

Routine Program Change

Seeking to Incorporate the City of Garibaldi Comprehensive Plan and Municipal Code into the Oregon Coastal Management Program

June 12, 2015

I. Introduction

The Oregon Department of Land Conservation and Development (DLCD) seeks approval from the National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management (OCM) to incorporate the current versions of the **City of Garibaldi Comprehensive Plan and Title 18, Zoning, of the City of Garibaldi Municipal Code** into the Oregon Coastal Management Program (OCMP). DLCD requests OCM's concurrence that the incorporation of these provisions is a Routine Program Change to the OCMP. This analysis identifies and describes the enforceable policies of these documents and explains why they constitute Routine Program Changes as described in 15 C.F.R. Part 923.

The Land Conservation and Development Commission (LCDC) acknowledged the City of Garibaldi Comprehensive Plan and related codes as being in compliance with the Statewide Planning Goals on November 15, 1984. OCM approved these documents as components of the OCMP on October 31, 1986. Since OCM approval the City has adopted various updates, including an updated version of the plan in 1990. The State of Oregon, through DLCD, has approved the updates. DLCD is now submitting to OCM the current versions of the plan and code, which include all changes subsequent to OCM's 1985 approval. The city's comprehensive plan and code apply to those parts of the Tillamook Bay estuary within city jurisdiction.

Section II of this analysis describes the legal and policy framework of Oregon's Coastal Management Program by summarizing the key elements of Oregon's land use planning system and statewide planning goals, including the relationships between state requirements and local land use plans and regulations, and between the statewide program and the OCMP. Section III lists and briefly describes the enforceable policies of the City of Garibaldi comprehensive plan and municipal code that DLCD seeks to incorporate into the OCMP. Section IV analyzes the five CZMA program approvability areas potentially impacted, and determines that this request qualifies as a routine program change. Finally, Section V contains a table of all City of Garibaldi enforceable policies that Oregon seeks to incorporate into the OCMP.

II. Framework for Oregon's Approved Coastal Management Program

A. Oregon's land use planning program: state-local relationship

As noted in OCM's review and approval of the Oregon Coastal Management Program in 1977, the Statewide Planning Program (ORS Chapter 197, Comprehensive Land Use Planning Coordination), is the principal mechanism by which the state ensures that local governments, with state oversight, balance conservation and development of coastal and other resources via statewide goals for land use planning. Local governments, such as Garibaldi, are required to adopt comprehensive land use plans that meet the statewide requirements and to make the day-to-day land use decisions in conformance with those state-approved goal-based plans. Since the mid-1980s, the LCDC has found the plans and ordinances of all

cities and counties in Oregon be in compliance with the goals, thus providing the state with more than 25 years of a functional statewide land use program based on local implementation of state goals. The state, through the LCDC and DLCDC, also reviews changes to local plans and ordinances for compliance with state requirements.

B. Statewide Planning Goals

The nineteen statewide planning goals (<http://www.oregon.gov/LCD/goals.shtml>), which are adopted as administrative rules (Oregon Administrative Rules Chapter 660, Division 015), express the state's policies on land use and (along with additional administrative rules) provide standards for local land use planning and decision-making. Some goals set standards for how certain types of land are to be planned and zoned; for example Goal 18 sets specific standards for development on various types of dunes. NOAA/OCM has approved these statewide planning goals and related administrative rules as core components of the OCMF.

The central purpose and requirements of the statewide planning goals are:

Goal 1 CITIZEN INVOLVEMENT: requires local governments to provide "the opportunity for citizens to be involved in all phases of the planning process;" requires each city and county to have a citizen involvement program and a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.

Goal 2 LAND USE PLANNING: outlines procedures for planning; specifies elements of comprehensive planning and requires local jurisdictions to adopt enforceable "implementation ordinances" to carry out the plan's policies; requires local land use decisions to conform with adopted comprehensive plan and ordinances.

