

Routine Program Change

Seeking to Incorporate the City of Coos Bay Comprehensive Plan and Land Development Ordinance Into the Oregon Coastal Management Program

November 1, 2013

I. Introduction

The Oregon Department of Land Conservation and Development (DLCD) seeks approval from the National Oceanic and Atmospheric Administration (NOAA) Office of Ocean and Coastal Resource Management (OCRM) to incorporate the current versions of the **City of Coos Bay Comprehensive Plan (CBCP) and Coos Bay Land Development Ordinance (CBLDO)** into the Oregon Coastal Management Program (OCMP). DLCD requests OCRM's concurrence that the incorporation 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. §923.84.

The Coos Bay City Council adopted the comprehensive plan and land development ordinance on March 23, 1981. The Land Conservation and Development Commission (LCDC) acknowledged the documents and maps as being in compliance with the Statewide Planning Goals on October 6, 1983. LCDC acknowledged provisions for the portion of the Coos Bay estuary within city limits on June 14, 1984, and for estuarine shoreland areas within city limits on July 20, 1984. OCRM approved these documents as RPCs to the OCMP on April 30, 1986.

The City has subsequently revised some provisions in the plan and land development ordinance, which the State of Oregon (through the LCDC and DLCD) has approved as meeting the statewide planning goals. DLCD is now submitting for OCRM review and approval the current versions of the plan and ordinance, which reflect all changes subsequent to OCRM's 1986 approval. This submittal also identifies specific enforceable policies to be applied to federal consistency reviews. DLCD is not submitting any changes to the previously-approved portion of the city's comprehensive plan pertaining to the Coos Bay Estuary Management Plan. However, DLCD is submitting the entire Land Development Code, including specific zoning designations for areas of the Coos 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 the enforceable policies of the City of Coos Bay comprehensive plan and the land development ordinance for which DLCD seeks approval. 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 comprehensive plan and land development ordinance provisions Oregon seeks to incorporate into the OCMP as enforceable policies.

II. Framework for Oregon’s Approved Coastal Management Program

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

As noted in OCRM’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 the City of Coos Bay, 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, LCDC has found the plans and ordinances of all cities and counties in Oregon to 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 DLCD, 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 the state has 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/OCRM has approved these statewide planning goals and related administrative rules as core components of the OCMP.

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 that LCDC reviewed and approved, and which OCRM approved for incorporation into the OCMP via 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 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 amendments 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 comprehensive plan and land development ordinance in to the OCMP. The analysis below discusses the plan policies that DLCD now seeks to incorporate as enforceable policies and how the provisions implement the applicable statewide planning goals.

III. Coos Bay Comprehensive Plan and Land Development Ordinance Sections Incorporated as Enforceable Policies

While DLCD seeks to incorporate the entire Coos Bay Comprehensive Plan (CBCP) and Land Development Ordinance (CBLDO) into the OCMP, DLCD has identified specific sections of

each to be used as “enforceable policies” for federal consistency purposes. As required by 16 USC 1453(6a) and OCRM guidance, the enforceable policies are legally binding and contain standards of sufficient specificity to guide private and public uses. These policies are briefly discussed in subsections A and B below, and listed in the attached table. Other plan and ordinance provisions not part of this submittal that OCRM approved in 1986 remain an approved part of the OCMP.

A. Coos Bay Comprehensive Plan

The city’s comprehensive plan, entitled Comprehensive Plan 2000 (even though it has had some subsequent updates), establishes the basis for land use regulation throughout the city of Coos Bay. The plan is in three volumes: Volume I, Plan Policy Document; Volume II, Inventory Information; and Volume III, Coos Bay Estuary Management Plan.

Volume I, Chapter 7, contains pertinent city-wide enforceable policies. DLCD seeks to incorporate the following as enforceable policies to be used for federal consistency review:

1. **Chapter 7, Identification of Problems, Planning Issues, Goals, and Plan Implementation Strategies**, includes strategy statements related to specific issues. These strategies are mandatory policies that direct subsequent implementation measures.

Section 7.1 Natural Resources and Hazards:

NRH.1 requires developers to substantiate that development will not be endangered by hazards such as erosion.

NRH.6 requires construction in flood prone areas to meet flood proofing standards.

NRH.11 requires regulation in dune areas to protect water quality, soil stability, and other properties.

