PUBLIC MEETING SUMMARY
ANNUAL USE CAPACITY
PARK VISITOR SURVEY
SCORP DATA
DOUGLAS COUNTY COMPREHENSIVE PLAN
DOUGLAS COUNTY ZONING
DOUGLAS COUNTY COASTAL RESOURCES PLAN
COOS COUNTY COMPREHENSIVE PLAN
COOS COUNTY ZONING

PLANNING DATA
SUNSET BAY DISTRICT PARKS
The State Parks and Recreation Division conducted three public meetings last September in Coos and Douglas Counties. Proposed Land Use and Development Plans for ten coastal state park master plans were discussed. The ten parks currently being studied are Umpqua Lighthouse, William Tugman, Yoakum Point, Shore Acres, Sunset Bay, Cape Arago, Seven Devils Wayside, Bullards Beach, Bandon Wayside and Bandon State Parks. The meetings were held September 8 at Bullards Beach and Shore Acres State Parks, and September 9 at William Tugman State Park.

State Park Planners began master plans for the Douglas-Coos County coastal parks over a year ago. In that time, an extensive study of each park area was conducted, which led to the plans now available for review. Both public agency and private experts within a variety of interests and disciplines were consulted during the site inventory and planning stage. Local governments, citizens groups and other organizations were contacted. A park visitor survey was conducted to gather information on current park use, future recreation needs, park planning and management issues. Intensive field surveys were made noting important natural features and recreation use potentials. These data helped determine land use plans and proposed development plans for each park.

Although the three public meetings were not well attended in spite of a great deal of advance publicity and advertising, media coverage was good. Those attending the meetings were pleased with the proposals. They expressed confidence in the planning team's approach to protect the unique attractions which bring visitors to state parks, while providing diverse, quality recreation opportunities for all park users.

The comment period for this phase of the project will remain open through November 1983. Plans are available for inspection at the Region State Park Office in Coos Bay and the State Park Headquarters Office in Salem. If your organization would like to discuss these plans with our staff, a presentation can be arranged.

The planning team invites you to have a say in the decision-making process. We need to know if you feel we have done a good job, or if we need to make some changes. For further information, write or call Ed Schoaps, Master Planning Unit, State Parks and Recreation Division, Salem, Oregon 97310, phone: (503) 378-6290.
FOR IMMEDIATE RELEASE

Land use and development plans for 10 coastal State Parks in Douglas and Coos Counties will be discussed during a trio of public meetings Sept. 8 and 9.

Meetings are scheduled Sept. 8 from 2 to 4 p.m. in the new day use picnic shelter at Bullards Beach State Park, one mile north of Bandon, and from 7 to 9 p.m. in the Garden House at Shore Acres State Park, 13 miles southwest of Coos Bay.

The final meeting will be Sept. 9 from 10 a.m. to noon in the day use picnic shelter at William Tugman State Park, eight miles south of Reedsport.

In addition to those three parks, plans for seven others will be discussed. They include Umpqua Lighthouse, Yoakum Point, Sunset Bay, Cape Arago, Seven Devils, Bandon Wayside and Bandon State Park.

The sessions will be conducted by personnel from the master planning unit at State Park headquarters in Salem, in cooperation with local State Park managers. The general public is urged to attend and participate in the planning process.
<table>
<thead>
<tr>
<th>PARK</th>
<th>PPA</th>
<th>SPA</th>
<th>LDA</th>
<th>MDA</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Umpqua Lighthouse</td>
<td>27 (6%)</td>
<td>336 (75%)</td>
<td>57 (12%)</td>
<td>30 (7%)</td>
<td>450</td>
</tr>
<tr>
<td>Wm. Tugman</td>
<td>138 (25%)</td>
<td>365 (65%)</td>
<td>--</td>
<td>57 (10%)</td>
<td>560</td>
</tr>
<tr>
<td>Cape Arago</td>
<td>24 (18%)</td>
<td>80.5 (60%)</td>
<td>17.5 (13%)</td>
<td>12 (9%)</td>
<td>134</td>
</tr>
<tr>
<td>Sunset Bay</td>
<td>12 (3%)</td>
<td>201.5 (51%)</td>
<td>12 (3%)</td>
<td>170 (43%)</td>
<td>395.5</td>
</tr>
<tr>
<td>Shore Acres</td>
<td>89.5 (12%)</td>
<td>536.5 (72%)</td>
<td>52 (7%)</td>
<td>67 (90%)</td>
<td>745</td>
</tr>
<tr>
<td>Yoakam Point</td>
<td>5.9 (23%)</td>
<td>17 (67%)</td>
<td>2.6 (10%)</td>
<td>--</td>
<td>25.5</td>
</tr>
</tbody>
</table>
**EXISTING AND PROJECTED ANNUAL USE CAPACITY**

<table>
<thead>
<tr>
<th>PARK</th>
<th>1983-84 Existing Day Use</th>
<th>Maximum Projected Day Use</th>
<th>1983-84 Existing Overnight</th>
<th>Maximum Projected Overnight</th>
<th>Existing Group Camp</th>
<th>Maximum Projected Group Camp</th>
</tr>
</thead>
<tbody>
<tr>
<td>Umpqua Lighthouse</td>
<td>330,000</td>
<td>540,000</td>
<td>20,000</td>
<td>32,000</td>
<td></td>
<td>2,000</td>
</tr>
<tr>
<td>William Tugman</td>
<td>59,000</td>
<td>95,000</td>
<td>20,000</td>
<td>58,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sunset Bay</td>
<td>786,000</td>
<td>800,000</td>
<td>45,000</td>
<td>69,000</td>
<td>100</td>
<td>2,000</td>
</tr>
<tr>
<td>Cape Arago</td>
<td>166,000</td>
<td>275,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shore Acres</td>
<td>243,000</td>
<td>400,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

This chart summarizes existing annual use, and maximum projected recreational carrying capacity for existing facilities, plus proposed developments outlined in the 1985 Master Plan.
PARK VISITOR SURVEY

In the summer of 1982 a special master planning visitor survey was conducted in the Douglas-Coos coastal parks. A sample of the survey is included in the Appendix.

The survey was conducted in day-use areas at Tugman, Shore Acres and Bullards Beach. Overnight areas were surveyed at Sunset Bay and Bullards Beach. The results of the survey were used along with other information to formulate proposed development plans and management objectives.

Although the results of the survey are too lengthy to publish as a part of this report, a few important points are worth noting here. First, park visitors are very pleased with the existing developments and management of park areas. There was no overwhelming demand for large increases in camping or day-use developments. Visitors generally like park areas left as natural as possible while satisfying their requirements for camping and picnicking activities.

There were some requests for additional facilities. More sites for large, modern trailers, more sites for tent campers who don't need hookups, reviving the evening programs in campgrounds, reviving the day-time interpretive naturalist program, and controlling pets and noisy campers better, were most often mentioned in visitor surveys. Other comments by park users emphasized a need for equestrian facilities, hiking trails, and stricter control of vehicle use on beaches.

The visitor survey data is available for inspection in the State Parks office files.
SCORP DATA

Douglas and Coos County recreation needs follow on the next two pages. The tables are excerpted from the Statewide Comprehensive Outdoor Recreation Plan (SCORP).

Caution should be used when interpreting these supply/demand tables; they are based on county-wide data, and are not necessarily pertinent to coastal park supply and demand. The State Parks visitor survey should be the primary guide for user demand, along with existing use figures and trends. The SCORP data can provide insight into longer-range county-wide trends.
<table>
<thead>
<tr>
<th>Facility</th>
<th>Unit</th>
<th>Supply</th>
<th>Gross Need</th>
<th>Net Need</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1982</td>
<td>1990</td>
<td>2000</td>
</tr>
<tr>
<td>Camp Sites</td>
<td>Site</td>
<td>1,517</td>
<td>955</td>
<td>(562)</td>
</tr>
<tr>
<td>Picnic Tables</td>
<td>Table</td>
<td>1,094</td>
<td>709</td>
<td>(385)</td>
</tr>
<tr>
<td>Swimming Pools</td>
<td>Pool</td>
<td>3</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Boat Ramps</td>
<td>Ramp</td>
<td>53</td>
<td>18</td>
<td>(35)</td>
</tr>
<tr>
<td>Walk/Hike Trails</td>
<td>Mile</td>
<td>19</td>
<td>113</td>
<td>94</td>
</tr>
<tr>
<td>Biking Trails</td>
<td>Mile</td>
<td>4</td>
<td>11</td>
<td>7</td>
</tr>
<tr>
<td>Bridle Trails</td>
<td>Mile</td>
<td>1</td>
<td>22</td>
<td>21</td>
</tr>
<tr>
<td>Ball Fields</td>
<td>Field</td>
<td>13</td>
<td>51</td>
<td>38</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>Court</td>
<td>15</td>
<td>25</td>
<td>10</td>
</tr>
<tr>
<td>All Purpose Cts.</td>
<td>Court</td>
<td>8</td>
<td>25</td>
<td>17</td>
</tr>
<tr>
<td>Golf</td>
<td>Holes</td>
<td>54</td>
<td>44</td>
<td>(10)</td>
</tr>
<tr>
<td>Neighborhood Pks.</td>
<td>Acres</td>
<td>61</td>
<td>310</td>
<td>249</td>
</tr>
<tr>
<td>Community Pks.</td>
<td>Acres</td>
<td>306</td>
<td>620</td>
<td>314</td>
</tr>
<tr>
<td>District Pks.</td>
<td>Acres</td>
<td>1,315</td>
<td>930</td>
<td>(385)</td>
</tr>
</tbody>
</table>

*Figures in Parentheses Indicate an Oversupply.*
<table>
<thead>
<tr>
<th>Facility</th>
<th>Unit</th>
<th>Supply</th>
<th>Gross Need</th>
<th>Net Need</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>1982</td>
<td>1990</td>
</tr>
<tr>
<td>Camp Sites</td>
<td>Site</td>
<td>2,105</td>
<td>1,176</td>
<td>(929)</td>
</tr>
<tr>
<td>Picnic Tables</td>
<td>Table</td>
<td>2,071</td>
<td>1,039</td>
<td>(1,032)</td>
</tr>
<tr>
<td>Swimming Pools</td>
<td>Pool</td>
<td>3</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>Boat Ramps</td>
<td>Ramp</td>
<td>78</td>
<td>60</td>
<td>(18)</td>
</tr>
<tr>
<td>Walk/Hike Trails</td>
<td>Mile</td>
<td>74</td>
<td>202</td>
<td>128</td>
</tr>
<tr>
<td>Biking Trails</td>
<td>Mile</td>
<td>42</td>
<td>8</td>
<td>(34)</td>
</tr>
<tr>
<td>Bridle Trails</td>
<td>Mile</td>
<td>10</td>
<td>31</td>
<td>21</td>
</tr>
<tr>
<td>Ball Fields</td>
<td>Field</td>
<td>16</td>
<td>77</td>
<td>61</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>Court</td>
<td>27</td>
<td>37</td>
<td>10</td>
</tr>
<tr>
<td>All Purpose Cts.</td>
<td>Court</td>
<td>6</td>
<td>37</td>
<td>31</td>
</tr>
<tr>
<td>Golf</td>
<td>Holes</td>
<td>45</td>
<td>66</td>
<td>21</td>
</tr>
<tr>
<td>Neighborhood Pks.</td>
<td>Acres</td>
<td>110</td>
<td>460</td>
<td>350</td>
</tr>
<tr>
<td>Community Pks.</td>
<td>Acres</td>
<td>52</td>
<td>920</td>
<td>868</td>
</tr>
<tr>
<td>District Pks.</td>
<td>Acres</td>
<td>1,377</td>
<td>1,380</td>
<td>3</td>
</tr>
</tbody>
</table>

*Figures in Parentheses Indicate an Oversupply.*
COMMON STANDARDS AND FACTORS

The following standards were applied to the determination of needs for each facility, activity opportunity or park type:

<table>
<thead>
<tr>
<th>Facility</th>
<th>Activity</th>
<th>Peak Day Factor</th>
<th>Wish to Use Factor</th>
<th>Turnover Rate</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsites</td>
<td>Camping</td>
<td>1.2%</td>
<td>75%</td>
<td>1</td>
<td>1 site/4 AO</td>
</tr>
<tr>
<td>Picnic Tables</td>
<td>Picnicking</td>
<td>1.2%</td>
<td>75%</td>
<td>2</td>
<td>1 site/4 AO</td>
</tr>
<tr>
<td>Pool</td>
<td>Swimming</td>
<td>1.0%</td>
<td>80%</td>
<td>3</td>
<td>1 pool/300 AO</td>
</tr>
<tr>
<td>Boating</td>
<td>Boating</td>
<td>2.2%</td>
<td>70%</td>
<td>1</td>
<td>1 lane/175 boat days</td>
</tr>
<tr>
<td>Trails</td>
<td>Walking/Hiking</td>
<td>1.2%</td>
<td>50%</td>
<td>5</td>
<td>1 mile/15 users</td>
</tr>
<tr>
<td>Trails</td>
<td>Biking</td>
<td>0.7%</td>
<td>80%</td>
<td>6</td>
<td>1 mile/25 AO</td>
</tr>
<tr>
<td>Trails</td>
<td>Horseback</td>
<td>1.2%</td>
<td>70%</td>
<td>5</td>
<td>1 mile/10 AO</td>
</tr>
<tr>
<td>Outdoor Games</td>
<td>Ball Fields</td>
<td></td>
<td></td>
<td></td>
<td>1 field/1,200 pop.</td>
</tr>
<tr>
<td>Outdoor Games</td>
<td>All Purpose Courts</td>
<td></td>
<td></td>
<td></td>
<td>1 court/2,500 pop.</td>
</tr>
<tr>
<td>Golf Holes</td>
<td>Golfing</td>
<td></td>
<td></td>
<td></td>
<td>18 holes/25,000 pop.</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5 acres/1,000 pop.</td>
</tr>
<tr>
<td>Community Parks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10 acres/1,000 pop.</td>
</tr>
<tr>
<td>District Parks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>15 acres/1,000 pop.</td>
</tr>
<tr>
<td>Regional Parks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>25 acres/1,000 pop.</td>
</tr>
</tbody>
</table>
DOUGLAS COUNTY COMPREHENSIVE PLAN
PARK AND RECREATION

THE PURPOSE OF THE PARK AND RECREATION ELEMENT

The overall purpose of the Park and Recreation Element is to meet the existing and projected recreational needs of the citizens of Douglas County and visitors. The Park and Recreation Element addresses Statewide Planning Goal 8 - Recreational Needs.

WHAT DOES GOAL 8 REQUIRE?

Goal 8 requires that:

1. The meeting of recreational needs, now and in the future, shall be planned for by governmental agencies having responsibility for recreation areas, facilities and opportunities:
   a) in coordination with private enterprises;
   b) in appropriate proportions; and,
   c) in such quality and location as is consistent with the availability of the resources to meet such requirements.

2. State and federal agency recreation plans shall be coordinated with local and regional recreational needs and plans.

3. Recreational areas, facilities and opportunities - Plans should provide for human development and enrichment through the considerations of open space and scenic landscapes; recreational lands; history, archaeology and natural science resources; scenic roads and travelways; sports and cultural events; camping, picnicking and recreational lodging; tourist facilities and accommodations; trails; waterway use facilities; hunting; angling; winter sports; mineral resources; and active and passive games and activities.

WHAT IS INCLUDED IN THE PARK AND RECREATION ELEMENT?

The element consists of two sections -- PART I and PART II. PART II contains the supporting information as well as inventories of all known recreational areas and recreational facilities existing in Douglas County. Providers of these areas and facilities in the County include the U.S. Forest Service, the Bureau of Land Management, the State of Oregon, Douglas County, the various cities throughout the County, and quasi-private and private organizations and individuals. PART II also describes the criteria used in classifying the various park areas. Parks in Douglas County are classified as either
Neighborhood, Community, Area, District, Regional, Natural Resource Area, Historical Resource Area, Special Purpose Area, Linear Recreation Area, Wayside, Campground, or Undeveloped.

PART I discusses the various recreational areas, facilities and opportunities in Douglas County. An analysis of each area is made using established statewide standards and public input. This information was used to determine existing and projected recreational needs.

PARK AND RECREATION ISSUES

Today, there are 256 identified park areas in Douglas County. Various federal and state agencies have done an exceptional job in providing many recreational areas and related facilities throughout Douglas County. Also, many communities throughout the County have shown an interest and a concern for their respective residents by planning for, and providing, "local-type" parks and related facilities.

The use of recreational facilities in Douglas County is increasing. On a statewide average, Oregon residents are participating in outdoor recreation once every 2-1/2 days throughout the year. As a result, recreation makes a significant contribution to the economy of Douglas County. Nationwide, the recreation industry generated $160 billion in 1977, which represented one dollar out of every seven dollars in personal consumption expenditures.

PARK NEEDS - There is a recognized need for additional neighborhood and community-type parks in Douglas County. By statewide standards, there will be a shortage of 332 acres of neighborhood parks and 895 acres of community parks by the year 2000. These park-types are mostly associated with the urbanized areas of the County.

There is also a need for additional park facilities in Douglas County. Projected additional facility needs throughout the County include 85 ball-fields, 42 all-purpose courts, 23 tennis courts, and 8 swimming pools.

RECREATIONAL ACTIVITIES

Camping - Overnight camping is one of the most popular recreational pursuits in Douglas County. There are 2,383 campsites in the County, with the private sector operating over 27 percent of these sites.
Picnicking - Picnicking is by far the most favorite recreation activity as more than 70 percent of the state's residents indicate that picnicking is a regular part of their lifestyle. There are 107 park areas in the County which provide developed picnic sites.

Water Access - The most popular water-based activities in Douglas County are fishing and boating. Other water-based activities may increase if additional reservoirs are to be constructed.

Golfing - In Douglas County there are 4 golf courses, offering 45 holes of play. An additional 9 holes are under construction at the Roseburg Country Club.

Off-Road Vehicles - Motorized recreation related to trail activities is continuing to grow in popularity. An estimated 15 percent of the state's population participates in either motorcycle trail riding, three- or four-wheel vehicle driving, or snowmobiling.

Bicycling (Bike Trails) - Between 1969 and 1979, the participation in bicycling in Oregon has more than doubled, and the end of this growth is not in sight.

Recreation Trails - Three types of trails are recognized in Douglas County. These are scenic, recreation and connector trails. The most widely used modes of recreation travel are hiking, bicycle touring and horseback riding.

Cross Country Skiing - Cross country skiing in Douglas County is confined to the Diamond Lake - Lemolo Lake recreation areas.

Snow Skiing (downhill) - Studies should continue concerning the possibility of developing Mt. Bailey as a ski area. This area would meet the needs of a large number of skiers and it would, in turn, help to further stimulate the economy of the County.
PARK AND RECREATION ELEMENT FINDINGS

Recreation today provides a recognized experience which may improve both physical fitness and mental health of many who participate.