Goal 3 AGRICULTURAL LANDS: defines "agricultural lands;" requires counties to inventory soil types and designate such lands as agricultural lands based on soil type and actual use and to "preserve and maintain" those lands through zoning.

Goal 4 FOREST LANDS: defines "forest lands;" requires counties to inventory forest capability, identify forest land, and adopt policies and ordinances to "conserve forest lands for forest uses."

Goal 5 OPEN SPACES, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES: requires local plans to address more than a dozen natural and cultural resources (e.g. wildlife habitats, wetlands, historic sites); establishes a process for each resource is to be inventoried and evaluated by local governments; creates options for local governments to protect identified significant resources.

Goal 6 AIR, WATER AND LAND RESOURCES QUALITY: requires local comprehensive plans and ordinances to be consistent with state and federal regulations on solid waste, groundwater pollution, municipal sewerage discharge, air emissions, etc.

Goal 7 AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS: seeks to protect development from natural hazards (e.g. floods, landslides, and erosion); requires jurisdictions to use hazard inventories supplied by state agencies and apply "appropriate safeguards" (i.e. floodplain zoning) to those areas.

Goal 8 RECREATION NEEDS: requires jurisdictions to plan for recreational opportunities based on an inventory of recreational resources, evaluation of areas and facilities for recreation, and projected demand for recreation.

Goal 9 ECONOMY OF THE STATE: calls for diversification and improvement of the economy; requires local jurisdictions to inventory existing and potential commercial and industrial lands, determine future needs for such lands, and plan and zone lands sufficient to meet those needs.

Goal 10 HOUSING: specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing.

Goal 11 PUBLIC FACILITIES AND SERVICES: calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection; links provision of new services to urbanization policies in Goal 14.

Goal 12 TRANSPORTATION: aims to provide "a safe, convenient and economic transportation system;" requires consideration of multiple transportation modes; links funding for transportation facilities to transportation plans.

Goal 13 ENERGY: seeks to use land use plans to control development to "maximize the conservation of all forms of energy, based upon sound economic principles."

Goal 14 URBANIZATION: requires cities to work with counties to estimate future population growth and related needs for land in unincorporated areas and to jointly designate sufficient land to meet those needs; requires each city jointly with its county, to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land."

Goal 15 WILLAMETTE GREENWAY: pertains only to those jurisdictions that touch on or include the Willamette River Greenway; not applicable in the Coastal Zone.

Goal 16 ESTUARINE RESOURCES: establishes state-level estuary classification system and designates each of 22 estuaries into one of four categories: Natural, Conservation, Shallow-draft Development, and Deep-draft Development; establishes planning and management requirements for each category; specifies land uses and activities permissible in those areas; emphasizes habitat protection; links closely to Goal 18.

Goal 17 COASTAL SHORELANDS: defines a shoreland planning area along the ocean shore, estuaries, and other water bodies and requires local governments to map the shoreland boundary; specifies how certain types of land and resources within the shoreland area are to be managed; emphasizes unique coastal land uses (e.g. port facilities) and requires protection of sites for "water-dependent" or "water related" uses.

Goal 18 BEACHES AND DUNES: specifies planning standards for protecting or developing various types of dunes; prohibits most development on beaches and active foredunes; prohibits ocean shorefront protective structures for most development built after 1977; establishes standards for dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes.

Goal 19 OCEAN RESOURCES: seeks to “conserve the long-term values, benefits, and natural resources of the nearshore ocean and the continental shelf;” creates basis for planning and management of state ocean waters through the state Territorial Sea Plan; establishes requirements for state agencies rather than cities and counties.

C. The Oregon Coastal Management Program

NOAA’s 1977 approval of the Oregon Coastal Management Program pre-dated development and state approval of coastal local government plans and ordinances (most of which occurred between 1978 and 1985), but was predicated on the understanding that “the central authority by which Oregon will implement the program is SB 100” (subsequently codified as ORS Chapter 197). NOAA approval also included the statewide planning goals, including the coastal goals, and the statutory authorities of several state agencies (e.g. Department of Environmental Quality). In the years following this 1977 approval all coastal local governments created and adopted comprehensive plans and ordinances, which LCDC reviewed and approved, and which OCM approved for incorporation into the OCMP via routine program changes.