Section 7.3 Historic Preservation:

HP.3 requires protection of archaeological and historic sites, particularly an historic cemetery and native burial ground and associated cultural resources.

Section 7.4 Recreation and Open Space:

R.6 requires a 100-foot buffer strip separating the residential area of Eastside and the abutting undeveloped portion of the fill area which allows industrial development.

Section 7.7 Public Facilities and Services:

PFS.10 requires coordination of water-system planning and implementation with Coos Bay-North Bend Water Board.

PFS.11 stipulates conditions by which the city will provide sewer service outside city limits.

Section 7.9 Urban Growth Management:

UGM.9 specifies that city shall not annex lands for the sole purpose of providing sewer service, provides exceptions.

Section 7.10 Estuarine Resources:

ER.1 commits to adopting the provisions of the Coos Bay Estuary Plan that pertain to the city's estuarine shoreland and aquatic areas. See City of Coos Bay Comprehensive Plan Volume II, Part 1, Section 3, and City Resolution 82-28 for further details of the adoption.

2. Volume II, Part 1, Section 3 Management Framework, Coos Bay Estuary Management Plan

The City of Coos Bay adopted provisions of the Coos Bay Estuary Management Plan (CBEMP) pertaining to the City of Coos Bay in 1982, via Resolution 82-28. OCRM approved the entire CBEMP in 1991, as part of the RPC incorporating the Coos County Comprehensive Plan into the OCMP. As discussed in the October 2013 RPC for Coos County, there have been only a few minor changes to the CBEMP since adoption. The City has made no significant revisions to the enforceable plan policies that affect estuarine areas within the city; thus, DLCD seeks to simply maintain the previously approved estuary plan.

3. Comprehensive Plan Map.

While not an “enforceable policy” per se, the Comprehensive Plan Map is nonetheless a necessary component of the plan's enforceable provisions because it establishes the physical location of land use designations, associated public infrastructure, natural resources, and geophysical conditions that affect interpretation and enforcement of the comprehensive plan.

The city maintains a current copy of the plan map on its website at:

http://coosbay.org/uploads/PDF/GIS%20Services/COMP_MAP_2013.pdf

B. Coos Bay Land Development Ordinance (CBLDO)

The City of Coos Bay Land Development Ordinance implements the comprehensive plan by specifying both land development and zoning requirements for various land use districts. For estuarine shoreland and aquatic areas with city jurisdiction, the city applies the specific requirements of Coos Bay Estuary Management Plan (CBEMP). The Land Development Ordinance (Chapter 17.340) specifically references the requirements of the CBEMP. Those requirements are listed as item 6, below.

1. Division I – Introductory Provisions

CBLDO 17.05.030 – Compliance with Comprehensive Plan and Title Provisions: Provides the CBLDO's enforcement mechanism by requiring compliance with Comprehensive Plan and Ordinance provisions.

CBLDO 17.10.010 – Definitions: Defines the terms used in the ordinance. The definitions clarify and provide context for the terms used in enforceable policies. While this section does not implement any particular planning goal or goals, it is necessary to support legal interpretation and application of enforceable policies and other plan and ordinance provisions.

CBLDO 17.20.030 – Estuarine and Coastal Shoreland Uses and Activities: Applies the Coos Bay Estuary Management Plan to estuarine and shoreland areas within the City of Coos Bay.

2. Division II – Zoning Districts

CBLDO 17.30.010 and Table 17.30.010 – Establishment of Zoning Districts: Lists the zoning districts for the City of Coos Bay

CBLDO 17.35 through 17.127 – Zoning Regulations for Individual Zones: These Chapters list specific regulations for each of twenty separate zoning districts, including:

