shoreland Segment 51A; interim uses and activities shall be in effect until filling is completed. This unit comprises dredged material disposal site 9x.

SEE ALSO EXCEPTION #21.

USES:

- | | | |
|-----|--|---|
| 1. | Aquaculture | N |
| 2. | Bridge Crossing Support Structure and dredging necessary for their installation | N |
| 3. | Bridge Crossings | N |
| 4. | Commercial | N |
| 5. | Docks | N |
| 6. | Industrial and Port Facilities | N |
| 7. | Log Dump/Sort/Storage (in water) | N |
| 8. | Marinas | N |
| 9. | Mining/Mineral Extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation Facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 11. | Research and Educational Observation Structure | N |
| 12. | Utilities | |
| | a. Low-intensity | * |
| | b. High-intensity | * |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation. | N |

ACTIVITIES

1.	Dikes	
	a. New Construction	*
	b. Maintenance/Repair	*
2.	Dredging	
	a. New	N
	b. Maintenance Dredging of Existing Facilities	N
	c. To Repair Dikes and Tidegates	N/A
3.	Fill	*
4.	Flow Lane Dredged Material Disposal	*
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	N
	b. Minor Improvements	N
	c. Structures	N
7.	Piling/Dolphin Installation	N
8.	Restoration	
	a. Active	N
	b. Passive	N
9.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
10.	Temporary Alterations	*
11.	Waste Water/Storm Water Discharge	*

INTERIM SPECIAL CONDITIONS

Uses

12 Utilities shall be allowed in this unit, as consistent with the North Bend Municipal Airport Master Plan (including the runway extension project).

Activities

1a, b, These activities shall be allowed as consistent with the North Bend Municipal Airport

3, 4,
9b, c Master Plan (including the runway extension project).

1a, b, In addition, these activities are only allowed subject to finding that adverse impacts have

3, 4 been minimized (see Policy #5); and to Policy #8 requiring mitigation.

9b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring non-structural to structural solutions, and to the specific findings for rip-rap.

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

LONG-TERM USES AND ACTIVITIES (for new Shoreland Unit 51 A)

USES:

1.	Agriculture	N
2.	Airports	A
3.	Aquaculture	N
4.	Bridge Crossing Support Structures and dredging necessary for their installation	N/A
5.	Bridge Crossings	N
6.	Commercial	N
7.	Dryland Moorage	N
8.	Industrial & Port Facilities	N
9.	Land Transportation Facilities	A
10.	Log Storage/Sorting Yard (land)	N
11.	Marinas	N
12.	Mining/Mineral Extraction	N
13.	Recreation Facilities	
	a. Low-intensity	N
	b. High-intensity	N
14.	Residential	N
15.	Solid Waste Disposal	N
16.	Timber Farming/Harvesting	N
17.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
18.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N

ACTIVITIES:

1.	Stream Alteration	A
2.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	N
3.	Dredge Material Disposal	A
4.	Excavation to Create New Water Surface	N
5.	Fill	A
6.	Land Divisions	A
7.	Mitigation	N/A
8.	Navigation Aids	N
9.	Restoration	
	a. Active	N/A
	b. Passive	N/A

- | | | |
|-----|-----------------------------------|---|
| 10. | Shoreline Stabilization | N |
| | a. Vegetative | * |
| | b. Rip-rap | * |
| | c. Retaining Wall | * |
| 11. | Temporary Alterations | * |
| 12. | Waste Water/Storm Water Discharge | * |

LONG-TERM GENERAL CONDITIONS None

LONG-TERM SPECIAL CONDITIONS

Activities

- | | |
|-------|---|
| 10b,c | These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems." |
| 11,12 | These activities are only allowed when it is established that such uses are consistent with the purposes of the management unit and adjacent shorelands designated for water-dependent uses or designated for waterfront redevelopment. |

MANAGEMENT CLASSIFICATION: CS

BOUNDARIES:

Northern Boundary – A line inland from the Southern edge of the altered shoreline South of the airport runway.

Southern Boundary – A line extending waterward from Division Street.

MANAGEMENT OBJECTIVE:

The steep and scenic bluff between residential uses inland and natural and conservation aquatic areas shall be managed to protect scenic and riparian values and to prevent geologic hazards. The Southern portion of the segment shall be managed to protect recreational beach access and to maintain historic and archaeological resources.