Local land use plans and ordinances were expected to be reviewed and amended in response to individual situations or pursuant to ORS Chapter 197, which requires local plans to be periodically reviewed and amended to reflect changes in laws, requirements for meeting the statewide planning goals, community needs, development, and other factors. Many local plan changes are minor in nature and do not involve substantive policy changes. Although the underlying policies have not substantively changed, DLCD would like to incorporate the most recent versions of the plan and code in to the OCMP. The analysis below discusses the current plan policies that DLCD seeks to incorporate as enforceable policies.

III. Comprehensive Plan and Municipal Code Chapters Incorporated as Enforceable Policies

While DLCD seeks to incorporate the entire City of Garibaldi Comprehensive Plan and Title 18 of the Garibaldi Municipal Code into the OCMP, DLCD has identified specific sections of each to be used as “enforceable policies” for federal consistency review purposes. As required by 16 USC 1453(6a) and OCM guidance, the enforceable policies are legally binding and contain standards of sufficient specificity to guide private and public uses. These policies, contained in discrete sections of the plan and ordinance, are listed in subsections A and B, below, and listed in table form in Section V.

DLCD is submitting enforceable policies contained in the following documents:

- [City of Garibaldi Comprehensive Plan](#)
- [City of Garibaldi Municipal Code Title 18, Zoning](#)

A. CITY OF GARIBALDI COMPREHENSIVE PLAN

The city's comprehensive plan establishes the basis for land use regulation throughout the city. Many of the policy statements in the city's plan are directed at the city itself and frame future actions that the city will take to implement the plan and code; as such, they are not enforceable policies within the meaning of 16 USC 1453(6a). However, DLCDC seeks to incorporate the following policies, which meet the relevant criteria, as enforceable policies of the OCMP:

VII. Hazards

Policies A and B pertain to development approval on steep slopes and in flood hazard areas.

X. Goal 11 Public Facilities

Policies C.2.a, C.2.b, and C.2.e establish requirements for providing city services to new development.

XII. Coastal Shorelands Policies

Policies A – F establish broad policy requirements for coastal shorelands.

XV. Estuary and Shoreland Policies

This section is based on the policies of Tillamook County's Tillamook Bay Estuary Management Plan. The Garibaldi plan includes enforceable policies throughout the estuary section's twenty-six use categories. The use headings are listed here; specific policies are highlighted in yellow in the attached document and listed in the table in Section V of this report.

- A. Aquaculture Facilities
- B. Diking
- C. Boat Ramps, Docks and Moorages
- D. Dredged Material Disposal
- E. Dredging in Estuarine Water, Intertidal Areas and Tidal Wetlands
- F. Energy Facilities and Utilities
- G. Fill in Estuarine Water, Intertidal Areas and Tidal Wetlands
- H. Fisheries
- I. Forestry and Forest Products Industry
- J. Implementation
- K. Industrial and Commercial Uses in Estuarine Water, Intertidal Areas and Tidal Wetlands
- L. Transportation Facilities
- M. Mining and Mineral Extraction
- N. Mitigation
- O. Natural Habitat and Resource Areas
- P. Navigational Structures and Navigation Aids
- Q. Piling/Dolphin Installation
- R. Public Access to the Estuary and its Shorelands
- S. Recreation and Recreational Facilities
- T. Restoration and Enhancement

- U. Scientific Research, (does not contain enforceable policies)
- V. Shallow Draft Port Facilities and Marinas
- W. Shoreland Development: Industrial, Commercial, Residential
- X. Shoreline Stabilization
- Y. Water Quality
- Z. Solid Waste Disposal and Sanitary Landfills

B. CITY OF GARIBALDI MUNICIPAL CODE CHAPTER 18: ZONING ORDINANCE

Chapter 18 of the city's Municipal Code implements the City's Comprehensive Plan by providing zoning regulations. DLCD seeks to incorporate the following policies as enforceable policies for federal consistency purposes:

Division I. Introductory Provisions

Section 18.05.030 Definitions: Provides definitions that are necessary to interpret the rest of the ordinance.