- Chapter 17.35 Single-Family Residential District (R-1)
- Chapter 17.40 Single family and duplex residential District (R-2)
- Chapter 17.45 Multiple Residential District (R-3)
- Chapter 17.50 Residential/Professional District (R-4P)
- Chapter 17.55 Residential Certified Factory-Built Home Park District (R-5)
- Chapter 17.60 Restricted Waterfront Residential District (R-W) (sets out special regulations and review requirements to maintain open space and public access to the waterfront)
- Chapter 17.65 Medical Park District (MP)
- Chapter 17.70 Central Commercial District (C-1)
- Chapter 17.75 General Commercial District (C-2)
- Chapter 17.80 General Industrial District (G-I)
- Chapter 17.85 Industrial/Commercial District (I-C)
- Chapter 17.90 Waterfront Industrial District (W-I) (reserves the waterfront for uses which require water access, and preserves lands that are exceptionally suited for water-dependent and water-related uses)
- Chapter 17.95 Park/Cemetery District (QP-1)
- Chapter 17.100 Watershed District (QP-2)
- Chapter 17.105 Public Educational Facilities District (QP-3)
- Chapter 17.110 Transportation Facilities District (QP-4)
- Chapter 17.115 Buffer District (QP-5)
- Chapter 17.120 Single-Family, Duplex Residential and Certified Factory Built Home District (R-6)
- Chapter 17.125 Waterfront Heritage District (WH) (seeks to preserve the city’s historic waterfront along a segment of the Coos Bay estuary shoreline and guide appropriate development through specific design and siting guidelines and regulations)
- Chapter 17.127 Hollering Place District (HP) (seeks to redevelop a segment of the Coos Bay estuary shoreline and adjacent upland as a planned unit development through design, siting, and use considerations outlined in the Hollering Place Master Plan, which is adopted as part of the zoning ordinance)

The Chapters detail permitted uses, conditional uses, uses expressly prohibited, property development requirements, and special requirements such as minimum lot sizes or architectural design standards, if applicable, for each of the districts.

3. Division III - General Conditions

The Chapters in Division III contain standards and regulations that supplement the zoning district standards.

CBLDO 17.145 – Access Management ensures safe and efficient access and circulation to the public street system, while preserving the flow of traffic in terms of safety and roadway capacity. 17.145.020 governs legal access, 17.145.030 requires an access permit for access to a public street, 17.145.040 gives acceptable options for access to developments, while 17.145.050 governs spacing of access.

CBLDO 17.170.010 – Utilities and Public Facilities governs extension of, easements for, and installation of sanitary sewer and water lines, electrical lines, and other utilities.

CBLDO 17.175.010 – Drainage Facilities gives basic requirements for stormwater drainage.

CBLDO 17.180 – Transportation Standards governs topics such as location, width, and grade of streets, sidewalks, and pedestrian and bicycle pathways. 17.180.010 provides general guidelines, while 17.180.020 covers Transportation Impact Study (TIS) requirements. 17.180.030 specifies things like dimension, alignment, and grading, 17.180.040 governs pedestrian access and circulation, and 17.180.050 governs transportation improvements.

CBLDO 17.185 – Open Space defines types of open space (17.185.010) and specifies that buildings, streets, or rights-of-way shall not occupy open space (17.185.020).

CBLDO 17.190 – Recreational Area defines recreational areas (17.190.010), gives general standards that must be met (17.190.020) and specifies requirements for conventional subdivisions (17.190.030).

CBLDO 17.195 – Flood Damage Prevention specifies regulations to enable the City of Coos Bay to meet the requirements of the National Flood Insurance Program for review of development, design and location of development, and other measures to reduce flood hazards.

CBLDO 17.205 – Estuarine and Coastal Shoreland Uses and Activities specifies that any uses or activities within the estuary or coastal shoreland area must comply with the estuary management plan and other applicable zoning provisions.

CBLDO 17.210 – Dredged Material Disposal Sites specifies that uses of sites designated in the Coos Bay Estuary Management Plan for dredged material disposal shall be used for that purpose and in a manner that conforms to the policies and procedures of that plan.

CBLDO 17.215 – Land Clearing, Erosion Control, Steep Slopes requires a land clearing and erosion control permit.

CBLDO 17.220 – Cultural Resources prohibits development, alteration, remodeling, relocation, or demolition of properties identified as cultural resources if the activity will detrimentally affect the significance of the resource.

CBLDO 17.225 – Air Surface Protection protects air space around the North Bend Municipal Airport. 17.225.010 gives a general overview, 17.225.020 provides the basis for establishing various areas, and 17.225.030 contains general standards.

CBLDO 17.240 – Empire Waterfront Settlement Design Review provides specific architectural design review standards for parcels in an historic area abutting three specific streets in the Empire district of Coos Bay.

4. Division IV – Special Site Development

CBLDO 17.275 – Commercial Recreational Vehicle Park requires permits for commercial recreational vehicle parks (17.275.010), prohibits vehicles from remaining in a single unit space for more than 60 days (17.275.020), and regulates property development (17.275.030).