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 | N |
| 8. | Log Storage/Sorting Yard (land) | N |
| 9. | Marinas | N |
| 10. | Mining/Mineral Extraction | N |
| 11. | Recreation Facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 12. | Residential | * |
| 13. | Solid Waste Disposal | N |
| 14. | Timber Farming/Harvesting | N |
| 15. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | N |

ACTIVITIES

- | | | |
|----|--|-----|
| 1. | Stream Alteration | N |
| 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 | N |

6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	A

GENERAL CONDITIONS:

The following condition applies to all permitted uses and activities.

1. Inventoried resources requiring mandatory protection in this segment shall be protected, as required by Policies #17 and #18.
2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
3. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.

SPECIAL CONDITIONS:

Uses

- 12 Residential development within 50 feet from the edge of the bluff shall be subject to site plan design review to assure that structures are suitably engineered for the geologic nature of the bluff.

Activities

- 6b, c These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

MANAGEMENT CLASSIFICATION - CA

BOUNDARIES:

This unit extends east of the deep-draft navigation channel beginning at a line extending waterward from the north end of Cape Arago Mill, and ending at a similar line 2,400 feet to the north, measured along the shoreline.

MANAGEMENT OBJECTIVE:

This unit shall be managed to (1) conserve its aquatic resources, and (2) to permit subtidal log storage in support of the mill to the south of the unit.

USES:

- | | | |
|-----|---|---|
| 1. | Aquaculture | * |
| 2. | Bridge Crossing Support Structures and dredging necessary for their installation | A |
| 3. | Bridge Crossings | A |
| 12. | Bridge Crossings | A |
| 4. | Commercial | N |
| 5. | Docks | N |
| 6. | Industrial and Port Facilities | N |
| 7. | Log Dump/Sort/Storage (in water) | * |
| 8. | Marinas | N |
| 9. | Mining/Mineral Extraction, including dredging necessary for mineral extraction | N |
| 10. | Recreation Facilities | |
| | a. Low-intensity | N |
| | b. High-intensity | N |
| 11. | Research and Educational Observation | N |
| 12. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | N |
| 13. | Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation | N |

ACTIVITIES:

- | | | |
|----|--|-----|
| 1. | Dikes | |
| | a. New Construction | N |
| | b. Repair/Maintenance | N/A |
| 2. | Dredging | |
| | a. New | N |
| | b. Maintenance Dredging of Existing Facilities | * |
| | c. To Repair Dikes and Tidegates | N/A |

3.	Fill	N
4.	Flow Lane Dredged Material Disposal	N
5.	Mitigation	A
6.	Navigational	
	a. Aids (e.g., beacons, buoys)	A
	b. Minor Improvements	A
	c. Structures	N
8.	Piling/Dolphin Installation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
11.	Temporary Alterations	*
12.	Waste Water/Storm Water Discharge	*

GENERAL CONDITIONS: None

SPECIAL CONDITIONS:

Uses

- 1, 3 The use is allowed when it is established that the use is consistent with the resource capabilities of the area and the purposes of the management unit. (See Policy 4a.)

- 7 This use shall be limited to log storage and shall not conflict with the ultimate development of a marina.

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

Activities

- 2b Maintenance dredging *is* permitted for log storage and access to nearby docks. In addition this activity is only allowed subject (1) to making of resource capability consistency findings and impact assessments (see Policy #4a); (2) to a finding that adverse impacts have been minimized (see Policy #5); and (3) to Policy #8 requiring mitigation.

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

- 10b These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems," preferring nonstructural to structural solutions, and the specific findings for rip-rap.

- 11,12 The use is allowed when it is established that the use is consistent with the resource capabilities of the area and the purposes of the management unit. (See Policy 4a.)

MANAGEMENT CLASSIFICATION: DA

BOUNDARIES:

This segment extends East of the deep-draft channel beginning at a line Northwest from the North end of Cape Arago Mill and ending at a line that projects at an angle from the shoreline North from an extension of Johanneson Avenue and then runs Southwest 100 feet South of a city pier.

MANAGEMENT OBJECTIVE:

This aquatic segment shall be managed to maintain water access for water-dependent/related industrial and recreational uses located in the upland.