Recreational areas, facilities and opportunities, as set forth in the goal, are to be of such quality and quantity as to provide for human development and enrichment. Avenues to provide this development and enrichment include, but are not limited to: open space and scenic landscapes; recreational lands; history, archaeology, and natural science resources; scenic roads and travelways; sports and cultural events; camping, picnicking, and recreational lodging; tourist facilities and accommodations; trails; waterway use facilities; hunting; angling; winter sports; mineral resources; and active and passive games and activities. Open space, historic areas, cultural areas and mineral resources are addressed in the other elements of the Comprehensive Plan for Douglas County. The remaining avenues listed above are addressed in the Park and Recreation Element.

RECREATION (IN GENERAL)

1. The use of recreational facilities in Douglas County is increasing. On a statewide average, Oregon residents are participating in outdoor recreation once every 2-1/2 days throughout the year.

2. Today there are 256 identified park areas in Douglas County. These areas are administered by federal, state and local agencies and also by private and quasi-private firms and organizations. Various federal and state agencies have done an exceptional job in providing many recreational areas and related facilities throughout Douglas County. These agencies are to be complimented for their fine efforts. Many communities throughout Douglas County have shown an interest and concern for their respective residents by planning for, and providing, "local-type" parks and related facilities. These communities are to be recognized for their achievements.

3. Recreation makes a significant contribution to the economy of Douglas County. Nationwide, the recreation industry generated $160 billion in 1977, which represented one dollar out of every seven dollars in personal consumption expenditures.
4. There are many natural resources throughout Douglas County which are commonly associated with recreation.

NEIGHBORHOOD AND COMMUNITY-TYPE PARKS

5. There is a recognized need for additional neighborhood and community-type parks in Douglas County. By statewide standards, there will be a shortage of 332 acres of neighborhood parks and 895 acres of community parks by the year 2000. These park-types are mostly associated with the urbanized areas in the County. Many of the needs for additional parks will be satisfied upon completion of existing park expansion projects by various communities throughout the County.

PARK FACILITIES

6. There is a need for additional park facilities in Douglas County. Projected additional facility needs throughout the County include 85 ballfields, 42 all-purpose courts, 23 tennis courts, and 8 swimming pools. Several of the projected needs for additional park facilities will be met upon completion of existing park development projects by various communities throughout the County.

VISITORS

7. There are 256 inventoried individual park areas in Douglas County. Included in this inventory are 2,383 overnight campsites in 103 park units. Major concentrations of campgrounds are in the Coastal PAC and in the Umpqua National Forest. Also included are 107 parks in Douglas County which provide picnic sites.

8. Parts of a visitor survey conducted by the Oregon State Parks Branch pertaining to state park use in Oregon was included in our plan, as it was felt that some of this data relates to the visitors to Douglas County. The findings are summarized as follows:
   a. 58 percent of the day-users using Oregon State Parks were residents of Oregon.
   b. 48 percent of the campers using Oregon State Parks were residents of Oregon and 52 percent were non-residents. Residents of California and Washington were the major non-resident users of these camping facilities.
c. The average trip expenditure per party of day-users was $31.38. The average trip per person was estimated at $7.47 (@ 4.20 persons/party).

d. The average trip expenditure per party of campers was $51.66. The average trip per person was estimated at $12.57 (@ 4.11 persons/party).

e. In the past ten years State Park attendance has increased 75 percent, from 19 million visitors in 1967 to 33 million in 1977. Day and overnight visitation is expected to reach 46 million by 1985, an annual increase rate of 4.24 percent.

f. Total visitation to State Parks in Douglas County in the 1977 fiscal year was 250,346.

9. There were an estimated 1,156,110 persons using the Douglas County Park system in 1976. The more heavily used parks included Ziolkouski Beach, River Forks, Salmon Harbor, Cooper Creek, Stanton, and Amacher.

10. Essentially, the use of the camping areas provided by Douglas County has remained constant from 1975/76 fiscal year through 1978/79 fiscal year.

11. The three Douglas County campground parks located on the I-5 corridor (Stanton, Amacher, and Pass Creek) received use primarily from out-of-state visitors, while the park(s) at the coast (Windy Cove 1, 2 & 3) and Whistler's Bend Park were used primarily by Oregon Residents.

12. Most of the day-users to River Forks Park are residents of Douglas County.

13. 49 percent of the campers using either Whistler's Bend, Amacher, Stanton, or Windy Cove are residents of California.

14. In 1979, 7,836 units utilized the overnight parking spaces provided at Salmon Harbor. 6,444 of those units were Oregon residents and the remaining 1,392 units were non-residents.

15. There is an apparent need for greater cooperation between all groups or persons with regard to recreation-tourism.

16. Regional developments should be considered with respect to promoting recreation-tourism.

17. There appears to be a need for more convention-type facilities in the immediate Coos-Curry-Douglas County area.

18. The "Preservation of the Scenic Landscape" has been recognized as an important factor in the tourism industry.
19. The need to encourage visitors to come to Oregon the year-round has been demonstrated by various tourist-related organizations.

20. A more current plan relating to tourism potential and promotion in the Douglas County area should be formulated. It would seem logical that this plan be developed by CCD (the Coos-Curry-Douglas Economic Improvement Association).

CAMPING

21. Overnight camping is one of the most popular recreational pursuits in Douglas County.

22. There are 2,383 campsites in Douglas County. Campgrounds in the County are concentrated along the coast and in the Umpqua National Forest.

23. A survey in 1978 indicated that the average camping family spent $99.87 per day during its last major RV camping season.

24. The private sector operates over 27 percent of the available campsites in Douglas County.

25. SCORP (Statewide Comprehensive Outdoor Recreation Plan) has indicated that in 1980, Douglas County will have a surplus of 1,343 campsites located throughout the County, and that by 1990 this surplus will still be 1,134 sites. The development of additional campgrounds by various governmental agencies should be limited to providing camping as a support facility to a more primary development. (Ex. - if a major downhill skiing area were to be developed, maybe overnight camping facilities should be considered in this immediate area in anticipation of the needs of the users in this area.) The private sector is encouraged to continue to play a major role in providing facilities for camping, most particularly for overnight sites with full service hookups. As it is generally recognized that private campground owners are primarily in the business to make a profit on their investment, a careful analysis of the market should be considered before additional campgrounds are developed.

PICNICKING

26. Picnicking is by far the most favorite recreation activity as more than 70 percent of the state's residents indicate that picnicking is a regular part of their lifestyle.
27. There are 107 parks in Douglas County which provide for developed picnic sites. The Douglas County Parks Department provides picnic sites at 41 parks and the U. S. Forest Service provides picnic sites at 23 parks.

28. SCORP has indicated that in 1980, Douglas County will have a surplus of 55 picnic sites, and that by 1990 the County will need an additional 151 sites to satisfy projected needs. This plan does not relate to SCORP's analysis concerning picnic sites for several reasons. First, it is not felt as being realistic that the number of picnic tables in a particular area is a reliable indicator of the number of picnic sites available. (If this is the case, then one could go out and purchase 151 picnic tables, put them in a particular park or area, and confidently say that "we have met our needs for additional picnic sites up to 1990." ) Secondly, there is no way of analyzing the many areas in Douglas County which provide prime areas for having a picnic, but contain no tables — just a tree stump, an old rotten log, or perhaps some pine needles to sit on. Finally, the data presented in SCORP does not appear to be accurate. The existing supply column indicates that there are 1,209 picnic tables in Douglas County; yet the Douglas County Park Department provides nearly 600 tables in several various sites throughout the County. The development of additional picnic sites throughout the County should be considered when planning for other recreational developments, as picnicking is most generally associated with other recreational pursuits. In other words, additional picnic sites are not needed just to meet a specific need, as is indicated in SCORP.

WATER ACCESS

29. The most popular water based activities in Douglas County are fishing and boating.

30. There are 45 boat launch lanes in Douglas County.

31. Water skiing is limited in the most part to reservoirs. Water-based activities and appropriate access areas will increase if additional reservoirs are constructed.
GOLFTING

32. In Douglas County there are 4 golf courses offering 54 holes of play. SCORP indicates that the existing supply of golf courses in Douglas County are sufficient to satisfy existing and projected needs.

OFF ROAD VEHICLES

33. Motorized recreation related to trail activities is continuing to grow in popularity. An estimated 15 percent of the state’s population participates in either motorcycle trail riding, three or four wheel vehicle driving, or snowmobiling.

34. There are two primary areas in Douglas County which provide areas for ORV use. These are the Oregon Dunes National Recreation Area and parts of the Umpqua National Forest. Three large dune areas, along with most of the beaches, are presently open to ORV use in the Dunes NRA. These areas open for ORV use on the Umpqua National Forest are located on the Off Road Vehicle Control Map found in the Park and Recreation Element.

35. In 1978 there was an estimated 6,800 snowmobile days generated at Diamond Lake. The 1980 projections for Diamond Lake are for 7,500 snowmobile days, increasing to 11,100 by the year 2000.

36. SCORP indicates in their existing supply data that there are no ORV trails in Douglas County. They also indicate that there is a projected need for 34 miles of ORV trails by 1980 and 38 miles by 1990. Our inventory indicates that existing and projected needs for ORV areas are currently met indicated by standards in SCORP. Further analysis is probably necessary to evaluate if additional areas should be developed.

BICYCLING (BIKE TRAILS)

37. Between 1969 and 1979, bicycling participation in Oregon has more than doubled, and the end of this growth is not in sight.

38. SCORP has indicated a need for additional bike paths, trails, and related facilities in Douglas County. The County is in the process of formulating a county-wide bicycle trail plan.

39. In 1973 in Oregon, 76 percent of all bicycle-vehicle accidents were the fault of the bicyclists. A bicycle safety education plan, centering on adults as well as children, should be developed and should include bike
operating skills, bike safety advice and information about the legal aspects of bike riding.

RECREATION TRAILS

40. Three types of trails are recognized in Douglas County. These are the scenic, recreation and connector trails. Three modes of recreation travel are also recognized as hiking, bicycle touring and horseback riding. The Oregon Coast Trail is a 370-mile hiking trail between the Columbia River and the California border. The Oregon Coast Bicycle Trail basically will pass through Douglas County along U.S. Highway 101. Many questions must be answered before this trail truly becomes a reality. The Coast Range Trail is designed for both hikers and horses. This trail passes through Douglas County mostly to the east of U.S. Highway 101. The Pacific Crest Trail, now designated a National Scenic Trail, is designed for both hikers and horses. This trail is mostly complete through Douglas County. The High Divide Trail has been included as a part of the State Trails System. This trail will be approximately 183 miles in length and will accommodate both hikers and horses. The North Umpqua River Trail is a 70-mile trail located between Swiftwater Bridge and the Pacific Crest Trail. This trail is being designed for both hikers and horses. On the Umpqua National Forest, there exists 372.6 miles of trail of which 219.9 miles are currently under maintenance. The Bureau of Land Management also maintains trails in many of their properties. The U.S. Forest Service and the Bureau of Land Management are in the process of developing comprehensive trail plans for their respective lands. Upon completion, these plans will be incorporated in the trail plan portion of the Parks and Recreation Element. Various hiking opportunities are provided in the Oregon Dunes National Recreation Area. Additional equestrian facilities, such as an equestrian park and trail with parking facilities at the trail head, are needed. This plan recognizes that Douglas County is in a unique position to realize an almost perfect trail system within its borders. With this in mind, the maintenance of the existing trails and the development of the proposed trails throughout the County are encouraged.
CROSS COUNTRY SKIING

41. Cross country skiing in Douglas County is limited to higher elevations in the Cascades. It is estimated that, during the winter of 1977-1978, between 2,000 and 3,000 skiers used the trails at Diamond Lake. Further study of existing cross country ski trails is necessary in order to determine if projected needs will be met.

SNOW SKIING (DOWNHILL)

42. Ten percent of Oregon's population participates in skiing activities. Projections forecast a 30 percent increase in skiing by 1990.

43. Public meetings conducted in Douglas County several years ago by the State Parks Branch indicated that there was an expressed interest in winter skiing facilities by various persons in attendance. Two prospecti have been prepared by the Forest Service concerning the development of a ski area on Mt. Bailey. These prospecti generally indicated that the development would be good. The County encourages further study regarding the development of a ski area in the County as it would help to serve a large number of skiers and it would, in turn, help to further stimulate the economy of the County.

DISTRICT PARKS

44. There are 9 existing park areas in Douglas County which are classified as district parks. These park areas encompass approximately 605 acres.

45. SCORP has indicated that there should be provided by statewide standards 15 acres of district parks per every 1,000 population. Projected shortages in district park acres are 585 acres in 1980, 940 acres by 1990, and 1,150 acres by 2000. Potential expansion of existing district park acreage in the County is limited to two park areas: River Forks and Stanton.

46. Additional district park areas should be located in the population corridor of the County. (This area is shown on Plate Number 19.) Four units have been identified in the population corridor as planning areas for additional district parks. These areas are the Coastal, North, Central and South. The acreage allocated for district parks by 2000 throughout these units are: 130 additional acres in the Coastal area; 106 additional acres in the North area; 686 additional acres in the Central area, and
228 additional acres in the South area. Criteria regarding site selection of additional district park areas have been established. Optional methods to be considered in acquiring additional park sites have been identified. By definition, the County assumes a major responsibility in obtaining and developing additional district park areas throughout the County.

REGIONAL PARKS

47. SCORP indicates that there is a need for 2,005 acres of this park type within the County. There is only one park area classified as a regional park in Douglas County (Swiftwater Park). This park encompasses 129 acres. In analyzing this indicated need, the void in this particular park classification is presently being met by park areas serving a greater magnitude than the regional park area, as defined by SCORP. Additional regional parks should be acquired if they are a unique area in itself, not just to meet this indicated need.

PUBLIC SCHOOLS

48. Potentially, public schools can contribute many valuable recreation resources. Increased cooperation between schools and various agencies in utilizing existing recreation facilities and in planning for additional facilities can greatly enhance the local supply of recreation resources.

SPECIALIZED ACTIVITIES

49. Archery ranges and other specialized activities will be considered on an individual basis in the context of this plan. A definite need by individuals or organizations must be expressed before needs can be identified.

PLAYGROUND EQUIPMENT

50. The planning for playgrounds and playground equipment is primarily influenced by both park types and local needs. Standards have not been established regarding playground(s)/equipment, nor is it suggested that such standards be established.
SCENIC AREAS IN DOUGLAS COUNTY

51. In 1976 there were about 11,880,000 visitors to the State of Oregon. Each visitor stayed about 3-1/3 days and spent over $15.00 per day for a total expenditure of $621,417,400. Two of the major tourist attractions in Douglas County are the Oregon Coast and the Umpqua National Forest. Sightseeing enroute is a major activity of tourists and the management of visual resources along travel routes can have a positive or negative effect on tourist income.

52. The Bureau of Land Management and the U.S. Forest Service have identified areas in Douglas County with outstanding scenic qualities. The County recognizes the importance of scenic areas in Douglas County, both for their tangible and intangible benefits, and encourages that these areas classified as outstanding be managed with these values in mind. The County recognizes the efforts of both the Bureau of Land Management and the U.S. Forest Service in the development of visual management plans for their respective lands and encourages these agencies to continue to place a positive value in the process of reviewing and updating these visual plans.

53. With respect to designated scenic areas, non-resource oriented land uses often conflict with the scenic quality. A "weighing and balancing" of economic, social, environmental and energy consequences of scenic areas versus conflicting land uses must be accomplished before a course of action can proceed with regards to the disposition of scenic areas.

HUNTING AND FISHING

54. Hunting and fishing opportunities in Douglas County provide many thousands of hours of recreational enjoyment. In addition, these two activities provide a significant contribution to the area's economy.

SCORP AND OTHER THINGS

55. Coordination among agencies supplying recreation in Douglas County becomes more important as increasing costs and more limited funds make it more necessary than ever to maximize the benefit of each recreation dollar spent. Coordination of plans and programs of all agencies is necessary to avoid a duplication of facilities and services.
maintenance, police protection and fire protection among various agencies could save substantial sums of money.

56. The lack of a common accurate data base and realistic recreation standards makes any evaluation of a recreation system very difficult. The SCORP document referred to throughout this plan includes an array of data and suggested standards, but data is not accurate for the most part and the standards are questionable in many instances.

57. There is a need to improve the data base used and to re-examine and re-fine standards used to evaluate the recreation system.

58. The need for a statewide recreation coordination system has been recognized. Three alternative systems were discussed in this plan. More review and other potential solutions to this coordination system appear warranted. Local input is essential before a statewide system is implemented.

ADMINISTRATION

59. Inherent within the implementation of this plan is the fact that the workload for the Douglas County Park Department will increase and that additional personnel may be required as the process of plan implementation continues.
PARK AND RECREATION POLICIES

INTENT

These policies are directed toward meeting the recreational needs of Douglas County. The intent is to provide recreation areas, facilities, and opportunities which will help to better human development and enrichment.

GOAL: To satisfy the recreational needs of the citizens of Douglas County and visitors, and to fulfill requirements set forth in Statewide Planning Goals 5 and 8.

POLICIES:
1. The County shall continue to provide cooperation with other appropriate agencies regarding the planning, acquisition and development of new recreation areas and facilities.
2. Inherent within this plan, the County shall attempt to satisfy existing and projected needs for additional park areas and related facilities throughout Douglas County.
3. The County shall evaluate lands located in flood plains and lands generally unsuitable for other purposes for possible recreational potential.
4. The County shall place a high priority on preserving prime recreation sites inside urban growth boundaries until such time as the sites are developed.
5. The County shall acquire additional appropriate lands to be held as open space and manage these lands in a manner that will allow park development as demand necessitates.
6. The County shall take an active role in promoting new recreation developments in specific areas provided in this plan and in supporting materials.
7. The County shall encourage active recreational programs in the County and cooperate with appropriate agencies in the establishment of such programs.
8. The County shall continue to evaluate existing facilities for possible modification of these facilities for handicapped persons and senior citizens. Also, the County shall continue to design all new facilities
with appropriate standards which will meet the needs of handicapped persons and senior citizens.

9. The County shall continue to provide and maintain safe standards in their park and other recreational lands.

10. The County shall continue to show appropriate concern to adjacent land use when planning a park or recreational area. (Ex. - lighting, noise, traffic in developed residential neighborhoods.) Buffer areas or other modifications may be required in the planning process. Such buffer areas or other modifications as required shall be located on the land being proposed as the recreational area.

11. The County shall consider environmental quality with regard to recreation. Areas shall be developed to ensure a minimum damage to the environment, while still providing a recreational experience to the user.