CBLDO 17.280 – Manufacturing establishes specific standards for the siting of manufacturing businesses. 17.280.020 governs uses in the central commercial zoning district, 17.280.030 governs uses in the general commercial zoning district, and 17.280.040 governs uses in the Hollering Place zoning district, subdistrict HP-2.

5. Division V – Administrative Provisions

This division contains a variety of provisions pertaining to how and where development and land uses may be permitted. While a majority of the provisions are administrative in nature (*e.g.* permit procedures and appeals processes) and provide enforceable mechanisms rather than enforceable policies, ten chapters provide specific substantive or procedural regulations that may be pertinent to federal consistency reviews:

CBLDO 17.320 – Land Clearing, Erosion Control, and Steep Slope Areas governs review and approval of land clearing, erosion control, and development on steep slopes. 17.320.020 specifies when a permit is required, 17.320.030 outlines exceptions, 17.320.040 outlines information needs, 17.320.060 provides minimum requirements, and 17.320.070 outlines when a bond and surety, cash, or security deposit may be required.

CBLDO 325 – Alternatives for Reconfiguration of Property provides criteria and other regulations for vacating or replatting properties (17.325.010) and adjusting lot lines (17.325.020).

CBLDO 17.330 – Land Division-Partition I provides regulations for submitting, reviewing, and approving a Partition I of property.

CBLDO 17.335 – Land Division-Partition II and Subdivision provides regulations for submitting, reviewing, and approving a Partition II or subdivision of land.

CBLDO 17.340 – Estuarine and Coastal Shorelands Uses and Activity specifies procedures and standards for reviewing and approving development proposals within zoning units that are included as either Aquatic or Shoreland units in the Coos Bay Estuary Management Plan. 17.340.010 specifies that all uses and activities under jurisdiction of the Coos Bay estuary

management plan must be reviewed for compliance with the Plan, while 17.340.030 specifies what information an applicant must provide for the review.

CBLDO 17.345 – Site Plan and Architectural Review provides procedures and criteria for carrying out site plan and architectural review for development proposals in zoning districts where such review is required.

CBLDO 17.350 – Variance specifies administrative and quasi-judicial procedures and criteria for approving a variance in property development standards.

CBLDO 17.355 – Conditional Use specifies administrative and quasi-judicial procedures and standards for approving a conditional use in a zone where the use is not otherwise permitted.

CBLDO 17.365 – Cultural Resources specifies procedures and criteria for identifying, protecting, enhancing, and using cultural and historic resources. 17.365.020 governs development, alteration, or demolition of cultural resources, 17.365.040 gives criteria for decision-making, 17.365.050 provides for an optional waiting period, and 17.365.060 allows the planning commission to impose conditions.

CBLDO 17.390 – Architectural Design Review specifies requirements for design review and approval when such review is required by other zoning or development requirements.

6. Zoning for Coos Bay Estuarine Areas Under City Jurisdiction

(Note: references to the Coos Bay Estuary Management Plan (CBEMP) can be confusing. It was prepared through a joint effort of Coos County and the cities of Coos Bay and North Bend. The City of Coos Bay adopted those provisions of the CBEMP that pertain to areas under city jurisdiction as Volume III of its comprehensive plan. Coos County, on the other hand, adopted county-specific provisions of the CBEMP as Volume II of its comprehensive plan. Despite this difference, the management policy provisions and site designation codes contained in both are fully coordinated as one seamless plan for the estuary).

As per city Land Development Ordinance Chapter 17.340 (above), land use approvals for estuarine areas within the City of Coos Bay are based on specific enforceable policies contained in the *Coos Bay Estuary Management Plan (CBEMP) Volume III, Part 1, Section 3: Management Framework* and site-specific management requirements in *CBEMP Volume III, Part 1, Section 5: Designation of Site Specific Management Segments, Uses and Activities*.

Each of forty-five segments or management “districts” is listed and described based on its location, given a unique functional code based on whether it is an Aquatic or Shoreland area, and given a list of “Uses and Activities,” which are further modified by general conditions, special conditions, and other requirements depending on the unique site characteristics and uses of the district. The policies outlined in the districts listed and briefly described below constitute enforceable policies to be applied to federal consistency reviews of projects within the City of Coos Bay estuarine and shoreland areas. The city’s zoning map, available at,

http://coosbay.org/uploads/PDF/GIS%20Services/ZONING_MAP_2013.pdf, gives a map-view of the management designations.

