

Routine Program Change

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

August 14, 2015

I. Introduction

The Oregon Department of Land Conservation and Development (DLCD) seeks approval by the National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management's (OCM) to incorporate the current version of the **City of Reedsport Comprehensive Plan (RCP) and Title 10 Land Use Code of the City of Reedsport Municipal Code (RLUC)**, into the Oregon Coastal Management Program (OCMP). DLCD requests OCM's concurrence that the incorporation is a Routine Program Change (RPC) to the OCMP. The DLCD has identified and described the enforceable policies that DLCD will apply to federal consistency reviews and explains why their incorporation constitutes a routine program changes to the OCMP.

The Land Conservation and Development Commission (LCDC) acknowledged the most of the RCP and codes as being in compliance with the Statewide Planning Goals on April 26, 1984. OCM approved these documents as components of the OCMP on July 2, 1985. The City has revised some parts of the plan and code provisions over the years; these amendments are captured in this RPC submittal.

These changes were approved by the State of Oregon (through the Land Conservation and Development Commission) as meeting the statewide planning goals. However, DLCD has not submitted the current versions of these documents to NOAA/OCM for review and approval. DLCD is now submitting to OCM the current version of the plan and code reflecting all changes subsequent to NOAA's 1985 approval, for incorporation into the OCMP. The submittal includes the city's comprehensive plan and code including policies that apply to the Umpqua River estuary within city jurisdiction.

Section II of this analysis describes the legal and policy framework of Oregon's Coastal Management Program, summarizes the key elements of Oregon's land use planning system and the relationship between state requirements and local land use plans and regulations, lists the statewide planning goals, and describes the relationship between the statewide program and the OCMP. Section III lists and briefly describes the enforceable policies of the RCP and RLUC 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 Reedsport 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 NOAA'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 state goals for land use planning, conserving and developing coastal and other resources in Oregon are implemented by local governments with state oversight. Local governments, such as Reedsport, 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 plans and ordinances of all cities and counties in Oregon have been found to be in compliance with the goals. The state, through the LCDC and DLCD, also review amendments 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, requires local jurisdictions to adopt enforceable "implementation ordinances" to carry out the plan's "enforceable" policies; requires local land use decisions to conform to 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 inventory of 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 16 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 central authority by which Oregon will implement the program is SB 100" (subsequently codified as ORS 197). NOAA approval also included the enforceable policies of 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, approved, and submitted to OCM for approval as Routine Program Changes (RPC).

Local land use plans and ordinances were expected to be reviewed and amended in response to individual situations or pursuant to ORS 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. For "Periodic Review" updates, the DLCD works closely with local governments to identify needed changes and a work schedule for addressing them. Many amendments are minor in nature and do not involve substantive policy changes. The analysis below discusses the current plan policies that DLCD seeks to incorporate as enforceable policies and how the provisions implement the applicable statewide planning goals.

III. Reedsport Comprehensive Plan and Municipal Code Titles Incorporated as Enforceable Policies

While DLCD seeks to incorporate the RCP and RLUC into the OCMP in their entirety, DLCD has identified specific sections within each that could be used as enforceable policies for federal consistency 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. Any plan and ordinance provisions not part of this submittal that were approved by NOAA in 1985 remain unchanged.

A. COMPREHENSIVE PLAN

The city's comprehensive plan establishes the basis for land use regulation throughout the city. It contains goal and policy statements formatted to address the Statewide Planning Goals. These goals and policies express the city's policies and commitments about land use and will direct a variety of future decisions affecting land use. However, DLCD has determined that very few of the policy statements contained in the City of Reedsport Comprehensive Plan can be construed as enforceable within the meaning of 16 USC 1453(6a) and used for federal consistency review purposes.

NOTE: The Plan document is a PDF document that supports text highlighting. However, the plan is not formatted in outline or codified format. Consequently, DLCD has identified the enforceable policies in the document by a yellow highlight and then lists these policies by PDF document page number.

DLCD seeks to include the following as enforceable policies:

VII. Land Use and Urbanization Element

Comprehensive Plan Map

p. 53 Specifies ten land and water use designations to guide land and water uses in the Comprehensive Plan; five of these pertain to estuarine and shoreland areas:

- Residential
- Commercial
- Industrial
- Public/Semi-public
- Urban Conservation
- Water-Dependent Industrial
- Water-Related Commercial
- Estuarine Natural
- Estuarine Conservation
- Estuarine Development

Land Use Goals and Policies

pp 56-57

Industrial Policies

2: Requires areas designated for water-dependent use be reserved for such uses, allows heavy commercial as well.