Division II. Basic Provisions

Chapter 18.10 Basic Provisions: Provides classifications and locations for the city's zoning. References a zoning map, which is available at: <http://www.ci.garibaldi.or.us/ZM2013.pdf>

Division III. Use Zones

Chapters 18.15 – 18.85: Provides criteria for development in each of the city's use zones, including uses permitted outright, conditional uses, and standards and criteria, as well as criteria specific to each overlay zone.

Division IV. Supplemental Provisions

Chapter 18.160 Estuary and Shoreland Standards: Provides standards for aquaculture facilities, dikes, docks and moorages, dredged material disposal, dredging, energy facilities and utilities, fill, forestry and the forest products industry, industrial and commercial uses, land transportation facilities, mining and mineral extraction, mitigation, navigational structures and aids, piling/dolphin installation, restoration, shallow draft port facilities and marinas, and shoreline stabilization.

Chapter 18.165 Review of Regulated Activities: Provides criteria for local approval of state and federal permit applications that could potentially alter the estuarine ecosystem.

Chapter 18.170 Riparian Vegetation: Provisions to protect Riparian vegetation adjacent to Tillamook Bay and the streams in Garibaldi.

Chapter 18.175 Maintenance of Access: Public access maintenance or replacement.

Chapter 18.185 Conditional Uses: Criteria and standards for allowing conditional uses.

Chapter 18.190 Variances: Criteria and standards for granting variances from otherwise applicable land use provisions.

Chapter 18.195 Nonconforming Uses: Criteria for continuing a nonconforming use.

IV. This Action is a Routine Program Change

Incorporation into the OCMP of the City of Garibaldi enforceable policies listed above does not substantially alter any of the five program areas detailed in 15 CFR 923:

1. Uses subject to management (Subpart B)

This action does not substantially change the uses subject to management specified in the OCMP (navigation and transportation; residential/urban/industrial, including energy production; agriculture and forestry; recreation; fish and wildlife production and utilization; public facilities; mining and minerals; and restoration) or those originally included in the City of Garibaldi Comprehensive Plan and Municipal Code approved by OCM in 1985. The State of Oregon requires the plan and ordinance to implement Oregon’s statewide planning goals, which require local jurisdictions to set standards for various uses, including those set forth in the OCMP. Because the uses permitted by the plan and ordinance must be consistent with the statewide planning goals and because the city has not added any new uses, incorporation of the updated plan and ordinance into the OCMP merely refines and does not substantially change the uses subject to management.

2. Special management areas (Subpart C)

This action does not change the criteria for designating areas of particular concern, or areas for preservation or restoration. Statewide planning goals 16 through 18 set the criteria and procedures for establishing and managing estuarine areas (Goal 16), coastal shorelands (Goal 17), and beaches and dunes (Goal 18). The City of Garibaldi Comprehensive Plan and Municipal Code merely set policies and standards for designating and managing these areas within city jurisdiction.

3. Boundaries (Subpart D)

This action applies only to lands under the jurisdiction of the City of Garibaldi. It does not change Oregon’s inland or seaward coastal zone boundary, nor does it change the status of excluded lands.

4. Authorities and organization (Subpart E)

This action does not change Oregon’s authority or organization, nor does it alter Oregon’s administration of the OCMP. Oregon’s land use system and statewide planning goals establish criteria and standards for local planning; the city plan and ordinance simply implement those standards.

5. Coordination, public involvement and national interest (Subpart F)

This action does not change any coordination, public involvement, or national interest provisions of the OCMP.