12. The County shall not take an active role in the development of land set aside for park purposes in subdivisions. These park lands shall remain in public ownership until such time as a local improvement district or similar organization or governmental agency is formed or takes jurisdiction over such land, so as to administer the development and maintenance of such areas. Criteria for development of these parks shall relate directly to the needs of those living within the subdivision and the area immediately surrounding the same.

13. The County shall encourage the development of recreational facilities via private enterprise. In particular, tourist facilities and those facilities involving spectator and participant sporting events and those activities requiring a high level of supporting services and supplies are especially encouraged.

14. The County shall take an active role in promoting both the public and private recreation industry in Douglas County.

15. The County shall continue to provide Heritage Conservation and Recreation Service Funds and State Grant-In-Aid Funds to communities for their park department programs, when appropriate.

16. The County shall consider appropriate assistance to cities for development and maintenance of park areas and facilities.

17. The County shall encourage the implementation of a Countywide bike trail system.
18. The County shall encourage points of public access to the County's rivers and streams. Assistance in the planning and developing of those access points shall be provided by the County, as necessary.

19. The County shall encourage the development of recreational facilities on public school lands and shall cooperate in the planning and developing of these school facilities with the appropriate agency involved in implementation.

20. The County shall continue to plan for and provide, if feasible, water-based recreation on future impoundment projects developed in the County.

21. Whether developed by the private or public sector, Douglas County shall encourage and cooperate in the establishment of facilities and trails which satisfy identified equestrian needs.

22. The "County" encourages both public and private land owners to cooperate in their management plans in addressing scenic quality.

23. The County shall encourage the implementation of a mass transit system throughout the County, where feasible. This system should be designed to transport citizens of various population centers to particular recreation areas and facilities.

24. The County shall encourage the residents of Douglas County to form "car pools" when visiting various recreational areas within the County.

25. The County shall provide adequate information for the residents of Douglas County and the visitors to the County in order that they can more fully utilize the existing recreational areas and facilities.

26. The County shall conduct a usage survey of their park lands as necessary. Data obtained from this survey will be incorporated in this element of the Comprehensive Plan. The results of this survey will be made available for public comment.

27. The County shall continue to encourage and seek public ideas and comments through the news media, public informational meetings, surveys, etc.

28. The County shall continue to evaluate the needs and suggestions of visitors to the County Park System, along with requests for recreational areas and facilities by various organizations and special interest groups.

29. Douglas County recognizes the efforts of the Oregon Recreation Trails Council through the Department of Transportation and will coordinate with
the Trails Council or appropriate agencies in the evaluation, selection, and designation process of all recreation trails in Douglas County.

30. Douglas County will cooperate in the Goal 5 process with the State Department of Transportation in the assessment when a specific route has been prepared by the Oregon Recreation Trails Council for the Coast Range Trails.

POLICY IMPLEMENTATION:

1. Inherent in the goal and related policies in this plan is that the Douglas County Park Department will be available to review and comment on all recreational plans developed by federal, state and local agencies in Douglas County for conformity with this plan.

2. The County shall as a part of the implementation process analyze all existing County-owned park lands (both developed and undeveloped) to determine if these lands can be further developed to meet existing and projected recreational needs in the County.

3. The County shall cooperate and encourage other governmental agencies with respect to this plan to study and evaluate, in their planning process, their existing recreational opportunities that they might be further developed in order to meet the needs stated herein.

4. A summary of the evaluating process currently used regarding facilities for handicapped persons is in the Appendix to the Park and Recreation Element.

5. The County shall establish minimum standards for those park lands dedicated for park purposes by private developers.

6. The provision of available funds and other appropriate assistance by the County shall be contingent on local plans conforming to the needs expressed in this plan.

7. The County shall provide assistance in formulating a bike trail system, where appropriate.

8. Provision of information concerning recreational areas and facilities can be a Countywide brochure or publication depicting the location of all recreational areas, etc., located in the County.
RURAL RESOURCE DESIGNATIONS

The protection of lands that are suitable and necessary for forest and agricultural uses is of primary importance to the State of Oregon and Douglas County. Forest and agriculture lands form the basis of the County's economy as well as provide the focus for a predominantly rural lifestyle. Forest and agricultural areas are termed "resource lands" because they are the source of raw materials upon which the economic and social framework of the County relies. Conversely, "non-resource land" consists of areas that are either committed to or needed for a use other than agriculture or forestry.

The Statewide Planning Goals provide for two major resource designations: agriculture lands (meeting the requirements of Goal 3) and forest lands (meeting the requirements of Goal 4). However, Douglas County's Forest Element makes reference to the fact that there is a significant amount of overlapping agriculture/forest land. These overlapping, or transitional, lands consist of areas that are now being used for (or are suitable for) both forest and agricultural uses. Because a significant portion of the County's land base consists of mixed farm/forest areas, a third resource category, Farm/Forest Transitional, is appropriate and necessary.

In accordance with the County's Agriculture and Forest Elements, three major resource categories have been designated on the land use maps. Those designations are Timberlands, Agriculture and Farm/Forest Transitional. This section defines each of those resource categories.

The amount of land placed within all resource categories is approximately 3,169,510 acres (County-wide). By subcategory, the approximate acreage totals are:

- Timberlands: 2,430,100 acres
- Farm Forest Transitional: 411,645 acres
- Agriculture: 298,800 acres
- Coastal Resource*: 28,965 acres

Total: 3,169,510 acres

*Refer to Coastal Resource document.
TIMBERLANDS

INTENT

The intent of the Timberlands designation is to conserve forest lands for forest uses; encourage activities which enhance the overall forest resource; reduce conflicts from competing land uses in forest resource areas; and to conserve and protect significant forest values such as wildlife habitat, watersheds and recreation (refer to the Forest Element and Phase I for additional information).

DEFINITION

As defined by Statewide Goal 4, Forest Lands are:

"..(1) lands composed of existing and potential forest lands which are suitable for commercial forest uses; (2) other forested lands needed for watershed protection, wildlife and fisheries habitat and recreation; (3) lands where extreme conditions of climate, soil and topography require the maintenance of vegetative cover irrespective of use; (4) other forested lands in urban and agricultural areas which provide urban buffers, wind breaks, wildlife and fisheries habitat, livestock habitat, scenic corridors and recreational use."

Goal 4 also defines the uses of Forest Land as:

"..(1) the production of trees and the processing of forest products; (2) open space, buffers from noise, and visual separation of conflicting uses; (3) watershed protection and wildlife and fisheries habitat; (4) soil protection from wind and water; (5) maintenance of clean air and water; (6) outdoor recreational activities and related support services and wilderness values compatible with these uses; and (7) grazing land for livestock."

Douglas County has helped to assure the protection of "Forest Land" and "Forest Uses" (as defined) through the adoption of Phase I Forest Element policies.
INVENTORY PROCEDURE

Goal 4 requires that an inventory be prepared which enables the County to map forest lands by "cubic foot site class". In the preparation of such maps Douglas County utilized the best available and most recent soils and State Revenue Department data. A procedural problem encountered was that detailed soils information is not readily available for all areas within the County. To correct that problem, Douglas County intends to update their forest site class inventory as additional information becomes available.

Three sources of information were used when inventorying the County's forest lands. The primary source used was that portion of the County's detailed soils survey which is currently being prepared by the U.S. Soil Conservation Service (SCS). This survey currently covers the central portion of the County between Oakland and Winston (north-south), and between the Callahan Ridge and Glide (east-west). Interpretation and conversion (to cubic foot site class) of the SCS information was accomplished by the County Planning Department.

Another source used to inventory forest lands (in areas not covered by the SCS survey) was a publication entitled Soil Inventory, Roseburg BLM District. Although less detailed than the SCS survey, the BLM soils information proved useful when inventorying the forest capability of lands around Elkton and Drain in the north through Camas Valley, Canyonville and Tiller in the south. Interpretation of the BLM soils information and subsequent conversion to cubic foot site class was also conducted by the County Planning Department.

The Oregon State Department of Revenue's Forest Site Class Survey was the source used to determine forest capability on those lands not covered by either the SCS or BLM soil surveys. This 1971 survey evaluated the forest capability of private lands. The conversion of this information to cubic foot site class, as required by Goal 4, was completed by the Douglas County Planning Department in cooperation with the Oregon State Department of Forestry.

All inventory sources used, as well as conversion information, is available at the County Planning Department Office. Other forest land inventory criteria used to designate Timberlands (on the land use map) can be found in the adopted Forest Element policies.
GOAL 4 CONFORMANCE

Douglas County's Timberlands designation, in combination with Forest Element policies (see Phase I), conforms to the requirements of Goal 4 - Forest Lands. As a matter of economic necessity, it is of primary importance "to conserve forest lands for forest uses" in Douglas County. Toward that end, the County has set policy (for example) which precludes the creation of lots or parcels for non-forest uses in Timberland areas. The County also intends to minimize (through policy) the construction of non-accessory (non-forest oriented) dwellings in Timberland areas. Such protection in conjunction with other Forest Element policies will insure the integrity of the County's forest resource.

CONFORMANCE WITH OTHER GOALS

The Timberlands designation in combination with policies from other plan elements will contribute toward meeting the requirements of Goals 5 (Natural Resources), 6 (Air, Water and Land Quality), 7 (Areas Subject to Natural Hazards), 8 (Recreation) and 9 (Economy). Reference should be made to the Economic Element; Park and Recreation Element; Air, Noise and Land Resources Quality Element; Water Resources Element; and Natural Features Element.
RURAL NON-RESOURCE DESIGNATIONS

Non-resource land consists of areas that: 1) are "committed to" a use other than agriculture or forestry; 2) are "needed for" a use other than agriculture or forestry; or 3) do not meet the definition of agriculture and forest land as defined by Statewide Planning Goals 3 and 4.

COMMitted LANDS

Through the process of inventorying resource land, it was found that a Timberland, Farm/Forest Transitional or Agriculture designation would not be appropriate in some specific areas due to prior commercial, industrial or residential development (or commitment). As a result, a study of committed lands was undertaken so as to delineate areas that are committed to a use other than agriculture or forestry (refer to Committed Lands Inventory for methodology and site listings). The documentation of committed lands serves as a sufficient exception to Statewide Planning Goals 3 and 4 and allows the County to establish non-resource designations in those areas identified as committed. Non-resource designations applied to committed areas not only avoids the problems associated with non-conforming use status, but also gives economic and social validity to prior development that is currently being used intensively for non-resource purposes. As such, committed lands form the basis for most non-resource map designations.

NEEDED LANDS

Other non-resource designations are applied to lands that have been documented to be "needed" for non-resource uses. In order to establish a non-resource designation on "needed" lands, a formal Goal 2 exception (providing the reasoning as to why an agriculture or forest designation would not be appropriate) has to be provided by the County and subsequently acknowledged by the State. These "needed lands" or "need exception areas" provide appropriate amounts of land to accommodate a rural level of development and growth in rural-unincorporated portions of the County (refer to the rural-unincorporated and urban-unincorporated definitions in the Appendix). The Population,
Economic and Housing Elements establish the numeric basis for "need exception areas." The County's Exceptions Statement contains compelling reasons and facts for each specific "need exception area" (in accordance with Goal 2, Part II - Exceptions). The Exceptions Statement also clearly details why the conclusion was drawn that each "need exception area" should be designated for a use other than agriculture or forestry.

**NON-RESOURCE LAND**

There are some instances in Douglas County where areas are substantially surrounded by committed lands and other development (such as roads), have a low forest site class potential, are predominantly class VI and VII agricultural soils and are not needed to permit farm practices to be undertaken on nearby lands. These lands cannot realistically be designated as agriculture or forest land because of their low productivity potential and proximity to other development that conflicts with agriculture or forest uses. These lands, being somewhat limited in acreage and extent, must be accounted for and placed within appropriate non-resource land use designations. Specific reference to the Douglas County "Exception Statement" concerning the (non-exception) non-resource exception should be made to further understand this Classification of Lands.

**DESIGNATIONS**

Non-resource designations fall into four major land use categories, those being industrial, commercial, residential and public/semi-public. Those four major categories consist of several sub-categories, all of which are described in the following sections. Non-resource land use designations applied to rural unincorporated lands are:

1. **Industrial**
   a. Industrial
   b. Industrial Reserve

2. **Commercial**
   a. Commercial
   b. Tourist Commercial
   c. Rural Service Center
   d. General Commercial/Industrial

3. **Residential**
   a. Committed - Lot of Record
   b. Committed - 1
   c. Committed - 2
   d. Committed - 5
   e. Rural Residential - 2
   f. Rural Residential - 5

4. **Public/Semi-Public**

15-18
PUBLIC/SEMI-PUBLIC

INTENT

To identify areas devoted to public uses such as parks and school facilities, or those lands devoted to the provision of public services such as electric, water and telephone. This land use designation may also indicate other public or semi-public uses or activities which would not be characterized by another land use designation.

DEFINITION

Public land uses consist generally of buildings and facilities that are owned and supported by the public at large through tax levies of various types. Public uses include: 1) special district facilities (such as sewer and water facilities); 2) school district facilities and grounds; and 3) buildings and facilities owned by city, county, state or federal government.

Semi-public uses are not usually supported through tax dollars but do provide services and facilities for various segments of the public. Typical semi-public uses include: churches; meeting halls; telephone and power facilities; private airports; and private recreation facilities.

INVENTORY PROCEDURE

The public/semi-public map designation is applied to most areas that are currently engaged in a public or a semi-public use. No additional rural areas are designated as such. As future public/semi-public needs become apparent, then adjustments to the plan map and appropriate exceptions will have to be provided. Existing public and semi-public uses located in other plan designations may be implemented by a public and semi-public implementing zone. Public/semi-public uses typical to Douglas County are:

- Cemeteries
- Churches
- Grange and other community meeting halls
- Fire stations
- Water impoundment sites

15-52
- Golf courses
- Parks and publicly owned recreation facilities and areas
- Schools
- Water district facilities
- Sewer district facilities
- Telephone and power facilities
- Airports
- Waste disposal sites

GOAL CONFORMANCE

Public uses are generally compatible with resource use in Douglas County. Conformance with Goals 3 and 4 is assured since the County is not designating additional vacant rural land for a public/semi-public use.
Overlay zones which will implement Plan policies of the Comprehensive Plan are listed in the following chart and reflect the Plan Element or Goal which they will implement.

<table>
<thead>
<tr>
<th>OVERLAY DISTRICT</th>
<th>IMPLEMENTATION OF GOAL</th>
<th>ELEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>ARCHITECTURAL CONTROL</td>
<td>(AC) 5, 10, 14</td>
<td>NORTH UMPQUA PLAN AND NATURAL FEATURES</td>
</tr>
<tr>
<td>FLOODPLAIN</td>
<td>(FP) 7</td>
<td>AIR, NOISE &amp; LAND QUALITY AND NATURAL HAZARDS</td>
</tr>
<tr>
<td>CULTURAL, HISTORIC AND ARCHAEOLOGICAL RESOURCES</td>
<td>(CHA) 5</td>
<td>CULTURAL &amp; HISTORIC RESOURCES</td>
</tr>
<tr>
<td>GEOLOGIC HAZARDS</td>
<td>(GH) 7</td>
<td>AIR, NOISE &amp; LAND QUALITY AND NATURAL HAZARDS</td>
</tr>
<tr>
<td>SHORELANDS</td>
<td>(SO) 17</td>
<td>COASTAL</td>
</tr>
<tr>
<td>BEACHES &amp; DUNES</td>
<td>(BD) 18</td>
<td>BEACHES &amp; DUNES (COASTAL)</td>
</tr>
<tr>
<td>PLANNED DEVELOPMENT</td>
<td>(PD) 5, 10, 13</td>
<td>AIR, NOISE &amp; LAND QUALITY, HOUSING AND ENERGY</td>
</tr>
<tr>
<td>MINERAL RESOURCES</td>
<td>(MO) 5</td>
<td>NATURAL FEATURES</td>
</tr>
<tr>
<td>RIPARIAN VEGETATION CORRIDOR</td>
<td>(RCVO) 5</td>
<td>NATURAL FEATURES</td>
</tr>
<tr>
<td>PERIPHERAL BIG GAME HABITAT</td>
<td>(BGHO) 5</td>
<td>NATURAL FEATURES</td>
</tr>
<tr>
<td>COLUMBIAN WHITE-TAILED DEER HABITAT</td>
<td>(CWTd) 5</td>
<td>NATURAL FEATURES</td>
</tr>
<tr>
<td>NATURAL AREA</td>
<td>(NAO) 5</td>
<td>NATURAL FEATURES</td>
</tr>
<tr>
<td>SIGNIFICANT WETLANDS</td>
<td>(SWO) 5</td>
<td>NATURAL FEATURES</td>
</tr>
<tr>
<td>POTENTIAL WATER IMPOUNDMENT</td>
<td>(WO) 5, 6</td>
<td>WATER RESOURCES</td>
</tr>
<tr>
<td>DREDGE MATERIAL DISPOSAL</td>
<td>(DO) 16</td>
<td>COASTAL</td>
</tr>
<tr>
<td>AIRPORT IMPACT</td>
<td>(AIO) 12</td>
<td>TRANSPORTATION</td>
</tr>
<tr>
<td>NORTH UMPQUA PARK OR PUBLIC RECREATION AREA</td>
<td>(PD) 5</td>
<td>NATURAL FEATURES</td>
</tr>
</tbody>
</table>
Public/Semi-Public

POLICY:
1. The Public/Semi-Public designation in rural areas shall allow for public uses. In resource areas, public and semi-public uses shall be consistent with those uses permitted through the Oregon Revised Statutes.

POLICY IMPLEMENTATION:
1. Initiate a study to determine the need to designate rural public uses within the Public/Semi-Public plan category.
2. Public or Semi-Public uses contained within other plan categories may, through the quasi-judicial or legislative rezoning process, be placed within the Public Reserve zoning category.
3. The Public/Semi-Public designation will be applied to existing water impoundment sites in excess of 1,000 acre feet and to selected impoundment sites after an exception has been taken and appropriate goals have been addressed. The selection of such sites will be based on the criteria and policies contained in the water resources element.

General

POLICIES:
1. The County has designated land uses around the City of Roseburg. Roseburg has not yet finally adopted its Urban Growth Boundary. If the City boundary is smaller in size than identified on the County Plan Maps, then the adjacent County designation shall apply to any lands not specifically delineated on the County Plan Map.
2. The City of Sutherlin has not yet completed its plan and Urban Growth Boundary. The County has designated land uses around the proposed Sutherlin Urban Growth Boundary; however, should the City reduce the proposed boundary substantially, then the County will be required to designate further committed areas and land use designations. Any further land use designations would be completed in conjunction with County adoption of the Sutherlin City Plan. Minor adjustments to the Sutherlin Urban Growth Boundary reducing the boundary in size shall be dealt with in the same manner as specified in Policy Statement No. 1, above, for Roseburg.
ARTICLE 2
(TR) TIMBERLAND RESOURCE

SECTION 3.2.000 Purpose

The Timberland Resource classification is intended to preserve and protect lands for continued timber production, harvesting and related uses, conserve and protect watersheds, wildlife habitats and other such uses associated with forests and to provide for the orderly development of both public and private recreational uses as appropriate and not in conflict with the primary intent of the zone, which is sustained production of forest products. Uses of land not associated with the management and development of forests shall be discouraged to minimize the potential hazards of damage from fire, pollution and conflict caused by non-forest related residential, commercial and industrial activities.