LOWER BAY/UPPER BAY; DA; AQUATIC UNIT/DEEP-DRAFT NAVIGATION CHANNEL: this unit supports the federally-approved deep-draft navigation channel that extends from the mouth of Coos Bay to the upper bay, connecting to shallow-draft channels. Portions of this deep-draft channel are within the City of Coos Bay, the City of North Bend, and Coos County.

ISTHMUS SLOUGH; DA; AQUATIC UNIT/SHALLOW-DRAFT NAVIGATION CHANNEL: this unit supports segment within the City of Coos Bay of an approved navigation channel on Isthmus Slough that extends upstream under Coos County jurisdiction.

COOS RIVER/MILLICOMA RIVER; DA; AQUATIC UNIT/SHALLOW-DRAFT NAVIGATION CHANNEL: this unit supports a segment of a federally-approved navigation channel on the Coos River within city jurisdiction; the balance of the channel is under Coos County jurisdiction.

UPPER BAY; 15-NA; 15-NATURAL AQUATIC: to be managed to protect natural resource productivity.

UPPER BAY; 16-CA; CONSERVATION AQUATIC: to be managed to allow access through a natural channel to the natural Cooston Channel for log storage.

UPPER BAY; 17-NA; NATURAL AQUATIC: to be managed to protect natural resource productivity.

UPPER BAY; 18B-CA; CONSERVATION AQUATIC: this natural channel is to be managed for navigation and log storage.

COOS RIVER/MILLICOMA RIVER; 20-CA; CONSERVATION AQUATIC: to be managed for log transport and fish habitat; this unit extends up the Coos and Millicoma Rivers under county jurisdiction.

CATCHING SLOUGH; 21-CA; CONSERVATION AQUATIC: to be managed to allow rural upland uses while protecting aquatic habitat; this unit extends up Catching Slough and tributaries under county jurisdiction.

CATCHING SLOUGH; 21-RS; RURAL SHORELAND SEGMENT: to be managed to maintain present low-intensity rural uses compatible with natural resource protection and estuarine mitigation sites.

CATCHING SLOUGH; 21A-NA; NATURAL AQUATIC: to be managed to protect natural resource productivity and two estuarine mitigation sites.

UPPER BAY; 23-DA; DEVELOPMENT AQUATIC; to facilitate aquatic access for development of water dependent uses on the adjacent shorelands.

UPPER BAY – EASTSIDE; 23A-UW; URBAN WATERFRONT; to be managed for water-dependent uses.

UPPER BAY – EASTSIDE; 23B-UD; URBAN DEVELOPMENT; to be managed as a dredged material disposal site until full, then for urban water-dependent development and related uses.

UPPER BAY; 24-NA; NATURAL AQUATIC: to be managed to protect natural resource productivity.

UPPER BAY – EASTSIDE; 24-CS; CONSERVATION SHORELANDS: to be managed as a buffer strip between a marsh and a dredged material disposal site.

UPPER BAY; 25-NA; NATURAL AQUATIC: to be managed to protect natural resource productivity.

UPPER BAY – EASTSIDE; 26-UD; URBAN DEVELOPMENT: to be managed as a dredged material disposal site until full, then for urban development.

UPPER BAY; 26A-CA; CONSERVATION AQUATIC: to be managed for navigation and subtidal log storage.

UPPER BAY; 26B-CA; CONSERVATION AQUATIC: to be managed to allow log storage and a future dredged marina and boat ramp.

ISTHMUS SLOUGH – EASTSIDE; 27-UW; URBAN WATERFRONT: to be managed for water-dependent/related uses consistent with an approved master plan.

ISTHMUS SLOUGH; 27-DA; DEVELOPMENT AQUATIC: to be managed in conjunction with water-dependent industrial on the adjacent shoreland.

ISTHMUS SLOUGH – EASTSIDE; 28-UW/28-D (note: zoning map shows only 28-UW); URBAN WATERFRONT: to be managed to continue existing mixed uses.

ISTHMUS SLOUGH; 28B-DA; DEVELOPMENT AQUATIC: to be managed to allow an in-water log dump and storage associated with nearby industrial uses.

ISTHMUS SLOUGH – COALBANK SLOUGH; 38-CA; CONSERVATION AQUATIC: to be managed to protect resource productivity and for future small-scale marina.

ISTHMUS SLOUGH – COALBANK SLOUGH – COOS BAY; 42-UD URBAN DEVELOPMENT: to be managed to facilitate continuation of existing mixed uses on adjacent areas.