SEE ALSO EXCEPTION #4

USES:

- | | | |
|-----|------------------------------------|---|
| 1. | Aquaculture | * |
| 2. | Commercial | * |
| 3. | Docks | A |
| 4. | Industrial and Port Facilities | * |
| 5. | Log Dump/Sort/Storage (in water) | * |
| 6. | Marinas | N |
| 7. | Mining/Mineral Extraction | * |
| 8. | Recreation Facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 9. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 10. | Bridge Crossing Support Structures | N |

ACTIVITIES:

- | | | |
|----|--|---|
| 1. | Dikes | |
| | a. New Construction | N |
| | b. Repair/Maintenance | * |
| 2. | Dredging | |
| | a. New | * |
| | b. Maintenance dredging of existing facilities | * |
| | c. To repair dikes and tidegates | N |
| 3. | Dredged Material Disposal | N |
| 4. | Fill | * |
| 5. | Navigational Structures | * |

6.	Minor Navigational Improvements	A
7.	Piling/Dolphin Installation	A
8.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
9.	Navigation Aids	A
10.	Mitigation	A
11.	Restoration	
	a. Active	*
	b. Passive	A

SPECIAL CONDITIONS:

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and subject to the assessment of impacts (see policy #4a).
- 2, 4 If the use is water-related or non-dependent/related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
- 5 Log dump and storage uses are allowed only to the North of the existing T-dock to provide a buffer for these uses and the recreational clam bed to the South of the segment.

New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
- 7 Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

Activities

- 1b, 2a, b, 4,5 These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.
- 8b, c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for rip-rap.

In addition, bulkheads are only allowed subject:
 1. to the making of resource capability consistency findings and impact assessments (see Policy #4a);
 2. to a finding that adverse impacts have been minimized (see Policy #5); and
 3. to Policy #8 requiring mitigation.
- 11a Active restoration shall be allowed only when consistent with Policy #22b.

MANAGEMENT CLASSIFICATION: UW

BOUNDARIES:

Northern Boundary – A line West from Division Street.

Southern Boundary – A line West from Johanneson Avenue to the line of non-aquatic vegetation.

MANAGEMENT OBJECTIVE:

The distance to the channel and the shallow depths make this area ideally suited for shallow-draft (up to 20 feet) water-dependent/related uses such as the current mix of uses for barge and small fishing craft loading and unloading. This segment shall be managed to allow continuation of current uses, and, particularly, continued use and improvement of the boat ramp and associated facilities for public recreational use. Non-water-dependent/related uses shall only be allowed as per Policy #16a, except in the area encompassed by the Hollering Place (HP) zoning designation whereby uses listed in the zoning district are permitted as set forth by Coos Bay Municipal Code 17.127 [Ord. 431 Exhibit B 6/15/2010]

USES:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	N
4.	Commercial	A
5.	Dryland Moorage	A
6.	Industrial and Port Facilities	A
7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	A
9.	Marinas	A
10.	Mining/Mineral Extraction	N
11.	Recreation Facilities	
	a. Low-intensity	A
	b. High-intensity	A
12.	Residential	N
13.	Solid Waste Disposal	*
14.	Timber Farming/Harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

ACTIVITIES:

1.	Stream Alteration	A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	N
4.	Excavation to Create New Water Surface	A
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	N/A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	A

GENERAL CONDITIONS:

1. Inventoried resources requiring mandatory protection in this segment shall be protected as required by Policy #18.
2. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
3. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.
4. All uses shall be consistent with Policy #16, regarding protection of areas “especially-suited for water-dependent uses”.

SPECIAL CONDITIONS:

Uses

- 13 Industrial solid waste disposal shall be allowed if findings are developed which document that the use is consistent with the surrounding uses and the character of the area.

Activities

- 6b, c These activities are only permitted subject to the findings required by Policy #9, “Solutions to Erosion and Flooding Problems”.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

MANAGEMENT CLASSIFICATION: UD

BOUNDARIES:

Northern Boundary – A line West from Johanneson Avenue to the line of non-aquatic vegetation.

Southern Boundary – A line West from Spaw Boulevard.

This segment also contains an offshore spoil island immediately North of Coos Bay sewage treatment plant.

MANAGEMENT OBJECTIVE:

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

USES:

1.	Agriculture	N
2.	Airports	N
3.	Aquaculture	A
4.	Commercial	A
5.	Dryland Moorage	*
6.	Industrial and Port Facilities	A
7.	Land Transportation Facilities	A
8.	Log Storage/Sorting Yard (land)	N
9.	Marinas	N
10.	Mining/Mineral Extraction	A
11.	Recreation Facilities	
	a. Low-intensity	*
	b. High-intensity	*
12.	Residential	A
13.	Solid Water Disposal	N
14.	Timber Farming/Harvesting	A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A

ACTIVITIES:

1.	Stream Alteration	A
2.	Dikes	
	a. New Construction	A
	b. Maintenance/Repair	A
3.	Dredged Material Disposal	N
4.	Excavation to Create New Water Surface	*
5.	Fill	A
6.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
7.	Navigation Aids	A
8.	Mitigation	A
9.	Restoration	
	a. Active	*
	b. Passive	A
10.	Land Divisions	A

GENERAL CONDITIONS:

1. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.
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.