SECTION 3.2.050 Permitted Uses

In the TR zone, the following nonresidential uses and activities and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this Ordinance:

1. Forest uses, including the propagation or harvesting of forest products.

2. Farm uses, as defined in ORS 215.203(2).

3. The mining and quarrying of rock permitted in accordance with the State Forest Practices Act, ORS 527.610 to 527.730.

4. Nonresidential uses necessary and accessory to the uses listed above, such as fire prevention, detection and suppression facilities, including landing strips or heliports.

5. Public parks, campgrounds, boating facilities, camps and other such recreational facilities.

6. Water impoundments with less than 1000 acre feet of storage capacity, in conjunction with beneficial uses of water customarily associated with fire prevention, farm or forest uses or as a source of water for domestic or municipal use, provided that necessary state and federal permits have been issued.
SECTION 3.2.100 Buildings and Uses Permitted Conditionally

In the TR zone, the following uses and activities and their accessory buildings and uses are necessary for the public convenience and welfare, and are thus permitted subject to the provisions of §2.060.1 and Article 39 of this Chapter:

1. A facility for the primary processing of forest products, as provided in ORS 215.213 (2) (i).

2. Solid waste disposal sites of ten (10) acres or less for disposal of industrial or municipal wastes or development of a County solid waste transfer station; the placement of hydroelectric, solar, wind or geothermal generation facilities, transmission lines, pipes or substations and communication facilities; development of water resources and operations conducted for the exploration, mining, and processing of aggregate and other minerals or other subsurface resources upon findings that the use:

   a. Is compatible with the forest use policies of the Douglas County Comprehensive Plan;

   b. Does not interfere seriously with forest practices as regulated by ORS 527.610 to 527.730 on adjacent lands devoted to forest use;

   c. Does not remove an amount of land from forest production that materially alters the stability of the overall land use pattern of the area;

   d. Will not require public services other than those existing or programmed for the area; and

   e. Is designed and sited to minimize fire hazard from the use.

3. Single-family dwellings may be established, subject to the approval of the Approving Authority, upon a finding that each proposed dwelling:

   a. Is compatible with the forest use policies of the Douglas County Comprehensive Plan, thereby retaining forest lands for forest uses;

   b. Does not interfere seriously with forest practices as regulated by ORS 527.610 to 527.730 on adjacent lands devoted to forest use;
c. Does not materially alter the stability of the overall land use pattern of the area;

d. Furthers forest site productivity and minimizes the loss of productive forest lands;

e. Is accessory and necessary for a use permitted by §3.2.050;

f. Does not interfere seriously with accepted farming practices, as defined in ORS 215.203 on adjacent lands designated by these zoning regulations as being within the exclusive farm use or farm/forest districts;

g. Complies with the following conditions:

(1) Where possible, residences shall maintain a setback of 500 feet from adjoining property lines; and

(2) Domestic water supplies for all development within the designated timberlands shall emanate from surface or subsurface water sources contained in the boundary of the property in question, except as provided in (3) below; or

(3) The domestic water supply is obtained from another source with the documented approval of all other affected parties, with the condition that such use will not affect the right of the owner of that water source to utilize forest management practices on his property; and

(4) Firebreaks between a residence and the forest shall be required; and

(5) The home owner shall maintain an adequate water supply and the appropriate fire fighting equipment to contain fire from spreading to surrounding forest lands; and

h. Complies with such other conditions as the Approving Authority considers necessary.

4. Privately owned parks, campgrounds, boating facilities, lodges, camps and other such recreational facilities where overnight lodging is provided, upon satisfying the following conditions:
a. Domestic water supplies for all development within designated timberlands shall emanate from surface or subsurface water sources contained within the boundary of the property in question; except as provided in b. below.

b. The domestic water supply is obtained from another source with the documented approval of all other affected parties, with the condition that such use will not affect the right of the owner of that water source to undertake forest management practices on his property.

c. The owner shall maintain an adequate water supply and the appropriate fire fighting equipment to contain fire from spreading to surrounding forest lands.

d. The use is compatible with the forest use policies of the Douglas County Comprehensive Plan.

e. The use does not interfere seriously with forest practices as regulated by ORS.527.610-527.730 on adjacent lands devoted to forest uses.

f. The use does not remove an amount of land from forest production that materially alters the stability of the overall land use pattern of the area.

g. The use is situated on land generally unsuitable for the production of forest or farm crops; or there is a general public need for the use outweighing the benefits of the potential forest use, no feasible alternative location exists for the use, and no substantial adverse long-term effects will be created by allowing the use.

5. Log scaling and weigh stations, sorting yards and log storage areas.

6. Facilities and test plots for experimental and research activities associated with forest management or forest products.

SECTION 3.2.200 Property Development Standards

1. Property Size -

a. There is no minimum property size for this zone. Applications for land divisions shall be processed as Administrative Actions, subject to the provisions of §2.060.1.c and Article 42 of this
Chapter. Divisions of land for the purpose of exchanges and transfers between forest land owners for the purpose of consolidating existing private or public land holdings is exempt from partitioning review; provided, however, that parcels which are created as a result of such exchange or transfer shall not be recognized as new parcels for the purpose of establishing additional homesites.

2. **Lot Coverage** - No standard established.

3. **Setbacks** - No structure other than a fence or sign shall be located closer than 50 feet from the right-of-way of a public road and 25 feet from all other property lines.

4. **Height** - No standard established.

5. **Signs** -
   a. Signs shall not extend over a public right-of-way or project beyond the property line.
   b. Signs shall not be illuminated or capable of movement.
   c. Signs shall be limited to thirty-two square feet in area and shall describe only uses permitted and conducted on the property upon which the sign is located.

6. **Parking** - Off street parking shall be provided in accordance with Article 35.
ARTICLE 7
(PR) Public Reserve

SECTION 3.7.000 Purpose.

The Public Reserve classification is intended to establish districts within which a variety of public service activities may be conducted without interference from inappropriate levels of residential, commercial or industrial activities. It is intended to be applied primarily, though not exclusively, to publicly-owned lands.

SECTION 3.7.050 Permitted Uses.

In the PR zone, the following uses and their accessory buildings and uses are permitted, subject to the provisions and exceptions set forth by this Ordinance:

1. Farm uses.
2. Public and semi-public buildings, structures and uses essential to the physical, social and economic welfare of the area.
3. Cemeteries.
4. Churches, provided setbacks are maintained from side and rear property lines of at least twenty feet. Alleys contiguous to or within the property being used may be included in the required setback.
5. Clubs, fraternal lodges and assembly halls.
6. Fairgrounds.
7. Fire prevention, detection and suppression facilities.
8. Golf course.
9. Hospitals and nursing homes.
10. Orphanages and charitable institutions.
11. Fish and wildlife management.
12. Parks, playground, campgrounds, boating facilities, lodges, camps, and other such recreational facilities.
13. Schools.
SECTION 3.7.100 Buildings and Uses Permitted Conditionally

In the PR zone, the following uses and activities and their accessory buildings and uses are permitted, subject to the provision of §2.060.1 and Article 39 of this Chapter.

1. Public or private airports, heliports and landing strips.

2. Solid waste transfer and disposal sites.

3. The placement of hydroelectric, solar, wind or geothermal generation facilities, transmission lines or pipes, substations, and communication facilities.

4. A single-family dwelling customarily provided in conjunction with a use permitted in this classification.

SECTION 3.7.150 Property Development Standards

1. Size

   a. Minimum property size is one acre or larger when determined necessary for proper sewage disposal by the appropriate sanitation authority in areas not served by a community sanitary sewer system.

   b. In areas served by community water-supply system or by community sanitary sewer system but not both, lots or parcels may have a minimum area of 15,000 square feet.

   c. In areas which are served by both community water supply system and community sanitary sewer system, the minimum lot or parcel area may be 6,500 square feet.

   d. For uses not requiring sewage disposal or water supply the minimum lot or parcel size should be appropriate to the proposed use.

2. Lot Coverage - Not over 40 percent of the lot shall be covered by all buildings located thereon.

3. Setbacks

   a. Front Yard: No structure shall be located closer than 15 feet from the front property line.

   b. Side Yard: No structure shall be located closer than 5 feet from side property lines for interior lots, and 10 feet from exterior side property lines for corner building sites.
4. **Height** - Maximum height for all structures shall be 35 feet, except hospitals, public buildings or churches which may be increased in height to 45 feet.

5. **Signs**
   a. Signs shall not extend over a public right-of-way or project beyond the property line.
   b. Signs shall not be illuminated or capable of movement.
   c. Signs shall be limited to thirty-two square feet in area and shall describe only uses permitted and conducted on the parcel of land which the sign is located.

6. **Parking** - Off street parking shall be provided in accordance with Article 35.
ARTICLE 9
(RR) Rural Residential - 2

SECTION 3.9.000 Purpose

The Rural Residential-2 classification is intended to provide for rural homesites in an open space environment in order to encourage the continued existence of rural family life. The RR zone is also intended to provide a transition from more intense residential development to the agriculture, timber and open space areas of the County. The zone may be applied to areas committed to non-resource use or reserved for rural residential expansion at this density as specifically provided in the Douglas County Comprehensive Plan.

SECTION 3.9.050 Permitted Uses

In the RR Zone, the following uses and activities and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this Ordinance:

1. One single-family dwelling.

2. Buildings accessory to a single-family dwelling such as garages, storerooms, woodsheds, laundry, playhouses, greenhouses, hobby shop, animal or fowl shelter, or similar and related accessory uses.

3. A second single-family dwelling, to provide residence for an immediate family member or members of the owner, provided that a minimum average density of two acres per dwelling shall be maintained, and proper sanitation approvals are obtained.

4. Farm use, subject to conditions and limitations provided herein:

   a. The total number of livestock allowed on a property shall be limited to the area of the property divided by the total minimum area required for each animal listed below:

      (1) One horse, cow or swine per acre; or

      (2) One goat or sheep per half acre.

   b. A minimum of five hundred square feet of area shall be required for each chicken, other fowl or rabbit kept on the property.

   c. The number of colonies of bees allowed on a property shall be limited to one colony for each ten
thousand square feet of lot area and shall be located no closer than 50 feet from any property line.

d. Animals and fowl shall be properly caged or housed, and proper sanitation shall be maintained.

5. Forest uses, including the propagation and harvesting of forest products.

6. Roadside stand.

7. Limited Home Occupation.

SECTION 3.9.100 Buildings and Uses Permitted Conditionally

In the RR zone, the following uses and activities and their accessory buildings and uses are permitted, subject to the provisions of §2.060.1 and Article 39 of this Chapter:

1. Additional single-family dwellings, to provide residence for an immediate family member or members of the owners providing that a minimum average density of two acres per dwelling shall be maintained and proper sanitation approvals are obtained.

2. Park, playground, or golf course.

3. Public and semi-public buildings, structures and uses essential to the physical, social and economic welfare of an area, including but not limited to fire stations, schools, granges, community halls and churches.

4. Nursery for the growing, sale and display of trees, shrubs and flowers.

5. Kennels.

6. Fish and wildlife management.

7. Special Households.

8. Aggregate and mineral extraction.


SECTION 3.9.150 Property Development Standards

1. Size - The minimum property size for which a building permit or placement permit for a dwelling may be issued is two (2) acres or as otherwise provided in the Ordinance.
2. Coverage - Not over 40 percent of the area of any building site shall be covered by all buildings located thereon.

3. Setbacks - No structure other than a fence or sign shall be located closer than 30 feet from the right-of-way of a public road and 10 feet from all other property lines.

4. Height - Maximum height of any structure shall be 45 feet.

5. Signs
   a. Signs shall not extend over a public right-of-way or project beyond the property line.
   b. Signs shall not be illuminated or capable of movement.
   c. Signs shall be limited to thirty-two square feet in area and shall describe only uses permitted and conducted on the property which the sign is located.

6. Parking - Off street parking shall be provided in accordance with Article 35.
ARTICLE 24
(EN) ESTUARINE NATURAL

SECTION 3.24.000 Purpose

The Estuarine Natural classification is intended to preserve and protect areas containing significant natural resources in the estuary. The classification provides for uses of designated natural resource areas which are consistent with the natural management unit designation of the Comprehensive Plan and its objective to protect significant habitats, biological productivity and scientific, research and educational values.

SECTION 3.24.050 Permitted Uses

In the EN zone, the following uses and activities and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this Ordinance.

1. Aids to navigation, such as beacons and buoys.
2. Commercial harvest of fin fish in the water column.
3. Grazing of livestock that does not require establishment of dikes, tidegates or other permanent structures.
4. Low intensity, water-dependent recreation not requiring development.
5. Maintenance of existing facilities and structures.
7. Protection of habitat, nutrient, fish, wildlife and aesthetic resources.
8. Research and educational observation without permanent structures.

SECTION 3.24.100 Uses Permitted with Standards

The following uses and activities and their accessory buildings and uses are permitted subject to the procedures set forth in §2.060(1) of this Ordinance, and conformance with applicable standards and criteria set forth in §3.24.150 and Article 36 SUPPLEMENTARY PROVISIONS of this Chapter.

1. Active restoration.
2. Aquaculture.

3-88 (Revised 6/29/83)
3. Piles to retain, maintain and protect man-made features existing on October 7, 1977.

4. Log storage in the Steamboat Island management unit.

5. Rehabilitation of existing wing dams, sanitary waste outfalls and bridges.

6. Riprap as an erosion preventive measure.

7. Communication and pipeline facilities.

8. Commercial harvest of benthic organisms (clams, oysters, shrimp, etc.) without the use of permanent structures or harvesting by dredging.

SECTION 3.24.150 Approval Standards And Criteria

In an EN zone, approval of uses permitted with standards or permitted conditionally shall be based on findings which show that the proposed use complies with the following applicable standards and criteria. Approval may be subject to conditions deemed necessary to ensure that conformance is achieved.

1. The use is found to be consistent with the provisions of Article 36 SUPPLEMENTARY PROVISIONS, including:

   a. Resource capabilities of the area;

   b. Purpose of the resource management unit as explained in §3.24.000 of this zone classification;

   c. Other degradations test of §3.36.040;

   d. Standards and criteria applicable to specific uses;

2. The use is found to be consistent with any of the following applicable special standards:

   a. Rehabilitation of existing wing dams, sanitary waste outfalls and bridges shall be permitted if such will not conflict with permitted uses in the zoned area.

   b. Riprap shall be permitted to the extent necessary to protect uses existing on October 7, 1977, and to protect unique natural resources and historical and archaeological values and public facilities only if land use management practices and non-structural solutions are inadequate and adverse impacts on water currents, erosion and accretion patterns are minimized.
c. Log storage may be permitted in the Steamboat Island Natural Management Unit (no. VI) if it is needed to either expand or replace storage required by an existing wood products facility, if it is established in deep water where logs will not go aground at the lowest tide and if it will not interfere with navigation.

d. Commercial harvest of benthic organisms which disturb the bottom sediments of the water body must be limited to methods other than dredging in natural management units.

e. Active restoration shall be consistent with the definition contained in Chapter 1 of this Ordinance. Proposals for active restoration shall identify the historical existence and cause of the lost or degraded estuarine resource being restored.
ARTICLE 25
(EC) ESTUARINE CONSERVATION

SECTION 3.25.000 Purpose

The Estuarine Conservation classification is intended to establish and protect areas of the estuary for the long-term use of renewable resources. The classification is intended to apply to an area designated in the Comprehensive Plan as a conservation management unit and to be managed for uses of low to moderate intensity that do not require a major alteration of the estuary. Areas included in the classification have less biological significance than areas classified as Estuarine Natural.

SECTION 3.25.050 Permitted Uses

In the EC zone, the following uses and activities and their accessory buildings and uses are permitted subject to the applicable standards and provisions set forth in this Ordinance.

1. All uses and activities permitted outright in the EN zone.
2. Active restoration of sites identified for such use in the Comprehensive Plan.
3. Agricultural irrigation pumps.
5. Live bait storage.
7. Maintenance and rehabilitation of existing dikes and fishing piers not including dredging.
8. Rehabilitation of existing wing dams, sanitary waste outfalls and bridges.
9. Structures for research and educational observation.
10. Temporary low-water bridges.
11. Commercial harvest of benthic organisms (clams, oysters, shrimp, etc.) without the use of permanent structures or harvest by dredging.

(Revised 6/29/83)
SECTION 3.25.100 Uses Permitted With Standards

The following uses and activities and their accessory build-
ings and uses are permitted in the EC zone consistent with proce-
dures set forth in §2.060(1) of this Ordinance and subject to conformance with applicable standards and criteria set forth in §3.25.200 and Article 36 SUPPLEMENTARY PROVISIONS of this Chap-
ter.

1. Dredging for maintenance and rehabilitation of dikes.

2. Fill when required to establish a permitted or condi-
tionally permitted use.

3. High intensity, water-dependent recreation including:
   - marinas and moorages;
   - boat charter services;
   - boat ramps and hoists; and
   - fishing piers

4. Individual or community docks.

5. Piling and mooring dolphins for the purpose of mooring
   craft, barges and log rafts.

6. Maintenance dredging of existing facilities and future
   marinas/moorages.

7. Minor navigational improvements including maintenance
   dredging of recognized channels and construction of
   wing dams.

8. Riprap and other erosion protective measures.


10. Utilities and their support structures.

11. Dredge harvest of clams and other benthic organisms.

12. Active restoration.

SECTION 3.25.150 Buildings and Uses Permitted Conditionally

In the EC zone, the following uses and activities and their
accessory buildings and uses may be permitted subject to the pro-
visions of §2.060(1) of the Ordinance, and applicable standards
and criteria set forth in §3.25.200 and Article 36 SUPPLEMENTARY
PROVISIONS of this Chapter.

1. Bridge crossings.

3-92 (Revised 6/29/83)
2. Mining and mineral extraction, including sand and gravel.

SECTION 3.25.200 Standards and Criteria

In an EC zone, approval of uses permitted with standards or permitted conditionally shall be based on findings which show that the proposed use complies with the following applicable standards and criteria. Approval may be subject to conditions deemed necessary to ensure that conformance is achieved.

1. The use is found to be consistent with the provisions of Article 36 SUPPLEMENTARY PROVISIONS, including:

a. Resource capabilities of the area;

b. Purpose of the resource management unit, as explained in §3.25.000 of this zone classification;

c. Other degradations test of §3.36.040;

d. Standards and criteria applicable to specific uses.