V. Enforceable Policies Table

Changes to the OREGON COASTAL MANAGEMENT PROGRAM				
The OREGON COASTAL MANAGEMENT PROGRAM (OCMP) seeks to incorporate the City of Garibaldi Comprehensive Plan and Title 18 of the Garibaldi Municipal Code (Zoning Ordinance) into its federally-approved coastal management program. The following table identifies specific provisions that DLCD seeks to incorporate as enforceable policies and that DLCD anticipates using for Federal Consistency review purposes.				
State/Local Legal Citation	Name/Description of State or Local Law/Regulation/Policy/ Program Authority or Change	Enforcement Mechanism(s)	Date Adopted by State	Date Effective in State
ADDED:			mm/dd/year	mm/dd/year
CITY OF GARIBALDI COMPREHENSIVE PLAN				
Garibaldi Comprehensive Plan and Garibaldi Municipal Code Title 18, Zoning Ordinance	*DLCD seeks to incorporate the Garibaldi Comprehensive Plan (GCP) and Zoning Ordinance (GZO) into the OCMP in their entirety. However, DLCD only seeks to incorporate the provisions listed below as enforceable policies.	ORS Chapter 197, GZO 18.10.010 ¹ (via City planning and permit process, hereinafter planning/permit process)	1984-2015	1984-2015
VI. Hazards				
A.	Requires registered geologist report prior to approval of development on steep slopes	ORS 197; planning/permit process	11/15/84	1984-2015
B.	City’s Flood Damage Prevention Ordinance to apply to development in flood hazard areas.	ORS 197; planning/permit process	11/15/84	1984-2015
X. Goal 11 Public Facilities				
C.2a	City sewer and water within city limits; provides limited exception	ORS 197; planning/permit process	11/15/84	1984-2015
C.2b	Urban-level development within the city and urbanizable area to be served with city sewer and water	ORS 197; planning/permit process	11/15/84	1984-2015
C.2e	Water, sewer and other public services must be installed prior to approval of new development	ORS 197; planning/permit process	11/15/84	1984-2015
XII. Coastal Shoreland Policies				
A.	Existing public rights of way and easements across shorelands to be retained or replaced	ORS 197; planning/permit process	11/15/84	1984-2015
B.	Riparian vegetation to be maintained, enhanced	ORS 197; planning/permit process	11/15/84	1984-2015

¹ 18.10.010 “Land may be used and a structure or part of a structure may be constructed, reconstructed, altered, occupied, or used only as this title permits.”

C.	Dredged material disposal sites to be protected for future use	ORS 197; planning/permit process	11/15/84	1984-2015
D.	Mitigation sites to be protected for future use	ORS 197; planning/permit process	11/15/84	1984-2015
E.	City Flood Hazard Damage Prevention Ordinance to be applied in flood hazard areas	ORS 197; planning/permit process	11/15/84	1984-2015
F.	Waterfront development to provide public access to the water	ORS 197; planning/permit process	11/15/84	1984-2015
XV. Estuary and Shoreland Policies				
A. Aquaculture Policies 3 - 5, 7 - 8	Approvals of aquaculture facilities in various estuary zones	ORS 197; planning/permit process	11/15/84	1984-2015
B. Diking Policies 1 - 5	Maintenance, repair, construction and removal of dikes in various estuary zones	ORS 197; planning/permit process	11/15/84	1984-2015
C. Boat Ramps, Docks and Moorages Policies 1, 3 - 7	Maintenance and repair of existing boat ramps, docks, and moorage facilities and new facilities in estuary management zones.	ORS 197; planning/permit process	11/15/84	1984-2015
D. Dredged Material Disposal Policies 2 - 5, 10, 11	Placement of dredged material within the estuary and shorelands	ORS 197; planning/permit process	11/15/84	1984-2015
E. Dredging in Estuarine Water, Intertidal Areas and Tidal Wetlands Policies 1- 9	Dredging in estuarine water and intertidal areas and within estuary management zones	ORS 197; planning/permit process	11/15/84	1984-2015
F. Energy Facilities and Utilities Policies 1 - 8	Maintenance and repair of existing facilities; approval of new facilities in estuary zones	ORS 197; planning/permit process	11/15/84	1984-2015
G. Fill in Estuarine Water, Intertidal Areas and Tidal Wetlands Policies 1 - 9	Placement of fill in estuaries and within specific estuary management zones	ORS 197; planning/permit process	11/15/84	1984-2015
H. Fisheries Policy 6	Maintenance of minimum stream flows	ORS 197; planning/permit process	11/15/84	1984-2015
I. Forestry and Forest Products Industry Policies 1 and 2	Approval of log handling or log storage facilities within estuarine areas	ORS 197; planning/permit process	11/15/84	1984-2015
J. Implementation Policies 3 - 5	Approval of dredging, filling, dredged material disposal and other activities within estuarine and	ORS 197; planning/permit process	11/15/84	1984-2015