SPECIAL CONDITIONS:

Uses

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

Activities

- 4 Creation of ponds that do not connect to the estuarine area shall be allowed.
- 6b, c These activities are only permitted subject to the findings required by Policy #9, “Solutions to Erosion and Flooding Problems”.
- 9a Active restoration shall be allowed only when consistent with Policy #22b.

MANAGEMENT CLASSIFICATION: CA

BOUNDARIES:

This aquatic segment extends East of the channel with the North boundary extending Easterly toward the point where Noble Avenue meets the shoreline, the South boundary about 400 feet North of Sitka Dock and the East Boundary at the landward edge of the subtidal area.

MANAGEMENT OBJECTIVE:

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

USES

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	*
4.	Industrial and Port Facilities	N
5.	Log Dump/Sort/Storage (in-water)	N
6.	Marinas	N
7.	Mining/Mineral Extraction	N
8.	Recreation Facilities	
	a. Low-intensity	*
	b. High-intensity	*
9.	Utilities	
	a. Low-intensity	A
	b. High-intensity	*
10.	Bridge Crossing Support Structures	N

ACTIVITIES

1.	Dikes	
	a. New Construction	N
	b. Repair/Maintenance	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 Structures	N
6.	Minor Navigational Improvements	A
7.	Piling/Dolphin Installation	*

8.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
9.	Navigation Aids	A
10.	Mitigation	A
11.	Restoration	
	a. Active	*
	b. Passive	A

SPECIAL CONDITIONS

Uses

- 1, 8b These uses are only allowed subject to the making of resource capability consistency findings and subject to the assessment of impacts (see Policy #4a).
Recreational facilities must be water-dependent.
- 3 This is only permitted if it needs to occupy water surface by means other than fill (e.g. pilings).
- 8a Such recreational facilities must be water-dependent.
- 9b Maintenance of the sewage treatment plant outfall shall be allowed.

Activities

- 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). Other minor navigational improvements are allowed outright.
- 7 Piling/dolphins shall be allowed if necessary to support recreational uses.
- 8b This activity is only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems”, preferring non-structural to structural solutions, and to the specific findings for rip-rap.
- 11a Active restoration shall be allowed only when consistent with Policy #22b.

MANAGEMENT CLASSIFICATION: NA

BOUNDARIES:

This aquatic segment begins at a line running Westerly from a point on the shoreline at Noble Avenue and ends at a line extending West from Spaw Boulevard. The West boundary is the waterward edge of the intertidal flats.

MANAGEMENT OBJECTIVE:

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

USES:

1.	Aquaculture	*
2.	Commercial	N
3.	Docks	N
4.	Industrial and Port Facilities	N
5.	Log Dump/Sort/Storage (in-water)	N
6.	Marinas	N
7.	Mining/Mineral Extraction	N
8.	Recreation Facilities	
	a. Low-intensity	*
	b. High-intensity	N
9.	Utilities	
	a. Low-intensity	A
	b. High-intensity	N
10.	Bridge Crossing Support Structures	N

ACTIVITIES:

1.	Dikes	
	a. New Construction	N
	b. Repair/Maintenance	N
2.	Dredging	
	a. New	N
	b. Maintenance dredging of existing facilities	N
	c. To repair dikes and tidegates	N
3.	Dredged Material Disposal	N
4.	Fill	N
5.	Navigational Structures	N
6.	Minor Navigational Improvements	N
7.	Piling/Dolphin Installation	N

- | | | |
|-----|-------------------------|---|
| 8. | Shoreline Stabilization | |
| | a. Vegetative | A |
| | b. Rip-rap | * |
| | c. Bulkheads | N |
| 9. | Navigation Aids | A |
| 10. | Mitigation | A |
| 11. | Restoration | |
| | a. Active | N |
| | b. Passive | A |

SPECIAL CONDITIONS

Uses

- 1 This use is only allowed subject to the making of resource capability consistency findings and subject to the assessment of impacts (see Policy #4a).
- 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).

Activities

- 8b This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems", preferring non-structural to structural solutions, and to the specific findings for rip-rap.
- 11a Active restoration shall be allowed only when consistent with Policy #22b.