2. The use is found to be consistent with any of the following applicable special standards:

a. High intensity water-dependent recreation, maintenance dredging of existing facilities, minor navigational improvements, mining and mineral extraction, utilities, sanitary waste outfalls, water-dependent uses requiring occupation of water surface area by means other than fill and bridge crossings shall be permitted if found to be consistent with the objective of providing for and maintaining long-term uses of renewable resources that do not require major alteration of the estuary.

b. Riprap and other bank protective measures shall be permitted to protect existing or allowed uses if land use management practices and non-structural solutions are inadequate and adverse impacts on water currents, erosion and accretion patterns are minimized.

c. Fills may be allowed in an EC zone only as part of the following uses or activities:

   i. Maintenance and protection of man-made structures existing as of October 7, 1977;

   ii. Active restoration of the estuarine area if a public need is demonstrated;

3-93 (Revised 6/29/83)
iii. Temporary low-water bridges if an estuarine location is required, if there are no alternative locations within a "development" management unit and if adverse impacts are minimized as much as feasible;

iv. Aquaculture;

v. High intensity water dependent recreation and minor navigational improvements if no alternative upland locations exist for the portion of the use requiring fill, and allowing the use is found to be consistent with the objective of providing for and maintaining long-term uses of renewable resources;

vi. Flood and erosion control structures, if required to protect water-dependent uses allowed in the management unit and if land use management practices and non-structural solutions are inadequate to protect the use; and

vii. Bridge crossing support structures if there are no alternative locations in an ED zone and if findings required in v. above are made.

d. Dredging for material for dike repair/maintenance may be allowed in subtidal areas within EC zones on Smith River and Scholfield Creek if no alternative source of suitable material is available or the cost of obtaining and placing the material is prohibitive (cost of using alternative sources is 200% or more of the cost of dredging for material). An application for a permit to dredge for dike repair/maintenance shall include an evaluation of the availability and suitability of alternative sources of material including specific upland and dredged material stockpile sites and a cost comparison of using alternative sources.

e. Dredging for dike repair/maintenance shall be carried out in such a manner that the impact on aquatic life and disruption of tide flats and marshes is minimized.

f. Active restoration of sites not identified in the Comprehensive Plan shall be consistent with the definition contained in Chapter 1 of this Ordi-
nance. Proposals for active restoration shall identify the historical existence and cause of the lost or degraded estuarine resource being restored.
ARTICLE 26
(ED) ESTUARINE DEVELOPMENT

SECTION 3.26.000 Purpose

The Estuarine Development classification is intended to establish and preserve adequate area for navigation and other public, commercial and industrial water-dependent uses. This classification is intended to apply to an area designated in the Comprehensive Plan as a Development Management Unit and to be managed for uses of high intensity which may significantly alter the estuarine resource.

SECTION 3.26.050 Permitted Uses

In the ED zone, the following uses and activities and their accessory buildings and uses are permitted subject to the applicable development standards and provisions set forth in this Ordinance.

1. Commercial water-dependent uses including:
   - boat launch or moorage facility, marina, and boat charter services; and
   - facilities for refueling and providing other services for boats, barges, ships and related marine equipment.

2. Developed, high-intensity, water-dependent recreation uses including:
   - marinas and moorages;
   - boat charter services;
   - boat ramps and hoists; and
   - fishing piers.

3. Industrial water-dependent uses including:
   - wharves, docks and piers;
   - loading and unloading facilities; and
   - marine ways and drydock facilities for boat, barge and ship repair and maintenance.

4. Interim, temporary uses and activities which do not preclude or interfere with the future development of water-dependent uses and activities.

5. Log transport.

6. Maintenance dredging of water-dependent and other existing uses.
7. Maintenance of existing facilities and structures.

8. Navigation channels and improvements including:
   - maintenance dredging of authorized channels;
   - extension of channels and turning basins to authorized depth and width; and
   - maintenance of jetties.

9. Public water-dependent uses including:
   - aids to navigation such as beacons and buoys;
   - laboratory for research of physical and biological characteristics of the estuary; and
   - sanitary waste outfalls.

10. Utilities.

SECTION 3.26.100 Uses Permitted with Standards

The following uses and activities and their accessory buildings and uses are permitted subject to the procedures set forth in §2.060.1 of this Ordinance and conformance with applicable standards and criteria set forth in §3.26.200 (depicted in parenthesis behind each affected use) and Article 36 SUPPLEMENTARY PROVISIONS of this Chapter.

1. In-water (sub-tidal) disposal of dredged materials. (2)

2. Laboratory for commercial research on marine/estuarine products and resources.

3. Riprap and other erosion protective measures. (3)

4. Storage of products and materials transported by means of estuarine waters (including logs). (4)

5. Uses permitted in natural and conservation management units but not listed as permitted in development management units. (5)

6. Active restoration.

7. Uses shown to be water-dependent by an applicant. (6)

SECTION 3.26.150 Uses Permitted Conditionally

In the ED zone, the following uses and activities and their accessory buildings and uses may be permitted subject to the provisions of §2.060.1, Article 39 and applicable standards and
criteria set forth in §3.26.200 (depicted in parenthesis behind each affected use) and Article 36 SUPPLEMENTARY PROVISIONS of this Chapter.

1. Bridge crossings. (5)

2. Mining and mineral extraction, including sand and gravel.

3. Water related uses and non-dependent, non-related uses not requiring fill including:
   - storage of marine/estuarine products, fishing gear and marine equipment;
   - wholesale and retail market for marine/estuarine sea products;
   - marine supplies and equipment store;
   - bait and tackle shop;
   - grocery store;
   - restaurant;
   - marine-related gift or specialty shop;
   - houseboat;
   - dwelling for caretaker; and
   - single-family dwelling attached to a permitted or conditionally permitted use.

SECTION 3.26.200 Approval Standards and Criteria

In an ED zone, approval of uses permitted with standards or permitted conditionally shall be based on findings which show that the proposed use complies with the following applicable standards and criteria. Approval may be subject to conditions deemed necessary to ensure that conformance is achieved.

1. The use is found to be consistent with the provisions of Article 36 SUPPLEMENTARY PROVISIONS, including:
   a. Resource capabilities of the area;
   b. Purpose of the resource management unit, as explained in §3.26.000 of this zone classification;
   c. Other degradation tests in §3.36.040; and
d. Special policies for specific uses.

2. The use is found to be consistent with any of the following applicable special standards:

a. Water-related, non-dependent and non-related uses may be allowed only if:

i. The site has minimum biological or recreational significance;

ii. The site and adjacent shorelands are not suitable or needed for water-dependent uses;

iii. The use is consistent with and does not pre-empt or interfere with the objective of providing for and maintaining navigational and other needed public, commercial and industrial water-dependent uses; and

iv. The use will not result in dredging, filling or other similar reduction/degradation of estuarine natural values.

b. In-water disposal of dredged materials shall be permitted in authorized, designated sub-tidal areas if found to be consistent with objective of providing for and maintaining navigational and other public, commercial and industrial water-dependent uses and state and federal laws.

c. Riprap and other bank protective measures shall be permitted in ED zones to protect existing or allowed uses if land use management practices and non-structural solutions are inadequate and adverse impacts on water currents, erosion and accretion patterns are minimized.

d. Water storage of materials or products shall be permitted in ED zones if found to be directly associated with water transportation and an integral part of the operation of a proposed or existing facility; if there are no feasible upland alternatives; if adverse impacts are minimized as much as possible and if consistent with the objective of providing for and maintaining navigational and other water-dependent uses.

e. Uses permitted in natural and conservation management units, bridge crossings and mining and mineral extraction may be allowed in an ED zone if found to be consistent with the objective of providing for and maintaining navigational and other
needed public, commercial and industrial water-dependent uses.

f. Uses not listed as water dependent in the plan or this ordinance may be allowed in an ED zone if the applicant demonstrates that the uses meet the criteria for water-dependency contained within the definition.

g. Active restoration shall be consistent with the definition contained in Chapter 1 of this Ordinance. Proposals for active restoration shall identify the historical existence and causes of the lost or degraded estuarine resource being restored.
ARTICLE 27
(CS) CONSERVATION SHORELANDS

SECTION 3.27.000 Purpose

The Conservation Shorelands classification is intended to preserve and protect shoreland areas containing major freshwater marshes, significant wildlife habitat, historic and archaeological sites or having exceptional scenic or aesthetic quality due to their association with coastal waters. The classification provides for uses of these shorelands which are consistent with the objective of protecting their natural values. Areas designated as Urban Conservation and Resource Conservation Shorelands in the Comprehensive Plan shall be included in this classification.

SECTION 3.27.050 Permitted Uses

In the CS zone, the following uses and activities and their accessory buildings and uses are permitted subject to the provisions and exceptions set forth by this Ordinance.

1. Activities which maintain, enhance or restore major marshes, significant wildlife habitat, exceptional aesthetic resources or historical and archaeological sites.

2. Aids to navigation.

3. Grazing of livestock.


5. Maintenance of dikes, culverts, roads, bridges and other existing structures.

6. Propagation and harvesting of forest products consistent with the Oregon Forest Practices Act and Forest Practices Rules administered by the Department of Forestry for the protection of coastal shoreland resource values.

7. Research and educational observation without structures.

8. Undeveloped, low intensity, water-dependent recreation including: boat launching, fishing, hunting, wildlife observation, photography, etc.
SECTION 3.27.100 Uses Permitted with Standards

The following uses and activities and their accessory buildings and uses are permitted in the CS zone consistent with the procedures set forth in §2.060.1 and subject to conformance with applicable standards and criteria set forth in §3.27.200 (depicted in parenthesis behind each affected use) and Article 36 SUPPLEMENTARY PROVISIONS of this Chapter.

1. Aquaculture. (1,3)
2. Communication facilities such as communication tower support structures, and pipelines. (1,3)
3. Disposal of dredged material. (2)
4. Maritime museums. (2,3)
5. Public parks, historical monuments. (2,3)
6. Rehabilitation of dikes, culverts, roads, bridges and other existing structures. (2)
7. Sanitary outfalls. (2,3)
8. Transportation facilities. (2,3)
9. Uses and activities necessary to protect the natural or cultural resource values present in the unit.

SECTION 3.27.150 Uses Permitted Conditionally

In an CS zone, the following uses and activities and their accessory buildings and uses may be permitted subject to the provisions of §2.060.1, Article 39 and applicable standards and criteria set forth in §3.27.200 and Article 36 SUPPLEMENTARY PROVISIONS of this Chapter.

1. Flood and erosion preventive measures.
2. One single-family dwelling on a lot of record, as defined in Chapter 1 of this Ordinance, when compatible with the objectives and implementation standards of the Coastal Resources Element of the Plan.
3. Estuary restoration when identified in the Comprehensive Plan as a restoration site.
SECTION 3.27.200 Standards and Criteria

In an CS zone, approval of uses permitted with standards shall be based on findings which show that the proposed use complies with the following applicable standards and criteria.

1. Utilities, public communication facilities and aquaculture shall be permitted only if found to be consistent with the resource capabilities of the area and if there is no conflict with uses listed as permitted.

2. Transportation facilities, sanitary outfalls, disposal of dredged material, public parks, historical monuments and maritime museums shall be permitted only in urban shoreland areas and only when consistent with existing resources and use.

3. Structures allowed shall not have a long term negative effect on the natural and cultural resource values being protected.

4. Fills and structures that might have adverse effects on fish runs or reduce floodplain capacity shall not be permitted in the shorelands area along Winchester Creek.

SECTION 3.27.250 Property Development Standards

1. Area — No standard established.

2. Setbacks
   a. Front Yard: No structure shall be located closer than 30 feet from the front property line.
   b. Side Yard: No structure shall be located closer than 10 feet from side property lines.
   c. Rear Yard: No structure shall be located closer than 10 feet from rear property lines.

3. Land Division: Requests for land division, including subdivision, major partition or minor partition, shall be reviewed through the approval process provided in Chapter 2 of this Ordinance and shall conform to the applicable requirements of Chapter 4.
   a. Division of land in resource zones for resource use, committed areas or exception areas shall be allowed if provisions of the Ordinance are met.
b. In addition to conformance with other requirements of this Ordinance, other land divisions subject to the Shorelands Overlay designation shall be allowed only when a finding is made that the use of such land cannot be accommodated on other upland locations or in an urban/urbanized area.
ARTICLE 28
(MR) MARINE RURAL

SECTION 3.28.000 Purpose

The Marine Rural zone is designed to regulate uses and activities in coastal rural shorelands that are suitable and needed for water-dependent and water-related uses. The intent of the MR zone is to designate and protect these shoreland areas for water-dependent and water-related recreational uses, aquaculture, disposal of dredged material and water-dependent industrial and commercial uses which require a rural location.

SECTION 3.28.050 Permitted Uses

In the MR zone the following uses and activities and their accessory buildings and uses are permitted subject to the exceptions and provisions set forth in this Ordinance.

1. Aids to navigation.
2. Aquaculture.
3. Maintenance and rehabilitation of existing structures.
4. Private and public water-dependent recreation including but not limited to:
   - marinas and moorages;
   - boat charter services;
   - boat ramps and hoists; and
   - fishing piers.
5. Research and education observation.
6. Water-dependent industrial and commercial activities which are linked to the harvest and propagation of agricultural, mineral and timber resources such as: log storage, handling, dumping into the rivers and retrieval from the rivers; loading and unloading of gravel onto and from barges; or the loading and unloading of animals and agricultural products from barges.

SECTION 3.28.100 Uses Permitted with Standards

In shoreland areas subject to the MR zone, the following uses and activities and their accessory buildings and uses are permitted consistent with the procedures set forth in §2.060.1 and subject to conformance with applicable standards and criteria set forth in §3.28.200 (depicted in parenthesis behind each
affected use) and Article 36 SUPPLEMENTARY PROVISIONS of this Chapter.

1. Bridge crossings, roads and railroads.
2. Disposal of dredged material.
3. Non-dependent uses which do not preclude the timely use of the site for water-dependent uses.
4. Travel trailer and camping facilities when part of a moorage facility/ marina. (3)
5. Utilities, communication and transportation facilities necessary to serve permitted and conditionally permitted uses.

SECTION 3.28.150 Uses Permitted Conditionally

In the MR zone, the following uses and activities and their accessory buildings and uses may be permitted subject to the provisions of §2.060.1, Article 39 and the applicable standards and criteria set forth in §3.28.200 (depicted in parenthesis behind each affected use) and Article 36 SUPPLEMENTARY PROVISIONS of this Chapter.

1. One single-family dwelling in conjunction with or attached to a permitted use. (2)
2. Flood and erosion control structures.
3. Water-dependent and water-related industrial and commercial uses listed as permitted in the MRI and MC zones. (1)
4. Uses not listed as permitted but shown to be water-dependent or water-related by the applicant.

SECTION 3.28.200 Standards and Criteria

In a MR zone, approval of uses and activities permitted with standards or permitted conditionally shall be based on findings which show that the proposed use complies with the following applicable criteria and standards.

1. Water-dependent and water-related commercial and industrial uses may be permitted in shorelands zoned MR only when it is found that such uses satisfy a need which cannot be accommodated on shorelands in urban and urbanizable areas.
2. Single-family residences may be permitted on existing lots, parcels or units of land in shorelands zoned MR if found to be compatible with the allowed uses.

3. Recreational vehicle and camping facilities may be permitted in rural shorelands zoned MR when they are owned and operated as an integral part of a moorage facility.

SECTION 3.28.250 Property Development Standards

1. Area - No standard established.

2. Setbacks
   a. Front Yard: Front yards will not be required except residential uses shall maintain a minimum front yard of 15 feet.
   b. Side Yard: Except for residential uses, side yards will not be required. If they are created, they shall be a minimum of three (3) feet. Residential uses shall maintain five (5) feet for interior side yards and 10 feet for exterior side yards.
   c. Rear Yards: Rear yards will not be required, except no structural improvements shall be allowed within 10 feet of the centerline of an alley.

3. Land Division: Requests for land division, including subdivision, major partition or minor partition, shall be reviewed through the approval process provided in Chapter 2 of this Ordinance and shall conform to the applicable requirements of Chapter 4.
   a. Division of land in resource zones for resource use, committed areas or exception areas shall be allowed if provisions of the Ordinance are met.
   b. In addition to conformance with other requirements of this Ordinance, other land divisions subject to the Shorelands Overlay designation shall be allowed only when a finding is made that the use of such land cannot be accommodated on other upland locations or in an urban/urbanized area.
ARTICLE 33
(BD) BEACHES AND DUNES OVERLAY

SECTION 3.33.000 Purpose

The Beaches and Dunes overlay classification is intended to preserve beach and dune areas containing significant natural resources and protect permitted developments in these areas from flooding, erosion and damage from moving sand. This classification provides for uses of beach and dune landforms which are consistent with these objectives.

The Beaches and Dunes designation has been applied to lands designated as Beaches and Dunes on the Comprehensive Plan, with features such as beaches, active dune forms, recently stabilized dune forms, older stabilized dune forms and interdune forms. The major portion of the lands with these features lie inside the Dune National Recreation Area (NRA). The portions outside the NRA are the Wildwood Drive vicinity, Umpqua Lighthouse State Park, the area between the two south jetties (U.S. Army Corps of Engineers), Zilolkowski Beach (Douglas County Parks Department) and a small amount of private land contiguous to the Umpqua Beach Resort.

SECTION 3.33.050 Permitted Uses

In the Beaches and Dunes Overlay the following uses, activities and their accessory structures are permitted subject to the general provisions and exceptions set forth in this Ordinance.

1. Low intensity recreation, as defined in the Comprehensive Plan, on all beach and dune landforms.

2. High intensity recreation not requiring structures on beach, active and interdune forms.

3. Activities in support of the construction, rehabilitation and maintenance of federally authorized jetties and navigation channels on beaches and foredunes.

4. Aids to navigations on all dune forms.

SECTION 3.33.100 Uses Permitted With Standards

Within the Beaches and Dunes Overlay, uses, activities and their accessory structures which are permitted in the underlying zone(s) but not listed as permitted above may be permitted only on older stabilized dunes subject to the standards and criteria set forth in §3.33.200. In addition, the following uses and activities are permitted subject to conformance with the below referenced standards and criteria.
1. Development activity which is of minimum value such as boardwalks, fences and temporary opensided shelters on recently stabilized and interdune forms.

Proposals to establish uses allowed by this Section shall be processed as Administrative Actions pursuant to §2.060(1) and shall be subject to the provisions of §2.065(4).

SECTION 3.33.150 Uses Permitted Conditionally

Uses, activities and their accessory structures which are permitted conditionally in the underlying zone(s) may be permitted on older stabilized dune forms and interdune forms free from flood hazard subject to the standards and criteria set forth in §3.33.200. Requests for approval shall be processed as Administrative Actions pursuant to §2.060(1) and subject to the provisions of §2.065(5) of this Ordinance.