General Policies

- 1: Prohibits extension of municipal services to areas outside city limits.
- 2: Requires development, subdivisions, planned unit development to conform to city standards
- 6: Requires notice to State Department of Lands for all land uses within identifiable wetlands.

VIII. Coastal Resource Element

Estuarine Resources

Estuarine Sub-Areas

pp. 62 – 67 delineates and describes nine (9) Estuarine Subareas:

- IA: Tideland at Providence Creek – Estuarine Natural
- IB: Leeds Island – Estuarine Development
- II: Mouth of Schofield River – Estuarine Natural
- III: McIntosh Slough – Estuarine Conservation
- IV: Lower Scholfield River – Development

- V: Scholfield River – Estuarine Conservation
- VI: Upper Scholfield River – Estuarine Natural
- VII: Reedsport Waterfront – Development
- VIII: Northeastern City Limits and Urban Growth Boundary – Estuarine Conservation

Policies for Natural Management Units

pp 67-68 Policies 1-10

Policies for Conservation Management Units

pp 68-69 Policies 1-9

Policies for Development Management Units

pp 69-70 Policies 1-11

Permitted Uses and Policy Implementation

p. 71 Specifies that uses permitted outright with standards and conditions for each management unit are contained in city Zoning Ordinance; Management Unit implementation is addressed in Article 13 Supplementary Provisions for Estuarine and Shoreland Areas.

Permitted Uses and Policy Implementation General Policies

pp 72-74

Policy 9: Criteria for approval of dredging or filling in Estuarine Natural Area.

Policy 13: Authorizes dredging for certain purposes.

Policy 15: Requires mitigation for adverse impacts to estuarine resources; specifies objective of restoration.

Policy 16: Requires mitigation sites in Comprehensive Plan to be protected from activities that would interfere with restoration.

Policy 19: Prohibits disposal of dredged material in subtidal or intertidal estuarine areas, specifies exceptions.

Policy 23: Requires size and shape of docks or piers to that required for intended use.

Policy 25: Specifies criteria for approval of new water storage of logs.

Policy 26: Prohibits in-water storage of logs under certain circumstances.

Policy 27: Requires discontinuation of log storage sites after five year period of inactivity.

Policy 32: Requires impact assessment for activities or uses that would alter the estuary.

Coastal Shoreland Resources

Shoreland Planning Areas

pp 76-77 specifies four shoreland management categories:

- Urban-Conservation Shorelands
- Urban Water-Dependent Shorelands
- Urban Water-Related Shorelands
- Urban-Other Shorelands

Coastal Shoreland Subareas

pp 78-88 delineates and describes seventeen (17) Coastal Shoreland Management Subareas

1. West Bank and West Fork of Providence Creek – Urban Conservation Shorelands
2. East Bank and East Fork of Providence Creek – Urban Conservation Shorelands
3. Providence Creek – Urban Conservation Shorelands
4. Leeds Island – Water-Dependent Industrial Shorelands
5. Holliday Point – Urban Conservation Shorelands
6. Scotts Swamp Downriver – Urban Conservation Shorelands
7. Decker Point-Scotts Swamp – Urban Conservation Shorelands
8. Scholfield River – Urban Conservation Shorelands
9. Coho Marina – Water-Related Commercial Shorelands
10. Scholfield River – Urban Conservation Shorelands
11. Reedsport Waterfront – Urban Other Shorelands
12. Reedsport Waterfront – Water-Dependent Industrial Shorelands
13. Reedsport Waterfront – Water-Dependent Shorelands
14. Reedsport Waterfront – Water-Dependent Industrial Shorelands
15. Reedsport Waterfront – Light Industrial and Public/Semi-Public Lands
16. Reedsport Waterfront – Water-Dependent Industrial Shorelands
17. East Urban Growth Boundary Upriver – Urban Conservation Shorelands

Policies for Specific Shoreland Areas

p. 89

1. Requires Leeds Island to be held in Agricultural Resource Zone pending utilities and services.

General Policies

pp 89-91

5. Requires restoration or enhancement of riparian vegetation in certain circumstances.
6. Requires 50 –foot setback for development in shorelands; provides exception.
8. Requires fill activities and other structures to demonstrate need, to minimize impacts.
12. Requires approved mitigation sites be protected from incompatible or preemptive uses.
13. Requires dredged material disposal sites to be protected from uses that would prevent future use.
17. Allows non-water-dependent uses in water-dependent areas under certain circumstances.
18. Allows non-water-dependent and non-water-related uses in certain areas and circumstances.
20. Allows utilities and public communication facilities in coastal shorelands consistent with resource capabilities assessment.