	shoreland areas			
K. Industrial and Commercial Uses in Estuarine Water, Intertidal Areas and Tidal Wetlands Policies 1, 2, 4 - 12	Maintenance and repair of existing commercial or industrial uses; approval of new such uses in various estuary zones, including Water Dependent industrial and commercial development	ORS 197; planning/permit process	11/15/84	1984-2015
L. Transportation Facilities Policies 1 - 12	Maintenance and repair of existing transportation facilities; approval of new facilities, such as bridges, in various estuary use zones	ORS 197; planning/permit process	11/15/84	1984-2015
M. Mining and Mineral Extraction Policies 2 - 6	Mining and mineral extraction in various estuary and shoreland use zones	ORS 197; planning/permit process	11/15/84	1984-2015
N. Mitigation Policies 2 - 4	Mitigating effects of dredge, fill, or removal or loss of existing dikes in estuarine areas	ORS 197; planning/permit process	11/15/84	1984-2015
O. Natural Habitat and Resource Areas Policy 2	Applying management designations to various estuarine habitat areas	ORS 197; planning/permit process	11/15/84	1984-2015
P. Navigational Structures and Navigation Aids Policies 1 and 2	Repair and maintenance of existing and approval of new navigational structures and aids	ORS 197; planning/permit process	11/15/84	1984-2015
Q. Piling/Dolphin Installation Policies 1 - 5	Replacement of existing piling/dolphins; installation of new piling/dolphins in various estuary management zones	ORS 197; planning/permit process	11/15/84	1984-2015
R. Public Access to the Estuary and its Shorelands Policies 2a, 4 - 5	Public access to be maintained to the estuary.	ORS 197; planning/permit process	11/15/84	1984-2015
S. Recreation and Recreational Facilities Policies 1 - 6, 9, 10	Recreational uses and activities in the estuary and its shoreland.	ORS 197; planning/permit process	11/15/84	1984-2015
T. Restoration and Enhancement Policies 2 - 5	Restoration and enhancement of estuarine areas	ORS 197; planning/permit process	11/15/84	1984-2015
V. Shallow Draft Port Facilities and Marinas Policies 1 - 6	Maintenance and repair of existing port facilities and marinas; approval of new or expanded port facilities and marinas	ORS 197; planning/permit process	11/15/84	1984-2015
W. Shoreland	Development in estuarine and estuarine shoreland	ORS 197; planning/permit process	11/15/84	1984-2015