SECTION 3.33.200 Standards and Criteria

In the Beaches and Dunes Overlay approval of uses permitted with standards or permitted conditionally shall be based on findings which show that the proposed use:

1. Complies with the policies of Beaches and Dunes Element of the Comprehensive Plan specific to the type of landform upon which the proposed use is to be located; and

2. Complies with the general policies for land use contained in the Beaches and Dunes Element of the Comprehensive Plan.
ARTICLE 34
(SO) SHORELANDS OVERLAY

SECTION 3.34.000 Purpose

The Shorelands Overlay district shall apply in designated "Urban-Other", "Rural-Conservation" and "Rural-Other" shoreland areas in the Comprehensive Plan. Where the requirements of the SO overlay conflict with the requirements of the underlying zone(s), the more restrictive requirements shall apply.

SECTION 3.34.050 Permitted Uses

The following uses and activities and their accessory structures and uses are permitted in the SO overlay subject to the exceptions and provisions set forth in this Ordinance.

1. Aids to navigation.
2. Aquaculture.
3. Low intensity water-dependent recreation.
4. Maintenance and rehabilitation of existing private facilities and structures.
5. Formation, construction, maintenance or rehabilitation of County, state or federal parks, historical monuments and other forms of public access.
6. Research and educational observation.

SECTION 3.34.100 Uses Permitted with Standards

In shoreland areas subject to the SO overlay, uses and activities and their accessory structures and uses which are permitted in the underlying zone(s) but not listed as permitted above may be permitted subject to the provisions of §2.060(1) and standards and criteria set forth in §3.34.200 and Article 36 SUPPLEMENTARY PROVISIONS of this Chapter. In addition, the following uses and activities may be permitted subject to conformance with the above referenced procedures, and applicable standards and criteria (depicted in parentheses behind each affected use).

1. Utility, communication and transportation facilities. (1)
2. Individual private docks. (2)
3. Disposal of dredged material.

3-137 (Revised 6/29/83)
4. Sanitary outfalls. (1)

5. Estuary restoration when identified in the Comprehensive Plan as a restoration site.

SECTION 3.34.150 Uses Permitted Conditionally

Uses and activities and their accessory structures and uses which are permitted conditionally in the underlying zone(s) and the following uses and activities may be permitted in the SU overlay subject to the provisions of §2.060(1) and applicable standards and criteria (depicted in parentheses behind each affected use) specified in §3.34.200 and Article 36 SUPPLEMENTARY PROVISIONS of this Chapter.

1. Flood and erosion control structures.

2. Single family dwelling in conjunction with or attached to a permitted use. (1,3)

SECTION 3.34.200 Standards and Criteria

In the SU overlay, approval of uses permitted with standards or permitted conditionally shall be based on findings which show that the proposed use complies with the following applicable standards and criteria.

1. Uses and activities may be permitted in shoreland areas subject to the SU overlay upon a demonstration of adequate safeguards from natural hazards and compatibility with the resources of the shoreland area.

2. Individual private docks may be allowed in shorelands subject to the SU overlay when the size of the dock is the minimum required and the dock will not interfere with navigation.

3. Single-family residences may be permitted on existing lots, parcels or units of land in the SU overlay if found to be compatible with the allowed uses.

SECTION 3.34.250 Development Standards

1. Area: as permitted by the underlying zone or other provisions of this Ordinance.

2. Land Division: Requests for land division, including subdivision, major partition or minor partition, shall be reviewed through the approval process provided in Chapter 2 of this Ordinance and shall conform to the applicable requirements of Chapter 4.
a. Division of land in resource zones for resource use, committed areas or exception areas shall be allowed if provisions of the Ordinance are met.

b. In addition to conformance with other requirements of this Ordinance, other land divisions subject to the Shorelands Overlay designation shall be allowed only when a finding is made that the use of such land cannot be accommodated on other upland locations or in an urban/urbanizable area.
DOUGLAS COUNTY COASTAL RESOURCES PLAN
Forest (SNF) and Rural Conservation is the most appropriate in the private lands of the inland sector. In this plan, the Resource Conservation Shorelands designation shall not be interpreted as being in conflict with projects accepted under the Land Management Plan (SNF) for this area which provide access or protect the health, safety and welfare of users of the Dunes NRA.

Shorelands Subarea No. 2: Coastal Lakes East of Highway 101
Subarea Description: This subarea includes all lands within the established 50 foot Riparian Vegetation Corridor and significant wetlands within 500 feet of designated coastal lakes (Siltcoos, Tahkenitch, Clear, Edna, Teal, Eel and North Tenmile).

Facts About the Area:
1. In Douglas County, much of the shoreline of these lakes is undeveloped and accessible only by watercraft (see Transportation Element).
2. Conversely, a stretch of shoreland on Siltcoos Lake (between Ada and Fiddle Creek) and on Tahkenitch Lake (adjacent to Highway 101) is committee to residential and recreational development (see Committed Lands Inventory).
3. A rail line operated by the Southern Pacific Transportation Company which connects Reedsport and the Coos Bay area with the Willamette Valley runs parallel with and crosses the shoreline in both the developed and undeveloped reaches of Siltcoos, Tahkenitch and North Tenmile Lakes.
4. Recreational use of Siltcoos, Tahkenitch and Eel Lakes is substantial. Siltcoos Lake is one of the prime largemouth bass lakes in the Pacific Northwest and also supports trout, sea-run cutthroat, black bass, coho salmon and pan fish (Coastal Lane County -- Environmental Assessment, Lane County Planning Division). Tahkenitch Lake is one of the most visible and accessible of the coastal lakes in Douglas County. Dunes NRA staff estimate that over 32,000 visitors have stopped at the Tahkenitch Landing area in 1978.
5. In addition to recreational uses, several of these lakes serve as a source of water for human activities:
   - Siltcoos Lake -- domestic and industrial
   - Tahkenitch Lake -- industrial
   - Clear Lake -- municipal
   - Eel Lake -- public campground
Tahkenitch and Siltcoos Lakes are naturally eutrophic and inclined to wa-
ter quality problems (A Water Quality Survey of Selected Coastal Lake, in
the Sand Dune Region of Western Lane and Douglas Counties, Oregon Depart-
ment of Environmental Quality). Still worse, water quality in Siltcoos,
Tahkenitch and North Tenmile Lakes has been further diminished by inva-
sions of these water bodies by Brazilian water weed (*Egeria [Elodera]
densa*) and Parrotfeather (*Myriophyllum brasiliense*). Recommended treat-
ments to eliminate this infestation and restore water quality include
herbicides, blasting and increasing the depth of the impoundment (Some
Highly Eutrophic Oregon Lakes, With Recommendations for the Restoration of
their Quality, Oregon Department of Environmental Quality). The prac-
ticality of impoundment is especially sensitive to the amount of develop-
ment (residential, commercial, etc.) on the shorefront.

6. The U.S. Fish & Wildlife Service has identified Siltcoos Lake as valuable
habitat for migratory waterfowl, especially diving ducks such as the can-
vasback, redhead, scaup, ring-necked and ruddy (Concept Plan for Water-
fowl Wintering Habitat Preservation, U.S. Fish & Wildlife Service). In
addition, the Oregon Department of Fish and Wildlife has identified bald
eagle and osprey nesting sites adjacent to Siltcoos, Tahkenitch, Clear
and Eel lakes (see Habitats of Special Concern -- Natural Features Ele-
ment).

7. Lands within 50 feet of the coastal lakes fall within Douglas County's
Riparian Vegetation Corridor Program. See general policies 4, 5 and 6,
page 79 of Coastal Resources document.

8. The Oregon Department of Fish and Wildlife agrees that current policies
provide ample protection against shoreline degradation in coastal lake
areas.

9. The Oregon Department of Fish and Wildlife (ODFW) has recently completed
a significant wetland inventory of coastal lakes in Douglas County.

**Subarea Designation:** Resource Conservation Shorelands within the Riparian
Vegetation Corridor (50' upland from each lake) and in those areas identified
by the ODFW as significant wetlands. Exceptions to this designation include:

1. The shorelands between the Douglas County line on the eastern shore of
Siltcoos Lake and Fiddle Creek shall be managed as Rural Other Shore-
lands; and
2. Except for Tax Lot 1-1, which is designated Rural Water Dependent, the shorelands of Tahkenitch Lake between Highway 101 and the lake in Sections 29 and 32 shall be managed as Rural Other Shorelands. Section 29 includes Tax Lots 5-4, 6 and part of Tax Lots 1, 3, 2 and 5. Section 32 includes that part of Tax Lot 1 east of Highway 101 which is physically developed.

Management Objectives: The maintenance and rehabilitation of the rail line which parallels and crosses these shorelands is consistent with the intent of this designation. Also consistent with this designation are land and water treatments (herbicides, blasting and additions to existing impoundments) necessary to restore water quality in lakes adversely affected by infestations of water weeds.

Shorelands Subarea No. 3: Lake Marie

Subarea Description: This subarea includes shorelands between Winchester Bay and the south half of the Dunes NRA. The waters of the Umpqua River Estuary (MHHW) and the Pacific Ocean (MSL) form the northern and western boundary of this unit. The southern boundary is the common line between sections 14 and 23 and between sections 13 and 24 in Township 22S, R13W. Beginning at the intersection of U.S. Highway 101 and the common line between sections 13 and 24 (T22S, R13W), the eastern boundary is Highway 101 north to County Road 87, thence west and north along 87 the Winchester Bay Urban Service Boundary, thence west and north and east following the western limits of this Urban Service Boundary to Winchester Point. A southerly prolongation of the western shoreline of Winchester Point forms the upriver boundary of this unit.

Facts About the Area:

1. The developments in and adjacent to these shorelands facilitate public access to the estuary, beach, Dunes National Recreation area and Umpqua Lighthouse State Park, which includes Lake Marie. These developments include:
   a. County Roads 87 and 251;
   b. Three large parking lots maintained by the Oregon Department of Transportation
   c. Overnight camping and picnic facilities at Umpqua Lighthouse State Park.
2. The U.S. Army Corps of Engineers and the U.S. Coast Guard maintain structures in this subarea essential to navigation of the Umpqua entrance. These structures include:
   a. South jetty and training jetty (Corps)
   b. Navigation aids (Coast Guard)
   c. Lookout station (Coast Guard)

Subarea Designation: Rural Other

Management Objectives: The intent of this designation is to encourage the full utilization of the resources of this subarea by promoting developments which enhance access and use.

Shorelands Subarea No. 4: Salmon Harbor

Subarea Description: Included in the subarea are both keys of the Winchester Bay development and the waterfront area of Salmon Harbor. A southerly prolongation of the western shoreline of Winchester Point forms the downriver boundary of this unit. County Road 251 serves as the southern boundary and Beach Street marks the upland extent of these shorelands along the waterfront in Salmon Harbor. The eastern boundary then follows the upland extent of the property owned by Douglas County and managed by the Salmon Harbor Management Board. The northern and western boundaries of this unit are formed by the waters of the Umpqua River Estuary (MHW).

Facts About the Subarea:
1. These shorelands are located in the Winchester Bay Urban Service Boundary.
2. These shorelands are decidedly urban in character. In addition, present land uses are predominately water-dependent and water-related. Marine Industrial uses include boat building and repair, boat lift and repair, two fish processing plants and two fish buying stations. Each of the current uses is serviced with public water, sewer and utilities.
3. Development of the West Bay portion of Salmon Harbor is discussed in the Salmon Harbor Master Plan. This document, which was developed in 1971 and updated in 1981, contains a general description of the various types and allocation of land uses designated by the Comprehensive Plan. In addition, the Master Plan generally discusses circulation, parking and architectural control over development of the West Bay. This document is
C. Management Policies

The following policies are intended to provide the criteria upon which future land and water use decisions pertaining to coastal shorelands are to be made. The policies are organized into five groups. First, policies which have general application to all coastal shorelands are suggested. Three of the remaining groups of policies apply to each of the three classes of shorelands: resource conservation, urban/urbanizable and rural. The fourth group includes policies for specific shoreland areas. The policies are derived from State goal requirements, LCDC policy papers, the Land and Water Use Plan for the Umpqua Estuary and the Final Report of the Oregon Coastal Conservation and Development Commission.

General Policies

1. Douglas County, within the limits of its authority, shall maintain the diverse environmental, economic and social values of its coastal shorelands and the water quality of its coastal waters and shall minimize man-induced sedimentation in estuaries, nearshore ocean waters, and coastal lakes.

2. In considering future uses of coastal shorelands, the values of these shorelands for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources, recreation and aesthetics shall be recognized.

3. All uses on coastal shorelands shall be compatible with the characteristics and resources of adjacent estuarine areas, lakes and ocean and any geologic or hydrologic hazards.

4. In all shoreland areas, riparian vegetation shall be maintained to the maximum extent possible.

5. Riparian vegetation moved or damaged as a result of permissible development shall be restored and enhanced when appropriate and consistent with the water-dependent use.

6. In all shorelands except those classified for water-dependent uses, development other than flood and erosion control structures and private docks shall be set back 50 feet from the line of non-aquatic vegetation or mean higher high water, unless the County finds, after consultation with the Oregon Department of Fish and Wildlife, that such setback is unnecessary as a mitigation measure for the protection of wildlife.
7. Nonstructural solutions to problems of shoreline erosion and flooding shall be preferred over structural methods.

8. Fill activities on shorelands or in adjacent waters and flood and erosion control structures such as jetties, bulkheads and seawalls shall be permitted only upon a demonstration of need and only if designed and sited to minimize erosion and man-induced sedimentation in adjacent areas as well as impacts on water currents, water quality and fish and wildlife.

9. Public access to coastal shorelands and waters shall be provided as part of future shoreland developments when such access will not conflict with the type of development, create a significant hardship or exceed the resource capabilities of the shoreland area.

10. The size (height and length) of structures permitted in coastal shorelands shall be consistent with the need to protect scenic access to the water body.

11. Agriculture, forestry, recreation and open space (as defined in State goals) and water dependent uses shall be given highest priority for floodplain areas consistent with the hazards to life and property.

12. Coastal shoreland areas identified as suitable for fulfilling the mitigation requirements of the State's Estuarine Resources Goal shall be protected from new uses and activities which would prevent their ultimate restoration or addition to the estuarine ecosystem.

13. Coastal shorelands identified as suitable and necessary for disposal of dredged material shall be protected from new uses and activities which would prevent their ultimate use for dredged material disposal.

14. When disposal of dredged material will create opportunity for development and associated improvements, access and services shall be available or planned.

15. Disposal of dredged material shall be permitted on shorelands if the eventual use of the disposal site is consistent with the uses permitted in that class of shoreland and with the Dredged Material Disposal Program.

16. Shorelands shall be managed as a limited resource recognizing the value and limited available sites for water-dependent uses.
17. Non water-dependent uses may be allowed in water-dependent areas of shorelands only if these uses are temporary in nature and do not preclude timely use of the site for water-dependent uses.

18. Non water-dependent and non water-related uses may be allowed in other than water-dependent shorelands upon a demonstration of public need and adequate safeguards from natural hazards and compatibility with the resources of the shoreland area.

19. Bridges, roads and railroads shall be permitted on shorelands if found to be consistent with the resource capabilities of the area, with the objectives of the shoreland classification and with the Douglas County transportation plan and if essential to serve permitted or conditional uses.

20. Utilities and public communication facilities shall be permitted on shorelands only if such uses are consistent with the resource capabilities of the area and do not conflict with permitted uses of the particular shoreland classification.

21. Additional dredge and fill policies are contained in the Dredged Material Management Program and relevant policies shall be considered of equal importance with policies in this section when evaluating dredge and fill activities.

22. Emergency repairs involving roads, dikes and bridges subject to floodplain, estuarine, or shoreland requirements of the Douglas County Land Use and Development Ordinance shall be allowed providing the repairs do not extend beyond the original bank line. Such emergency repairs shall be subject to the requirements outlined in Oregon Administrative Rule 141-85-280. Upon receipt of an approved emergency permit by DSL, the County shall notify the local Planning Advisory Committee of the action undertaken.

23. Where major marshes and significant wildlife habitat or riparian vegetation are identified in the Comprehensive Plan, propagation and harvesting of forest products shall be allowed when shown to be consistent with the Oregon Forest Practices Act and Forest Practices Rules administered by the Oregon Department of Forestry. The act and Rules will be used to protect the natural values of these resources and to maintain riparian vegetation.
Policies For Resource Conservation Shorelands

1. Uses allowed in shorelands classified as Resource Conservation shall be consistent with protection of the natural values of major marshes, significant wildlife habitat, exceptional aesthetic resources and historic and archaeological sites on those shorelands.

2. Areas identified as potential "Natural Areas" shall be protected and efforts made to acquire them for preservation.

3. Allow one single-family dwelling on a lot of record.

4. Promote the development of facilities that will be consistent with the protection of natural shoreland values.

Policies for Urban/Urbanizable Shorelands

1. Shorelands classified as urban water-dependent shall be protected for water-dependent, commercial, industrial, public and recreational uses.

2. Uses not listed as permissible in water-dependent and water-related areas of urban/urbanizable shorelands may be allowed in these shorelands upon demonstration by the applicant that the uses are in fact water-dependent or water-related consistent with the criteria set forth in the definitions.

3. Shorelands classified as urban water-related shall be protected for uses which provide goods or services that are directly associated with water-dependent land or waterway uses and which, if not located adjacent to water, would result in a public loss of quality in the goods or services offered.

4. Storage of materials or products shall be permitted in urban water-dependent and water-related shorelands if found to be directly associated with water transportation and an integral part of the operation of a proposed or existing facility.

5. Dwellings for caretakers and attached single-family dwellings may be allowed in urban water-related shorelands if such uses are an integral part of a water-related use and do not interfere with the location and operation of other water-related uses.

6. Marine oriented public offices, grocery stores, restaurants, motels and other non water-related uses may be permitted in urban water-related shorelands if shown that the goods and services provided by these uses are directly associated with water-related or water-dependent uses and
the quality of these products or services is dependent on being located adjacent to those uses or the water.

Policies for Rural Shorelands

1. Shorelands classified as rural water-dependent shall be protected for water-dependent recreational uses, aquaculture, and other water-dependent uses which require a rural location.

2. Shorelands classified as rural-conservation shall be protected and managed to provide for farm uses consistent with ORS 215, for propagation and harvesting of forest products consistent with Forest Practices Act and aquaculture.

3. Water-dependent commercial and industrial uses and water-related uses may be permitted in shorelands classified as rural water-dependent and rural other only when it is found that such uses satisfy a need which cannot be accommodated on shorelands in urban and urbanizable areas.

4. Travel trailer and camping facilities may be permitted in rural shorelands designated for water-dependent or water-related uses when they are owned and operated as an integral part of a moorage facility.