Policies for Urban Conservation Shorelands

p. 91

1. Requires uses in Resource Conservation Shorelands to be consistent with protection of natural resources and other public values.

Policies for Water-Dependent /Water-Related Shorelands

pp 91-92

1. Requires Urban Water-Dependent shorelands to be protected for water-dependent uses.

2. Allows applicant to demonstrate that a proposed use is water-dependent or water-related consistent with criteria definitions.
3. Requires shorelands classified as Urban Water-Related to be protected for certain uses.
4. Criteria for approving storage of materials or products in urban water-dependent and water-related shorelands.

Dredged Material Management Program

pp 93-94 Approved Dredged Material Disposal Site

- Leeds Island (Shoreland Subarea 4 designated Water-Dependent Industrial Shorelands)

Mitigation/Restoration Program

pp 96-97 Approved Mitigation Sites

- Site 1 Providence Creek (designated Urban Conservation Shorelands)
- Site 2 West Mouth of Scholfield River (designated Urban Conservation Shorelands)
- Site 3 Scotts Swamp (designated Urban Conservation Shorelands)

B. MUNICIPAL CODE, TITLE 10, DIVISION III, ZONING

Title 10, Division III contains zoning regulations for land uses and activities within the city. A current copy of the city's zoning (land usage) ordinance is available as a PDF file through the City of Reedsport website <http://tinyurl.com/oj6tqyl>

Chapter 10.64 – Introductory Provisions

Sections 10.64.010 – 10.64.030 specifies purpose of code requirements, defines terms used to support legal interpretation and application of enforceable policies in code provisions.

Chapter 10.68 – Establishment of Zones

Sections 10.68.010 – 10.68.060 require compliance with code provisions, sets out classification of zones.

Chapter 10.72 – Use Zones

Section 10.72.010 (R-A) Rural Suburban Zone – Low Density

Section 10.72.020 (R-1) Single Family Residential – Medium Density

Section 10.72.030 Standards for Manufactured Homes in Single-Family Residential Zone

Section 10.72.040 Standards for Accessory Dwelling Units

Section 10.72.050 (R-2) Multifamily Residential – High Density

Section 10.72.060 (C-1) Commercial Transition Zone

Section 10.72.070 (C-2) Commercial Zone

Section 10.72.080 (C-3) Marine Commercial (Water-related/oriented commercial shorelands)

Section 10.72.085 (CMU) Commercial Mixed Use Zone

Section 10.72.090 (M-1) Light Industrial Zone

Section 10.72.100 (M-2) Industrial Zone

Section 10.72.110 (M-3) Marine Industrial Zone (Water-dependent industrial shorelands)

Section 10.72.120 (PL) Public/semipublic Lands

Section 10.72.130 (PUD) Planned Unit Development

Section 10.72.140 (EN) Estuarine Natural

Section 10.72.150 (EC) Estuarine Conservation
Section 10.72.160 (ED) Estuarine Development
Section 10.72.170 (CS) Urban Conservation Shorelands
Section 10.72.180 (AR) Agricultural Services

Chapter 10.76 – Special Provisions and Regulations

Section 10.76.010 Flood Hazard Area
Section 10.76.120 Historical Resources
Section 10.76.130 Steep Slope Hazards
Section 10.76.140 Dredge Spoils and Mitigation Sites
Section 10.76.150 Significant Natural Resources Overlay Zone

Chapter 10.80 – Supplementary Provisions for Estuarine and Shoreland Areas

Section 10.80.010 Consistency Review of Regulated Activities *
Section 10.80.020 Consistency Determinations *
*(*NOTE: Neither Section 10.80.010 nor Section 10.80.010 refers to the Federal Consistency determination at issue in this RPC submittal. They refer to “consistency” with the city’s comprehensive plan and provisions of this code as well as coordination and consideration of state and federal regulations and permits regarding a proposed action.)*
Section 10.80.030 Application
Section 10.80.040 Resource Capabilities Test
Section 10.80.050 Other Alterations
Section 10.80.060 Standards and Criteria Applicable to Uses and Activities in Estuarine and Shoreland Areas
Section 10.80.070 Standards and Criteria for Estuarine Zones
Section 10.80.080 Standards and Criteria for Shoreland Zones