ISTHMUS SLOUGH; 43-DA; DEVELOPMENT AQUATIC: to be managed for future development allowed in the use matrix.

ISTHMUS SLOUGH – COOS BAY; 43-UW; URBAN WATERFRONT: to be managed for future development allowed in the use matrix.

UPPER BAY; 44-DA; DEVELOPMENT AQUATIC: to be managed for continued essential water access for adjacent upland water-dependent uses.

UPPER BAY/ISTHMUS SLOUGH – COOS BAY/NORTH BEND; 44-UW; URBAN WATERFRONT: to be managed to allow the City's downtown waterfront development project and boardwalk.

UPPER BAY/ISTHMUS SLOUGH; 44a-UW; URBAN WATERFRONT: to be managed to allow existing uses and the City's downtown waterfront development project and boardwalk.:

UPPER BAY/ISTHMUS SLOUGH; 44b-UD; URBAN DEVELOPMENT: to be managed to protect existing uses and allow new water-dependent and water-related uses.

UPPER BAY – EASTSIDE; 45-CS; CONSERVATION SHORELANDS: to be managed to maintain the unit for dredged material disposal.

UPPER BAY; 45-NA; NATURAL AQUATIC: to be managed to protect the natural condition of the area.

UPPER BAY; 45A-CA; CONSERVATION AQUATIC: to be managed to protect natural resources, allow navigational facilities, and permit log storage.

LOWER BAY – COOS BAY; 52-CS; CONSERVATION SHORELANDS: to be managed in its natural state and as a future mitigation site.

LOWER BAY; 52-NA; NATURAL AQUATIC: to be managed to maintain extensive eelgrass beds and associated natural resources.

LOWER BAY; 52A-DA; DEVELOPMENT AQUATIC: to be managed to protect natural resources until the unit is filled for extension of the airport runway, upon which the unit designation shall be changed to Shoreland Unit 51A.

LOWER BAY – COOS BAY/NORTH BEND; 53-CS; CONSERVATION SHORELANDS: to be managed to protect scenic and riparian values.

LOWER BAY; 53-CA; CONSERVATION AQUATIC: to be managed to conserve aquatic resources and to allow log storage for the mill to the south .

LOWER BAY; 54-DA; DEVELOPMENT AQUATIC: to be managed to maintain water access for water-dependent/related uses on the adjacent upland.

LOWER BAY – COOS BAY; 54-UW; URBAN WATERFRONT: to be managed to allow continuation of current uses and other uses as permitted by the Hollering Place zoning district (See Chapter 17.127).

LOWER BAY – COOS BAY; 55-UD; URBAN DEVELOPMENT: to be managed to allow continuation of existing upland uses.

LOWER BAY; 55-CA; CONSERVATION AQUATIC: to be managed for recreation use consistent with aquatic resources characteristics.

LOWER BAY; 55B-NA; NATURAL AQUATIC: to be managed to protect its natural resources.

IV. This Action is a Routine Program Change

The incorporation of the current City of Coos Bay Comprehensive Plan and Land Development Ordinance 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 Coos Bay Comprehensive Plan and Land Development Ordinance approved by OCRM 1986. 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 Coos Bay plan and ordinance 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 Coos Bay. 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 Coos Bay Comprehensive Plan (CBCP) and Land Development Ordinance (CBLDO) into its federally-approved coastal management program. The following table identifies specific provisions that DLCD seeks to incorporate as enforceable policies to be used 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/yyyy	mm/dd/yyyy
City of Coos Bay Comprehensive Plan and Coos Bay Land Development Ordinance	*DLCD seeks to incorporate the entire City of Coos Bay Comprehensive Plan (CBCP) and Coos Bay Land Development Ordinance (CBLDO) into the OCMP. However, DLCD only seeks to incorporate the provisions listed below as enforceable policies.	ORS Chapter 197; CBCP Volume 1, Chapter 8, Policy LU2 ¹ ; CBLDO 17.05.030 ² (via City planning and permit process, hereinafter planning/permit process).	10/6/1983	1983-2013
Coos Bay Comprehensive Plan (CBCP)				
CBCP Chapter 7, Section 7.1, Policies:				
CBCP Chapter 7, Section 7.1, NRH.1	Natural Resources and Hazards	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
CBCP Chapter 7, Section 7.1, NRH.6	Natural Resources and Hazards	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
CBCP Chapter 7, Section 7.1, NRH.11	Regulation in dune areas to protect water quality	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
CBCP Chapter 7, Section 7.3, HP.3	Historic Preservation	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013

¹ City of Coos Bay Comprehensive Plan Volume 1, Chapter 8, Policy LU.2: “The comprehensive Plan shall be the basis for all land use and community development regulations in Coos Bay.”