5. Individual private docks may be allowed in shorelands classified as rural conservation and rural other when the size of the dock is the minimum required and the dock will not interfere with navigation.

6. Single family residences may be permitted on existing lots, parcels or units of land in all rural shorelands if found to be compatible with the allowed uses in each type of rural shoreland.

7. In shorelands designated "rural conservation" a major and minor partition creating only farm or forest units may be allowed when consistent with the forest or agriculture use of the land, the requirements for division of land set forth in the Timberlands Resource and Exclusive Farm Use zones, and the protection of riparian vegetation and wildlife habitat.

8. Subdivisions and major and minor partitions may be allowed in shorelands designated "rural-other" if located in a designated "Committed" or "Exception" area and conforms to the requirements of the Land Use and Development Ordinance. For other areas, divisions may only be allowed when, in addition to the requirements of the Ordinance, findings are made that such activity satisfies a need which cannot be accommodated at other upland locations or in urban/urbanizable areas and that the activity is
compatible with the objectives of protecting riparian vegetation and wildlife habitat and is consistent with the urbanization policies of the comprehensive plan.

Policies for Specific Areas

1. A hotel/convention center shall be permitted in the Salmon Harbor shorelands subarea if found to be consistent with the Salmon Harbor Master Plan and architectural guidelines and if it will not interfere with the water-dependent uses of the Harbor.

2. Fills and other structures that might have adverse effects on fish runs or reduce floodplain capacity shall not be permitted in the shoreland area along Winchester Creek.

3. Designated Shorelands on Steamboat Island shall be developed in a manner consistent with the area's natural resources.

4. Upon establishment of a 100 year floodplain in the Winchester Creek area, development within the designated floodplain shall be consistent with the floodplain overlay requirements of Douglas County's Land Use and Development Ordinance. Until such time that a 100 year floodplain is established, care should be taken to insure that development is located in a manner that will not result in property damage or create safety hazards.

5. Prior to issuance of any permit which would allow the filling of the area adjacent to Highway 101 and Winchester Creek, the approving State or Federal agency shall consult with the Department of Fish and Wildlife to determine any appropriate conditions which should be applied to such a permit. The approving agency shall consider, in addition to standard permit requirements, the impact of filling on:
   a. existing drainage patterns, to insure that existing draining patterns from adjacent wetlands into Winchester Creek are maintained, and
   b. adjacent wetlands, when a hydraulic pipeline is used to transport fill material originating from an area with a high degree of salinity.

6. Douglas County shall continue to place emphasis on the study of Steamboat Island, as promoted by the Port of Umpqua, for consideration as a site for water dependent uses. If future needs prove Steamboat Island the best suited location for water dependent uses and demonstrate that other
BEACHES AND DUNES ELEMENT

PURPOSE AND CONTENT

This element of the Comprehensive Plan satisfies Oregon's planning requirements for the beaches and dunes of coastal Douglas County. Again, the Coastal Planning Advisory Committee was instrumental in the preparation of this element as they were in the formulation of the other coastal components of this plan. By identifying opportunities for and constraints on development, the Coastal PAC insured that local needs and objectives were addressed.

The Statewide Planning Goal requirements for beaches and dunes are listed in Appendix E. The following paragraph provides a summary of the requirements.

The overall goals of the state in planning for beaches and dunes are "to conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas" and "to reduce the hazard to human life and property from natural or man-induced action associated with these areas". To accomplish these goals, Oregon requires each local government to collect and analyze information about the beaches and dunes within its jurisdiction and to prepare a comprehensive plan for these areas. Consistent with the standards set forth in the Goal requirements, this Plan Element identifies a beach and dune planning area and establishes policies and permitted uses.

BEACHES AND DUNES PLANNING AREA

Coastal areas subject to this planning goal's requirements include beaches, active dune forms, recently stabilized dune forms, older stabilized dune forms and interdune forms. The extent of these landforms in Douglas County is shown on the Estuary, Shorelands and Beaches and Dunes study area map.

FINDINGS/INVENTORY

Major reports on beach and dune landforms prepared by the Forest Service, the Soil Conservation Service and OCCDCG, the Oregon Coastal Zone Management
Association, the Oregon Department of Geology and Mineral Industries and the U.S. Geological Survey (see bibliography) identify and describe:

1. Land ownership and land use;
2. Existing and projected use, development and economic activity on the beach and dune landforms;
3. The geologic nature and stability of the beach and dune landforms;
4. Patterns of erosion, accretion and migration;
5. Storm and ocean flood hazards;
6. Areas of significant biological importance;
7. Groundwater potential of the dune aquifer.

Information pertinent to this plan is summarized in the following list of findings.

1. The major portion of the beaches and dunes planning area lies inside the Dune National Recreation Area (NRA). The portions outside the NRA are the Wildwood Drive Vicinity, Umpqua Lighthouse State Park, the area between the two south jetties (U.S. Army Corp of Engineers), Ziolkowski Beach (Douglas County Parks Department) and a small amount of private land contiguous to the Umpqua Beach Resort.

2. The Dunes NRA is managed by the Siuslaw National Forest (under Public Law 92-260) to protect its natural, aesthetic, recreational and wildlife values. Consistent with Congressional intent and the management plan now in effect (Final EIS Oregon Dunes NRA Management Plan), Douglas County has designated the land administered by the Siuslaw National Forest as Resource Conservation Shorelands and the private lands of the Inland sector as Rural Conservation Shorelands.

3. Umpqua Lighthouse State Park, the area between the two south jetties (USACE) and Ziolkowski Beach are managed for public access and recreation.
4. The vicinity of Wildwood Drive, Umpqua Beach Resort and a single parcel near Takkenitch Lake are identified as irrevocably committed to non-forest and non-agricultural uses in the Douglas County Committed Lands Inventory. The private lands around and including the Umpqua Beach Resort are predominately commercial providing lodging and other services to recreationists using the lower Umpqua Basin. This area is served by public sewer and water and all lots of record are contiguous to a County road. Wildwood Drive provides access to a number of rural residences and lots of record. These homes are on private water and sewage disposal systems. The parcel near Takkenitch Lake includes a small store, bait shop, boat rental and launching facilities. In addition to these committed areas, there are seven homes identified in the Coastal Land Use Survey along U. S. Highway 101 west of Takkenitch Lake just north and south of where Section 29, T20S, R12W abuts Section 32, T20S, R12W.

5. It is expected that most of the residential and commercial development which takes place in the dune areas will be in the vicinity of Wildwood Drive, the Umpqua Beach Resort and the committed site near Takkenitch Lake. The carrying capacity for residential development in the Wildwood Drive area is largely determined by the restrictions on private sewage systems established by the Oregon Department of Environmental Quality. The Douglas County Committed Lands Study indicates that, at present, there are forty-one dwellings and sixty-one parcels in the area. These figures suggest that without further subdivision roughly twenty more dwellings could be added to the area. That inventory indicates that sand dune encroachment is a possible hazard to further development. The Committed Lands Study indicates that there are twenty-two dwellings on nine parcels in the vicinity of the Umpqua Beach Resort. Although the majority of parcels have been physically developed, it is expected that this area will continue to experience pressure for higher density development (condominiums, commercial expansions, etc.). This is due to the area's proximity to the beach, Winchester Bay and the Umpqua Lighthouse and to the presence of public water, sewer and roads. The opportunities for expansion on the committed site at Takkenitch Lake are limited. At present, there are structures and launch facilities on 1.27 acres.
6. The Lane County Coastal Goals Compliance Report describes the geologic nature and stability of beach and dune landforms. Since the beach and dune landforms in Lane County south of the Siuslaw entrance are nearly identical to those in Douglas County, the Lane County descriptions are adopted here:

a. **Beaches** are gently sloping areas of unconsolidated material (e.g., sand, gravel and cobbles) that extend landward from the low-water line to the uppermost line of effective wave or tidal action.

   (1) Characteristics, size, shape and slope are subject to change due to influences such as storms, sand supply, littoral drift (or the interruption of it), landward occurrences, and other natural or man-induced occurrences;

   (2) Subject to seasonal profile changes, instability, ocean flooding, tsunamis and erosion;

   (3) Critical habitat for some species;

   (4) Often highly aesthetic;

   (5) The beach budget (loss or gain) in Douglas County is essentially zero at the present time. Because beaches are in the coastline's primary line of defense against storm wave impact, any sand removal results in an increased threat to shoreline development.

   (6) Highly tolerant of most transient activities.

   (7) The accumulation of drift logs on the upper beach plays a major role in the development of foredunes and absorbs much of the impact of storm waves.

b. The **foredune** is the first prominent ridge of sand situated immediately above and parallel to the beach. (Mapped as FD)

   (1) May be active (sparsely vegetated) or conditionally stable (sufficient vegetative cover to eliminate wind erosion).

   (2) All foredunes are subject to wave overtopping and ocean undercutting.
(3) Conditionally stable foredunes are wind-stable. They may also reduce storm wind and, to a limited degree, debris impact to immediately adjacent inland sites.

(4) Conditionally stable foredunes do not provide a serious defense against storm waves. They are highly erodable by storm waves.

(5) All foredunes are impermanent landforms. Their existence and location are determined and may be changed by offshore and nearshore current and topographic changes, ocean storms and vegetative destruction.

(6) European beachgrass, the primary vegetative stabilizer of foredunes in Douglas County, is easily damaged and destroyed by concentrated pedestrian and vehicle traffic. Resultant blowouts can threaten inland sites with sand inundation and serious ocean flooding.

c. Active Dune Forms migrate, grow and diminish primarily according to the force of wind and supply of sand. Active dunes include all open sand (free of vegetation) areas and active (sparsely vegetated) hummocks and foredunes. (Mapped as OA, TW, TDA, HW, HA, PA, PRA or PRX)

(1) These landforms are significantly free of vegetative cover. Because they are formed almost wholly of sand, changes in the strength, duration and direction of the coastal winds cause significant modifications to the topography of these landforms. Many natural or man-induced changes, such as fire, excavation or trail cutting can result in highly mobile sand dunes and create hazards to developments such as inundation of structures, settling and cracking of foundations and changes in the water table. Conversely, active dunes can become conditionally stabilized due to either natural or human action;

(2) The lee (downwind) slope of an active dune is commonly characterized by being at or near the maximum stable angle of repose, although oversteepening and consequent slumping is not unknown, particularly in the larger dune forms.

d. Recently Stabilized Dune Forms have sufficient vegetation to be im-
pervious to the erosive forces of wind but exhibit little, if any, soil development or cohesion of underlying sand. This category includes soilless dunes recently stabilized with beachgrass and younger stabilized dunes which possess forest communities and some soil development but lack consolidation of underlying sands. **Conditionally stable dunes** are safe from wind erosion if the vegetative cover is maintained. (Mapped as HWS, DS/TF, DSA/TF, DSA/TFS, DSA/SFR, PRS/TF, PRS/SFR, SC or RS.)

1. Dunes conditionally stabilized with beachgrass are sensitive to fire because this grass is very dry and flammable when mature.
2. Intense and concentrated pedestrian and ORV traffic can destroy the stabilizing vegetative cover.
3. "Blowouts" or dune reactivation can occur where vegetation is destroyed or excavation sites are not properly stabilized.
4. Major disturbances of ground cover can lead to large-scale property damage from large marauding sand dunes.
5. The lee slopes of recently stabilized dunes are commonly at or near their maximum angle of repose. These slopes are extremely susceptible to slumping and failure if disturbed.
6. Exaggerated shaking can result during earthquakes.

### e. Older Stabilized Dune Forms

Older stabilized dune forms exhibit a poor to moderately well developed soil, semi-cemented underlying sand and often a diverse forest cover. (Mapped as DS/TFO, DS/TFC, DS/TFS, DS/SFR)

1. These landforms have extensive vegetative cover, moderate soil development and semi-consolidated underlying sands (compression strength commonly greater than 1-1/2 tons/square foot).
2. This formation is commonly underlain by buried soils, peat deposits, iron bands and clay lenses which can prove a serious detriment to the downward percolation of groundwater often resulting in a perched water table and surface ponding.
3. Although it will commonly hold a cliff when cut, this dune is subject to slumping, particularly when wet.
4. The older stabilized dune may be overlain by and interspersed
with layers of loose sand. It is commonly underlain by such unconsolidated sands as well. When exposed, this sand will be activated and could migrate into developed areas.

(5) Unpredictable earthquake response.

(6) Older, stabilized dunes suffer more severe impacts from vegetation disturbance (due to damage to the extensive network of root systems) than the younger stabilized dunes. Furthermore, they are significantly more difficult and expensive to revegetate. The preexisting vegetation community cannot be replanted but must return successively.

(7) Although vegetated, the lee (downwind) slopes of stabilized dunes can be considered to be in critical equilibrium in many cases. Slope slumping may occur if developed.

(8) Some older stabilized dunes have previously advanced over swamps, tidal flats and peat bog deposits, all of which are extremely compressible even if they are several feet below the surface. Development may result in uneven settlement.

(9) In many cases, this dune is in the path of advancing dunes.

f. Interdune forms include: (1) the broad near shore deflation plain; (2) upland interdunal plain areas which commonly exhibit a high water table; and (3) occasionally wet interdunal swales. (Mapped as DG, DGL, DT or DST)

(1) The nearshore deflation plain:

(a) Low, flat strip just inland from and adjacent to the foredune, and at an elevation just over mean sea level;

(b) Created by windscouring of sand particles down to the level of the summer water table. The return of the higher winter water table will create standing water in this zone for a few weeks or possibly several months of the year;

(c) Depending on the length of time the area is submerged in the winter the vegetation community may consist of grasses, marsh communities or shrubs;

(d) May experience ocean flooding;
(2) Upland interdunal plain:
   (a) Broad, flat areas which may occur a mile or more inland
       from the shore and may exist at elevations of up to 80
       feet or greater. The groundwater table is typically high.
   (b) Formed in the wake of successive easterly advancing dune
       ridges where the deflation surface (the upper surface of
       the groundwater) is relatively high and probably increases
       in height with the passage of each successive dune ridge.
   (c) Commonly exhibits a forest community which may belie the
       locally high water table.

(3) Occasionally wet interdune:
   (a) Occur in swale areas between dune crests or ridges;
   (b) Are considerably less extensive than most deflation or up-
       land interdune plain areas.
   (c) May contain standing water in intermittent years or inter-
       mittently throughout the year.
   (d) Commonly exhibit marshy or low shrubby vegetation.

(4) Surface and groundwater movement in these areas is relatively
    unobstructed and such movement is necessary for the normal
    functioning of these areas.

(5) Liquification and severely exaggerated shaking can create haz-
    ardous conditions during earthquakes.

7. Storm and ocean flood hazards are described in the Element of this Plan
   addressing "Air, Noise and Land Resources Quality and Areas Subject to
   Natural Disasters and Hazards". Since Douglas County has no beach front
   development, ocean flood hazards are greatest to structures on the shore-
   lands of the estuary. This is because, on occasion, high incoming tides
   in combination with storm surge will restrict large winter flows of the
   Smith and Umpqua Rivers causing both tidelands and low lands behind pro-
   tective dikes to flood. The areas in coastal Douglas County subject to
   this danger have been mapped by the Oregon Department of Geology and Min-
   eral Industries in Bulletin 87: Environmental Geology of Western Coos
   and Douglas Counties, Oregon (1975).

8. The beaches and dunes in Douglas County are inhabited with a large varie-
ty of wildlife and fish. Birds are the most numerous. Although less conspicuous, a large number of mammals inhabit the area; also, game and food fish are abundant.

These areas are used by 10 species of wildlife considered or suggested as being endangered or peripheral in Oregon or the Nation. Five of these species, bald eagle, osprey, snowy plover, common egret and the white-footed vole, are of special concern because man's activities within the area could have a detrimental effect on them. However, since most of the area in the Dunes NRA is programmed to remain undeveloped this conflict will be held to a minimum.

Critical wildlife habitats on the beaches and dunes in Douglas County are identified in the Beaches and Dunes Handbook for the Oregon Coast prepared by the Oregon Coastal Zone Management Association, Inc. (1979). The areas identified are Tahkenitch Spit and the North Spit of the Umpqua River from Threemile Creek to the North Jetty. Tahkenitch Spit is identified as one of the four most important nesting areas for the snowy plover on the Oregon Coast (the status of the species is reported in the Natural Features element). The North Spit of the Umpqua River has been identified as habitat for the Snowy Plover and as potential habitat for two species of rare dune plants: silvery phacelea (Phacelia argentea) and pink sand-verbena (Abronia umbillata).

9. The U.S. Geological Survey in Evaluation of Water Resources in the Reedsport Area, Oregon have estimated the quantity and quality of groundwater present in the dune aquifer west of Clear Lake. They indicate that the dune sand-marine terrace aquifer is the only geologic unit in the Reedsport area with the potential to supply large quantities of ground water. The total recharge to the dune aquifer in the four square mile area between the Umpqua River and the Coos County line is conservatively estimated to be more than 10 million gallons per day. Actual yield would depend on the rate at which individual wells could be pumped and on well spacing. The only identified ground-water quality problem is excessive iron reported in water from several privately owned wells south of Clear Lake. More information is needed to identify the depth zone where excessive iron occurs and also its lateral extent.
Information on the groundwater resource in the beach and dunes area north of the Umpqua River but south of the Douglas County line was not found. This inventory shortfall is not viewed as serious given the legal restrictions on tapping the dune aquifer within the Dunes NRA and the lack of potential users in that part of the County.

10. With the exception of the north and south jetties which protect the entrance to the Umpqua River and the International Paper ocean outfall, there were no beach front structures in Douglas County on January 1, 1977.

RESOURCE MANAGEMENT

A. BOUNDARIES AND CLASSIFICATIONS

Beach and dune landforms in Douglas County have been classified and mapped by the U.S. Forest Services and the U.S. Soil Conservation Service. Unfortunately, each has used a different nomenclature for dune forms. The Statewide Planning Goal for beaches and dunes establishes planning criteria using still another classification system. Finally, the Oregon Coastal Zone Management Association, commissioned to formulate management criteria for beach and dune forms, developed a format which differs again from those advanced earlier. Given that the U.S. Forest Service has prepared detailed maps of the beach and dune forms in Douglas County, the County will use those maps to determine dune boundaries and dune forms. Those maps and Table 5 which facilitates conversions among the classification systems follow.