Chapter 10.84 Exceptions

Section 10.84.010 Nonconforming Uses

Chapter 10.92 - Variances

Section 10.92.010 Authorization to grant or deny variances
Section 10.92.020 Criteria for granting a variance
Section 10.92.030 Minor variances
Section 10.92.040 Procedures for taking action on a variance request
Section 10.92.050 Time limit on a permit for a variance

Chapter 10.96 – Conditional Uses

Section 10.96.010 Authorization to grant or deny conditional use
Section 10.96.020 Standards to a conditional use must conform

IV. This Action is a Routine Program Change

The incorporation of the enforceable policies listed above of the current City of Reedsport Comprehensive Plan and Municipal Code into the OCMP 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 Reedsport Comprehensive Plan and Municipal Code approved by OCRM in 1984. 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 16), and beaches and dunes (Goal 18). The City of Reedsport 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 Reedsport. 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 certain provisions of the City of Reedsport Comprehensive Plan (RCP) and Zoning Code (RLUC) 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 Reedsport Plan and Zoning Code (Title 10, Division III of Municipal Code) | *DLCD seeks to incorporate the City of Reedsport Comprehensive Plan (RCP) and Zoning Code (RLUC) into the OCMP in their entirety. However, DLCD only seeks to incorporate the provisions listed below as enforceable policies. | ORS 197/RCP; RLUC 10.68.060 ¹ via city planning and permit processes, (hereinafter: city planning/permit processes) | 04/26/1984 | 1984 - 2015 |
| CITY OF REEDSPORT COMPREHENSIVE PLAN | | | | |
| VII. Land Use and Urbanization Element | | | | |
| Comprehensive Plan Map pp 53-54 | | | | |
| pp 53-54 Designations | Specifies ten land use categories | ORS 197/city planning/permit processes | 04/26/1984 | 1984 - 2015 |
| Land Use Goals and Policies pp 56-57 | | | | |
| Industrial Policy 2 | Relates to water-dependent uses | | | |
| General Policy 1 | Prohibits extensions of municipal services outside city | ORS 197/city planning/permit processes | 04/26/1984 | 1984 - 2015 |
| General Policy 2 | Requires development to conform to city standards | | | |
| General Policy 6 | Requires notification of Department of State Lands for land uses in wetlands | | | |
| VIII. Coastal Resource Element | | | | |
| Estuarine Resources | | | | |

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

| | | | | |
|---|---|---|------------|-------------|
| pp 62-67 Estuarine Subareas | Ia Tidelands at Providence Creek: Estuarine Natural Ib. Leeds Island: Estuarine Development II: Mouth of Schofield River – Estuarine Natural III: McIntosh Slough – Estuarine Conservation IV: Lower Scholfield River – Development V: Scholfield River – Estuarine Conservation VI: Upper Scholfield River – Estuarine Natural VII: Reedsport Waterfront – Development VIII: Northeastern City Limits and Urban Growth Boundary – Estuarine Conservation | ORS 197/city planning/permit processes | 04/26/1984 | 1984 – 2015 |
| pp 67-68 Policies 1-10 | Policies for Natural Management Units | ORS 197/city planning/permit processes | 04/26/1984 | 1984 – 2015 |
| pp 68-69 Policies 1-9 | Policies for Conservation Management Units | ORS 197/city planning/permit processes | 04/26/1984 | 1984 – 2015 |
| pp 69-70 Policies 1-11 | Policies for Development Management Units | ORS 197/city planning/permit processes | | |
| p. 71 Permitted Uses and Policy Implementation | Links management units in plan to requirements of city Zoning code | ORS 197/city planning/permit processes | | |
| pp 72-74 Policies 9, 13, 15, 16, 19, 23, 25, 26, 27, 32 | Permitted Uses and Policy Implementation General Policies | ORS 197/city planning/permit processes | | |
| Coastal Shoreland Resources | | | | |
| pp 76-77 Shoreland Management Categories | Urban Conservation Shorelands Urban Water-Dependent Shorelands Urban Water-Related Shorelands Urban-Other Shorelands | ORS 197/city planning/permit processes | | |