²Coos Bay Municipal Code Title 17: 17.05.030: “It shall be unlawful for any person, firm, or corporation to develop, permit, erect, construct, alter, or use any building, structure, parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform to the standards of this title.”[Ord. 93 §1.1.3, 1987].

CBCP Chapter 7, Section 7.4, R.6	Recreation and Open Space (buffer area)	ORS Chapter 197; city planning/permit process	10/6/1983	1983 – 2013
CBCP Chapter 7, Section 7.7, PFS.10	Public Facilities and Services (coordination with Coos Bay-North Bend Water Board)	ORS Chapter 197; city planning/permit process	10/6/1983	1983 – 2013
CBCP Chapter 7, Section 7.7, PFS.11	Public Facilities and Services (providing sewer service outside city limits)	ORS Chapter 197; city planning/permit process	10/6/1983	1983 – 2013
CBCP Chapter 7, Section 7.9, UGM.9	Urban Growth Management (prohibits annexation solely for sewer service)	ORS Chapter 197; city planning/permit process	10/6/1983	1983 – 2013
CBCP Chapter 7, Section 7.10 ER.1	Estuarine Resources (adoption of Coos Bay Estuary Management Plan provisions)	ORS Chapter 197; city planning/permit process	10/6/1983	1983 – 2013
Coos Bay Land Development Ordinance (CBLDO)				
TITLE 17	Development Code			
Division I	Introductory Provisions			
Chapter 17.05 17.05.20; 17.05.30	General	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.10 17.10.010	Definitions	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.15 17.15.010	Land Development Map	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.20 17.20.010 – 17.20.020	Uses of Land	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.25 17.25.010 – 17.25.110	Nonconformance	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Division II	Zoning Districts		10/6/1983	1983 - 2013
Chapter 17.30 Table 17.30.010	Establishment of Zoning Districts	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.35 17.35.020 – 17.35.050	R-1 Single Family Residential	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.40	R-2 Single Family and Duplex Residential	ORS Chapter 197; city	10/6/1983	1983 - 2013

17.40.020 – 17.40.050		planning/permit process		
Chapter 17.45 17.45.020 – 17.45.050	R-3 Multiple Residential	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.50 17.50.020 – 17.50.050	R-4P Residential/Professional	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.55 17.55.020 – 17.55.050	R-5 Residential Certified Factory-built Home Park	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.60 17.60.020 – 17.60.050	R-W Restricted Waterfront Residential	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.65 17.65.020 – 17.65.050	MP Medical Park	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.70 17.70.020 – 17.70.050	C-1 Central Commercial	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.75 17.75.020 – 17.75.050	C-2 General Commercial	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.80 17.80.020 – 17.80.050	G-1 General Industrial	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.85 17.85.020 – 17.85.050	I-C Industrial/Commercial	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.90 17.90.020 – 17.90.050	W-I Waterfront Industrial	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.95 17.95.020 – 17.95.050	QP-1 Park/Cemetery	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.100 17.100.020 – 17.100.050	QP-2 Watershed	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.105 17.105.020 – 17.105.050	QP-3 Public Educational Facilities	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.110 17.110.020 – 17.110.030	QP-4 Transportation Facilities	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.115	QP-5 Buffer	ORS Chapter 197; city	10/6/1983	1983 - 2013

17.115.020 – 17.115.060		planning/permit process		
Chapter 17.120 17.120.020 – 17.120.050	R-6 Single Family/Duplex Residential & Factory-built	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.125 17.125.020 – 17.125.090	WH Waterfront Heritage	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.127 17.127.020 – 17.127.100	HP Hollering Place	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Division III	General Conditions			
Chapter 17.145 17.145.020 – 17.145.050	Access Management	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.170 17.170.010	Utilities and Public Facilities	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.175 17.175.010	Drainage Facilities	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.180 17.180.010 – 17.180.050	Transportation Standards	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.185 17.185.010 – 17.185.020	Open Space	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.190 17.190.010 – 17.190.030	Recreational Area	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.195 17.195.050 – 17.195.200	Flood Damage Prevention	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.205 17.205.010	Estuarine and Coastal Shoreland Uses and Activities	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.210 17.210.010	Dredged Material Disposal Sites	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.215 17.215.010	Land Clearing, Erosion Control, Steep Slopes	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.220 17.220.010	Cultural Resources	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013