Development: Industrial, Commercial, Residential Policies 1 – 7	areas, including water-dependent development	process		
X. Shoreline Stabilization Policies 1 – 8	Activities to stabilize the estuary shoreline	ORS 197; planning/permit process	11/15/84	1984-2015
Y. Water Quality Policies 4, 5	Meeting water quality standards in estuarine areas	ORS 197; planning/permit process	11/15/84	1984-2015
Z. Solid Waste Disposal and Sanitary Landfills Policies 1 – 6	Approval criteria for solid waste disposal facilities and sanitary landfills in relation the estuarine areas and resources	ORS 197; planning/permit process	11/15/84	1984-2015
CITY OF GARIBALDI ZONING ORDINANCE (MUNICIPAL CODE CHAPTER 18)				
Division I Introductory Provisions				
18.05.030	Definitions	ORS 197; planning/permit process	11/15/84	1984-2015
Division II Basic Provisions				
18.10.010	Compliance with Title	ORS 197; planning/permit process	11/15/84	1984-2015
18.10.020	Classification of zones	ORS 197; planning/permit process	11/15/84	1984-2015
18.10.030	Location of Zones	ORS 197; planning/permit process	11/15/84	1984-2015
18.10.040	Zoning Map	ORS 197; planning/permit process	11/15/84	1984-2015
18.10.050	Zone Boundaries	ORS 197; planning/permit process	11/15/84	1984-2015
18.10.060	Zoning of annexed areas	ORS 197; planning/permit process	11/15/84	1984-2015
Division III Use Zones				
18.15.010 – 18.15.040	Medium Density Residential Zone R-1	ORS 197; planning/permit process	11/15/84	1984-2015
18.20.010 – 18.20.040	Resource/Open Space Zone R-0	ORS 197; planning/permit process	11/15/84	1984-2015
18.25.010 – 18.25.040	Commercial Zone C-1	ORS 197; planning/permit process	11/15/84	1984-2015

18.27.010 – 18.27.040	Downtown Zone D-1	ORS 197; planning/permit process	11/15/84	1984-2015
18.30.010 – 18.30.040	General Industrial Zone I-1	ORS 197; planning/permit process	11/15/84	1984-2015
18.35.010 – 18.35.040	Water Dependent Development Zone WD	ORS 197; planning/permit process	11/15/84	1984-2015
18.40.010 – 18.40.040	Waterfront Mixed Use Zone WM	ORS 197; planning/permit process	11/15/84	1984-2015
18.45.010 – 18.45.060	Dredged Material Disposal Site Protection Overlay Zone DMD	ORS 197; planning/permit process	11/15/84	1984-2015
18.50.010 – 18.50.040	Sensitive Bird Habitat Overlay Zone	ORS 197; planning/permit process	11/15/84	1984-2015
18.55.010 – 18.55.020	Estuary Zones – General Use Priorities and Areas Included	ORS 197; planning/permit process	11/15/84	1984-2015
18.60.010 – 18.60.040	Estuary Zone Natural EN	ORS 197; planning/permit process	11/15/84	1984-2015
18.65.010 – 18.65.040	Estuary Conservation 1 Zone EC-1	ORS 197; planning/permit process	11/15/84	1984-2015
18.70.010 – 18.70.040	Estuary Conservation 2 Zone EC-2	ORS 197; planning/permit process	11/15/84	1984-2015
18.75.010 – 18.75.050	Estuary Development Zone ED	ORS 197; planning/permit process	11/15/84	1984-2015
18.80.010 – 18.80.050	Hillside Overlay Zone HOZ	ORS 197; planning/permit process	11/15/84	1984-2015
18.85.010 – 18.85.050	Limited Use Overlay Zone LUO	ORS 197; planning/permit process	11/15/84	1984-2015
Division IV Supplemental Provisions				
18.160.010 – 18.160.170	Estuary and Shoreland Standards	ORS 197; planning/permit process	11/15/84	1984-2015
18.165.020 – 18.165.070	Review of Regulated Activities	ORS 197; planning/permit process	11/15/84	1984-2015
18.170.010	Riparian Vegetation	ORS 197; planning/permit process	11/15/84	1984-2015
18.175.010	Maintenance of Access	ORS 197; planning/permit process	11/15/84	1984-2015
18.185.020, 18.185.040, 18.185.050	Conditional Uses	ORS 197; planning/permit process	11/15/84	1984-2015
18.190.040 – 18.190.160	Variances	ORS 197; planning/permit process	11/15/84	1984-2015

18.195.020 - 18.195.040	Nonconforming Uses	ORS 197; planning/permit process	11/15/84	1984-2015
REMOVED:				
Garibaldi Comprehensive Plan and Zoning Ordinance			1984	1984