| | | | | |
|---|---|--|--|--|
| pp 77-88 Coastal Shoreland Subareas | <ol style="list-style-type: none"> 1. West Bank and West Fork of Providence Creek – Urban Conservation Shorelands 2. East Bank and East Fork of Providence Creek – Urban Conservation Shorelands 3. Providence Creek – Urban Conservation Shorelands 4. Leeds Island – Water-Dependent Industrial Shorelands 5. Holliday Point – Urban Conservation Shorelands 6. Scotts Swamp Downriver – Urban Conservation Shorelands 7. Decker Point-Scotts Swamp – Urban Conservation Shorelands 8. Scholfield River – Urban Conservation Shorelands 9. Coho Marina – Water-Related Commercial Shorelands 10. Scholfield River – Urban Conservation Shorelands 11. Reedsport Waterfront – Urban Other Shorelands 12. Reedsport Waterfront – Water-Dependent Industrial Shorelands 13. Reedsport Waterfront – Water-Dependent Shorelands 14. Reedsport Waterfront – Water-Dependent Industrial Shorelands 15. Reedsport Waterfront – Light Industrial and Public/Semi-Public Lands 16. Reedsport Waterfront – Water-Dependent Industrial Shorelands 17. East Urban Growth Boundary Upriver – Urban Conservation Shorelands | ORS 197/city planning/permit processes | | |
| p. 89 Policy 1 | Policy for Specific Shoreland Areas: Leeds Island | ORS 197/city planning/permit processes | | |
| pp 89-91 Policies 5, 6, 8, 12, 13, 17, 18, 20 | General Policies for Shorelands | ORS 197/city planning/permit processes | | |
| p. 91 Policy 1 | Policies for Urban Conservation Shorelands | ORS 197/city planning/permit processes | | |
| pp 91-92 1, 2, 3, 4 | Policies for Water-Dependent/Water-Related Shorelands | ORS 197/city planning/permit processes | | |
| Dredged Material Management Program | | | | |
| pp 93-94 | Leeds Island, Shoreland Subarea 4 | ORS 197/city | | |

| | | | | |
|--|--|---|------------|-------------|
| Approved Dredged Material Disposal Site | | planning/permit processes | | |
| Mitigation/Restoration Program | | | | |
| pp 96-97 Site 1 Providence Creek Site 2 W. Mouth Scholfield River Site 3 Scotts Swamp | Approved mitigation sites | ORS 197/city planning/permit processes | | |
| MUNICIPAL CODE, TITLE 10, DIVISION III, ZONING | | | | |
| Chapter 10.64 Sections 10.64.010-10.64.030 | Introductory Provisions | ORS 197/city planning/permit processes | 04/26/1984 | 1984 - 2015 |
| Chapter 10.68 Sections 10.68.010-10.68.060 | Establishment o Zones | ORS 197/city planning/permit processes | 04/26/1984 | 1984 - 2015 |
| Chapter 10.72 Sections 10.72.010 – 10.72.180 | Use Zones | ORS 197/city planning/permit processes | 04/26/1984 | 1984 - 2015 |
| Chapter 10.76 Sections 10.76.010-10.76.150 | Special Provisions and Regulations | ORS 197/city planning/permit processes | 04/26/1984 | 1984 - 2015 |
| Chapter 10.80 Sections 10.80.010-10.80.080 | Supplementary Provisions for Estuarine and Shoreland Areas | ORS 197/city planning/permit processes | 04/26/1984 | 1984 - 2015 |
| Chapter 10.84 Section 10.84.010 | Nonconforming Uses | ORS 197/city planning/permit processes | 04/26/1984 | 1984 - 2015 |
| Chapter 10.92 Sections 10.92.010-10.92.050 | Variances | ORS 197/city planning/permit processes | 04/26/1984 | 1984 - 2015 |
| Chapter 10.96 Sections 10.96.010-10.96.020 | Conditional Uses | ORS 197/city planning/permit processes | 04/26/1984 | 1984 - 2015 |
| REMOVED: | | | | |
| City of Reedsport Comprehensive Plan | | | 1984 | 1984 |
| City of Reedsport Development Code | | | 1984 | 1984 |