Chapter 17.225 17.225.010 – 17.225.030	Air Surface Protection	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.235 17.235.010 – 17.235.060.	Manufactured Home Special Siting Standards	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.240	Empire Waterfront Settlement Design Review	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Division IV	Special Site Development		10/6/1983	1983 - 2013
Chapter 17.275 17.275.010 – 17.280.030	Manufacturing	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.280 17.280.010 – 17.280.040	Manufacturing	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Division V	Administrative Provisions		10/6/1983	1983 - 2013
Chapter 17.320 17.320.010 – 17.320.080	Land Clearing, Erosion Control, Steep Slope Areas	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.325 17.325.010 – 17.325.020	Alternatives for Reconfiguration of Property	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.330 17.330.010 – 17.330.080	Land Division-Partition I	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.335 17.335.010 – 17.335.090	Land Division-Partition II and Subdivision	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.340 17.340.010 – 17.340.080	Estuarine and Coastal Shorelands Uses and Activity	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.345 17.345.010 – 17.345.050	Site Plan and Architectural Review	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.350 17.350.010 – 17.350.050	Variance	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.355 17.355.010 – 17.355.050	Conditional Use	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
Chapter 17.365 17.365.020; 17.365.040 - .060	Cultural Resources	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013

Chapter 17.390 17.390.010 – 17.390.070	Architectural Design Review	ORS Chapter 197; city planning/permit process	10/6/1983	1983 - 2013
VOLUME II	COOS BAY ESTUARY MANAGEMENT PLAN			
Part 1 Section 5	Designation of Site Specific Management Segments, Uses and Activities (Zoning Districts)			
Lower Bay/Upper Bay DA All requirements	Aquatic Unit/Deep-Draft Navigation Channel	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
Isthmus Slough DA All requirements	Aquatic Unit/Shallow-Draft Navigation Channel	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
Coos River/Millicoma R DA All requirements	Aquatic Unit/Shallow-Draft Navigation Channel	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
15-NA All requirements	Natural Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
16-CA All requirements	Conservation Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
17-NA All requirements	Natural Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
18B-CA All requirements	Conservation Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
20-CA All requirements	Conservation Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
21-CA All requirements	Conservation Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
21-RS All requirements	Rural Shorelands	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
21A-NA All requirements	Natural Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
23-DA All requirements	Development Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013

23A-UW All requirements	Urban Waterfront	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
23B-UD All requirements	Urban Development	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
24-NA All requirements	Natural Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
24-CS All requirements	Conservation Shorelands	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
25-NA All requirements	Natural Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
26-UD All requirements	Urban Development	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
26A-CA All requirements	Conservation Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
26B-CA All requirements	Conservation Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
27-UW All requirements	Urban Waterfront	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
27-DA All requirements	Development Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
28-UW/28-D All requirements	Urban Waterfront	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
28B-DA All requirements	Development Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
38-CA All requirements	Conservation Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
42-UD All requirements	Urban Development	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
43-DA All requirements	Development Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013

43-UW All requirements	Urban Waterfront	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
44-DA All requirements	Development Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
44-UW All requirements	Urban Waterfront	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
44a-UW All requirements	Urban Waterfront	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
44B-UD All requirements	Urban Development	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
45-CS All requirements	Conservation Shorelands	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
45-NA All requirements	Natural Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
45A-CA All requirements	Conservation Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
52-CS All requirements	Conservation Shorelands	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
52-NA All requirements	Natural Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
52A-DA All requirements	Development Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
53-CS All requirements	Conservation Shoreland	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
53-CA All requirements	Conservation Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
54-DA All requirements	Development Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
54-UW All requirements	Urban Waterfront	ORS Chapter 197; city planning/permit process	1984	1983 - 2013

55-UD All requirements	Urban Development	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
55-CA All requirements	Conservation Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
55B-NA All requirements	Natural Aquatic	ORS Chapter 197; city planning/permit process	1984	1983 - 2013
DELETED:				
City of Coos Bay Comprehensive Plan and Land Development Ordinance (Except for Coos Bay Estuary Management Plan)			1983	1983