B. MANAGEMENT POLICIES

The following policies provide criteria upon which land use decisions concerning the areas mapped as beaches and dunes are to be made. Both general policies and policies specific to each type of beach and dune landform are established. These policies are derived from State Goal requirements, the Final Report of the Oregon Coastal Conservation and Development Commission, the Beaches and Dunes Handbook for the Oregon Coast and Lane County's Coastal Goals Compliance Report.
*See Table 5 for linkage between the NRA Classification Symbols described here and shown on the maps and the dune form classifications specified in Oregon's Planning Goal 18.
### TABLE 9  BEACH AND DUNE CLASSIFICATION CONVERSION TABLE

<table>
<thead>
<tr>
<th>OCZMA System</th>
<th>LCDC Dune Form Goal Designations</th>
<th>NRA Classification Symbols</th>
<th>SCS Classification Symbols</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beach</td>
<td>Beach</td>
<td>Beach</td>
<td>B</td>
</tr>
<tr>
<td>Foredune</td>
<td>Active/recently stabilized</td>
<td>FD</td>
<td>FD, FDA</td>
</tr>
<tr>
<td>Interdune Forms</td>
<td>Interdune Forms</td>
<td>&quot;D&quot; Series</td>
<td>WDP</td>
</tr>
<tr>
<td></td>
<td>Occasionally Wet Inter-dune</td>
<td>Interdune Forms</td>
<td>W</td>
</tr>
<tr>
<td>Vegetated Interior Dunes</td>
<td>Active/recently stabilized</td>
<td>&quot;H&quot; Series</td>
<td>H</td>
</tr>
<tr>
<td>Hummock</td>
<td>Recently stabilized</td>
<td>&quot;DS&quot; Series</td>
<td>DS</td>
</tr>
<tr>
<td>Surface Stabilized</td>
<td>Older Stabilized</td>
<td>&quot;DS&quot; Series</td>
<td>ODS</td>
</tr>
<tr>
<td>Older Stable Dune</td>
<td>Recently Stabilized</td>
<td>&quot;HNS&quot;</td>
<td>IFD</td>
</tr>
<tr>
<td>Parallel Ridge</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Sand Interior Dunes</td>
<td>Active</td>
<td>&quot;T&quot; Series</td>
<td>OS</td>
</tr>
<tr>
<td>Transverse-ridge</td>
<td>Oblique-ridge</td>
<td>OA</td>
<td>OS</td>
</tr>
<tr>
<td>Recently reactivated:</td>
<td>Blow Out</td>
<td>Active</td>
<td>--</td>
</tr>
<tr>
<td>Parabola</td>
<td>Active</td>
<td>PA</td>
<td>OS</td>
</tr>
</tbody>
</table>

1993
GENERAL POLICIES

1. The County shall base decisions on plan amendments, ordinances and land use actions in beach and dune areas, other than older stabilized dunes, on specific findings that shall include:
   a. the type of use proposed and the effects it might have on the site and adjacent areas;
   b. temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;
   c. methods for protecting the surrounding area from any adverse effects of the development; and
   d. hazards to life, public and private property, and the natural environment which may be caused by the proposed use.

2. Residential, commercial and industrial structures are prohibited on active foredunes, on other foredunes which are conditionally stable and that are subject to ocean undercutting or wave overtopping, and on interdune areas (deflation plains) that are subject to ocean flooding. Other development in these areas shall be permitted only if the findings required in general policy 1 are presented and it is demonstrated that the proposed development:
   a. is adequately protected from any geologic hazards, wind erosion, undercutting, ocean flooding and storm waves; or is of minimal value; and
   b. is designed to minimize adverse environmental effects.

3. The County shall require that all proposed developments in beach and dune areas are constructed in a manner which prevents erosion. Erosive actions include but are not limited to the destruction of desirable vegetation (including inadvertent destruction by moisture loss or root damage), the exposure of stable and conditionally stable areas to erosion, and construction of shore structures which modify current or wave patterns leading to beach erosion.

4. Developments in the beaches and dunes area must protect the groundwater from drawdown which would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of salt water into water supplies.
POLICIES FOR BEACHES

1. Development on the beach is not allowed, with the exception of certain features such as necessary jetties or beachfront protective structures.
2. Permits for beachfront protective structures shall be issued only for those developments that existed on January 1, 1977. Criteria for the issuance of such permits shall include, at least, that:
   a. visual impacts are minimized,
   b. necessary public access to the beach is maintained,
   c. negative impacts on adjacent property are minimized as much as possible,
   d. long-term or recurring costs to the public are avoided, and
   e. riprap materials must meet Army Corps of Engineers strength and design standards.
3. Mining of sand from the beach for commercial uses shall not be allowed.
4. Certain access points to beaches shall be closed to off-road vehicle traffic seasonally or temporarily upon findings by the appropriate agency that such closure is necessary.

POLICIES FOR FOREDUNES (Mapped as FD)

1. Because the foredune is a highly impermanent landform and subject to a number of extreme hazards, no permanent development will be allowed here.
2. Breaching of foredunes shall be allowed only to replenish sand supply in interdune areas or on a temporary basis in an emergency and only if the breaching and restoration after breaching is consistent with sound principles of conservation.
3. Public access across the foredune shall be permitted at locations designated in the Final Environment Statement, Oregon Dunes National Recreation Area Management Plan and between the training and south jetties.

POLICIES FOR ACTIVE DUNE FORMS
(Mapped as OA, TW, TDA, HW, HA, PA, PRA or PRX)

1. Because of the highly unstable nature of these landforms, development will be prohibited where they occur.
POLICIES FOR RECENTLY STABILIZED DUNE FORMS
(Mapped as HWS, DS/TF, DSA/TF, DSA/TFS, DSA/SFR, PRS/TF, PRS/SFR, SC or RS)

1. Development shall result in the least topographic modification of the site that is reasonable and possible.

2. Development shall not result in the clearance of natural vegetation in excess of that which is necessary for the actual structures, required access, fire safety requirements and the required septic or sewage disposal system. Parcels which exhibit vegetation-free areas suitable for development should utilize such areas for the building site where feasible. Areas which exhibit excessive vegetation removal shall be replanted as soon as possible.

3. Sand stabilization is required of the developer or owner: (1) using temporary stabilization techniques during all construction phases, and (2) through an ongoing maintenance program, including preliminary revegetation with beachgrass (or other species recommended by a recognized expert), fertilization and later plantings of appropriate secondary successional species at the appropriate time. Successional species reduce the extreme fire hazard associated with mature beachgrass.

4. In assessing new development, the cumulative effect of the combination of existing development, along with that proposed, must be considered in assessing the feasibility of the new development.

POLICIES FOR OLDER STABILIZED DUNE FORMS
(Mapped as DS/TFO, DS/TFC, DS/TFS, DS/SFR)

1. Although relatively stabilized, great care must be exercised with any human activity in the older stabilized dune areas. The variability and inconsistency of substrate characteristics can lead to a wide variety of hazards if developed, including slumping, reactivation, septic tank failure, subsequent danger of groundwater pollution and uneven settling.

2. Slope is an important factor in respect to septic drainfields, roads, excavations and especially landslides. This factor should be specifically addressed by both the developer and the reviewing body.

3. Significant structural loads or structural fills to be placed on dune areas where compressible subsurface areas are suspected should be allowed only after a thorough foundation check and positive findings are reported.
4. Development shall result in the least topographic modification of the site as is reasonable and possible and shall avoid the steeper slopes.

5. Development shall not result in the clearance of natural vegetation in excess of that which is necessary for the actual structure(s), required access, fire safety requirements and the required septic or sewage disposal system. Parcels which exhibit vegetation-free areas suitable for development should utilize such areas for building site where feasible. Areas which experience excessive vegetation removal shall be replanted as soon as possible.

6. Due to the extreme porosity of the sand leaks in buried fuel oil or gasoline tanks could present a serious threat to the quality of the groundwater in the dunal aquifer. No new buried fuel tanks shall be permitted without a County inspection to determine proper placement and design standards so that water resources are protected.

POLICIES FOR INTERDUNE FORMS
(Mapped as DG, DGL, DT or DST)

1. Due to the severe limitations of the near shore deflation plain, and in order to protect the quality of the groundwater and the dunal aquifer, development, except for development of minimal value designed to minimize adverse environmental impacts, shall be prohibited.

2. Due to the extreme porosity of the sand leaks in buried fuel oil or gasoline tanks could present a serious threat to the quality of the groundwater in the dunal aquifer. Buried fuel tanks in the near shore deflation plain shall be prohibited. No new buried fuel tanks shall be permitted without a County inspection to determine proper placement and design standards so that water resources are protected.

3. To assure protection of groundwater and the dunal aquifer, nonsewered residential and other development proposed for the interdune areas, other than the near shore deflation plain:
   a. May require a specially designed waste treatment and disposal device;
   b. Shall not result in the clearance of existing vegetation in excess of that which is necessary for the dwelling unit, required access, fire safety requirements and the required septic or sewage disposal system. If possible, septic drain lines should be placed among ex-
isting vegetation to avoid unnecessary vegetation removal. Parcels
which exhibit vegetation-free areas should utilize such areas for
the building site where feasible. Sites which experience extensive
vegetation removal shall be replanted as soon as possible.

C. POLICY IMPLEMENTATION/PERMITTED USES

Specific uses which may be permitted outright or with conditions on each
type of coastal beach and dune landform are listed in Douglas County's Land
Use and Development Ordinance. The list of uses is based in part on an inter-
pretation of the provisions of Statewide Planning Goal 18 on Beaches and
Dunes. The listing also takes into consideration existing uses and uses eval-
uated in the Beaches and Dunes Handbook for the Oregon Coast (OCZMA, 1979) and
Final E.I.S. Oregon Dunes National Recreation Area: Management Plan, (USDA,
Siuslaw National Forest, 1977). The listed uses and activities are consistent
with the management policies for each landform stated above. The listing is
intended to provide direction for the preparation and revision of the County's
zoning ordinance. The ordinance will specify permitted and conditionally per-
mitted uses and identify the criteria and standards to be applied when consid-
ering development permits. Notice that permitted and conditionally permitted
uses in the Beaches and Dunes area delineated in the attached maps must meet
general policies for shorelands as well as general policies for beaches and
dunes. In addition, these uses must meet policies specific to the relevant
land form.
A proposed management plan was released in 1974, which sets forth specific proposals for new recreational facilities and management objectives for the NRA. Within Coos County there are plans for a visitor center, one new campground, an information site, five new parking areas and four new trails, including one down Tannalee Creek, and one along the beach (part of the Oregon Coast Trail). (See Map R-15) A large campground near Butterfield Lake is planned and South Moline Creek may be converted for cyclist use if demand suggests this need. Picnic facilities will be provided at Butterfield Lake, Tannalee Creek and Big Dune on Horsfall Road. ORV access to the dunes will be from Tannalee parking lot, Hauzer parking lot, Horsfall Dune (as at present). Additional management objectives relate to wildlife habitat improvement, particularly the planting of grasses around prime duck habitat to maintain the values of the Pacific Flyway.

The NRA contains some areas of private land not owned by the Forest Service. The policy in the "Dunes Sector" or core of the NRA is to buy these lands (very little is actually in this sector). The remaining private lands are in a buffer area designated as the "Inland Sector" in the original Act. Here the policy is to allow existing use rights, with the right to add to or replace existing structures; in addition, certain commercial uses ancillary to the NRA (dune buggy concessions or campground) will continue to be certified. But use not contributing to the NRA objectives will not, e.g., residential use, restaurants or motels). The test is whether the proposed use promotes public enjoyment of the dunes and their conservation. The impact of any new development will be considered relative to proximity to open dunes, critical wildlife habitat, site modification, sanitation and aesthetic effects. Before being certified. All other land acquisition will be on a "willing-seller" basis.

BUREAU OF LAND MANAGEMENT

The BLM owns and manages extensive tracts of land, mostly in the rugged western part of the county. (See Map R-14) Like the Forest Service, they manage their lands under multiple use guidelines. However, their lands are for a great part in "checkerboard" style ownership patterns with private forest companies owning intervening sections.

so access and recreational use is somewhat more limited. Use is of course, heavier along the major rivers and streams by anglers and hunters. ORV also owns and manages a strip of land along the coast at New River, near the Curry County Line; this is a very popular area for anglers although access is a difficult problem. (See section on Angling).

The BLM staff is currently working on Unit Resource and Analysis (URA-3), a three stage process which involves some public input.

1. An inventory of recreational potential.

2. Steps that can be taken to increase the quality and quantity of facilities and their use.

3. Recommendations to the unit manager for implementation.

It is felt that the use would increase if facilities could be provided in suitable locations.

U.S. ARMY CORPS OF ENGINEERS

The Army Corp of Engineers administers 3,000 acres of public lands on the North Spit, by far the largest holding in this area. Other portions of the North Spit are being developed or proposed for industrial uses, in part because needed deepwater access can be provided without requiring paperwork through the relatively narrow Southern Pacific railroad bridge that crosses the bay. (See Industrial Lands Inventory & Assessment.)

This area also receives extensive public use by ORV groups, and is one of their favored locations for four-wheeler and dune buggy activities, since there are no paved roads at present across the Corps' land. The Corps is engaged in a public hearing and workshop process as a preliminary to a Master Plan for the North Spit which will reflect public feeling on future use of this relatively unspoiled area of dunes and scenic forest.

OREGON STATE PARKS

There are 19 State Parks in Coos County ranging from the large developed, tourist-oriented parks along the coast like Sunset Bay and Shoreacres, to the small waysides like Millicenna Bryte Grove and Simpson Wayside. (See Map R-16). Since the bulk of the State Parks are on the coast close to Highway 101, they receive heavy out-of-county and out-of-state use and
provide both day use and overnight camping facilities. They have a key role to play in bringing tourist dollars into the County.

A summary of the 1975 State Parks Visitor Survey is shown in Table R-17. About 40 percent of day visitors and 55 percent of campers in Coos County's State Parks were from out-of-state (about the same as for Statewide, except California accounts for a larger share). Note that a full third of campers using Coos County's camping facilities in State Parks are from California. According to this study, day use by non-residents has risen Statewide since a previous study in 1964, while the proportion of non-resident camper use has declined. Total attendance figures for recent years are shown in Table R-18. This shows that Sunset Bay is by far the most popular day use park, but Baffles Beach is more popular for camping. Use figures for the other more minor State Parks are not available. Use in 1976-77 shows a slight decline on the previous year, but estimates indicate that attendance is expected to be up by 8 percent in 1977-78. Historical records show that the peak year for State Park visits was 1972-73, just prior to the "gas crisis." Following the subsequent slump in use, figures have risen steadily, although they are expected to decline again to reflect increased concern over the supply of gasoline.

These recreational visits generate a considerable expenditure within the County in food, gasoline, and other items. (Table R-19). State Parks estimate (State Parks Visitor Survey, Coos County: unpublished findings) that expenditure within a 25 mile radius of visits averaged $8.98 per person for day users and $14.16 per person for campers. Note that the attendance figures have already been corrected to allow for the fact that many people visit more than one park per trip, so attendance figures can be used directly to calculate approximate expenditures. Use of these figures indicates that on the basis of the nine most important State Parks alone, Coos County businesses benefit by about $2.2 million annually.

Some social-economic data on State Park visitors reveal some interesting facts which indicate the nature of their "clientele." Statewide survey data show that State Park visitors are typically families with two children, with some college education and over $15,000 household incomes (1975
### Table R-17

<table>
<thead>
<tr>
<th>Place of Residence</th>
<th>Day Users</th>
<th>Campers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oregon</td>
<td>59 (58)</td>
<td>45 (48)</td>
</tr>
<tr>
<td>Washington</td>
<td>6 (12)</td>
<td>6 (14)</td>
</tr>
<tr>
<td>California</td>
<td>22 (16)</td>
<td>33 (21)</td>
</tr>
<tr>
<td>Idaho</td>
<td>1 (2)</td>
<td>1 (3)</td>
</tr>
<tr>
<td>Other States</td>
<td>6 (9)</td>
<td>11 (10)</td>
</tr>
<tr>
<td>Canada</td>
<td>6 (3)</td>
<td>4 (4)</td>
</tr>
</tbody>
</table>

**Source:** Oregon State Parks Visitors 1975, and unpublished figures for Coos County. (Based on visits to four parks: Bullards Beach, Shortcours, Sunset Bay and William Tugman).

### Table R-18

<table>
<thead>
<tr>
<th>Location</th>
<th>DAY USE</th>
<th>CAMPER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bandon</td>
<td>201,322</td>
<td>199,152</td>
</tr>
<tr>
<td>Coos</td>
<td>172,180</td>
<td>150,790</td>
</tr>
<tr>
<td>Bullards</td>
<td>317,058</td>
<td>333,334</td>
</tr>
<tr>
<td>Mayside</td>
<td>93,136</td>
<td>92,480</td>
</tr>
<tr>
<td>Cape</td>
<td>336,296</td>
<td>245,140</td>
</tr>
<tr>
<td>Alsea</td>
<td>52,082</td>
<td>54,430</td>
</tr>
<tr>
<td>Shore</td>
<td>202,716</td>
<td>352,920</td>
</tr>
<tr>
<td>Shady</td>
<td>95,700</td>
<td>871,117</td>
</tr>
<tr>
<td>Sunset</td>
<td>751,660</td>
<td>771,280</td>
</tr>
<tr>
<td>William</td>
<td>122,066</td>
<td>167,526</td>
</tr>
<tr>
<td>Tugman</td>
<td>204,052</td>
<td>2,332,140</td>
</tr>
</tbody>
</table>

**Source:** Oregon State Parks Visitor Survey, Coos County, Unpublished Data, 1975.
**TABLE R-19**

**EXPENDITURES GENERATED BY VISITS TO STATE PARKS IN COOS COUNTY**

<table>
<thead>
<tr>
<th></th>
<th>DAY USE</th>
<th></th>
<th>CAMPERS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ATTENDANCE</td>
<td>EXPENDITURE</td>
<td>ATTENDANCE</td>
<td>EXPENDITURE</td>
</tr>
<tr>
<td>1974-75</td>
<td>2,204,852</td>
<td>$19,800,000</td>
<td>--------</td>
<td>--------</td>
</tr>
<tr>
<td>1975-76</td>
<td>2,392,140</td>
<td>21,481,400</td>
<td>142,059</td>
<td>$2,052,900</td>
</tr>
<tr>
<td>1976-77</td>
<td>2,287,361</td>
<td>20,540,500</td>
<td>155,729</td>
<td>2,206,400</td>
</tr>
</tbody>
</table>

**SOURCE:** Oregon State Parks Visitor Survey, Coos County. Unpublished Figures, 1975; (plus staff computations).
dollars). In fact, over two-thirds of household heads had
more than high school education; 43 percent of day users
and 53 percent of campers had over $15,000 household income.
This distinctly middle-to-upper income level clientele is
further reflected in the recreational equipment that users
have invested. In Coos County State Parks, for instance,
fully 44 percent of campers (and 18 percent of day users)
arrived with self-contained camping units of some nature,
(including 10.8 percent motorhomers, 19 percent pickup
campers and 7.9 percent vans). The study also noted that
ownership of specialized recreational vehicles had increased
dramatically since 1964.

The Statewide Visitor Study7 also provided a breakdown on
the distance traveled by day users and campers; 36 percent
of day users and 4 percent of campers traveled less than
25 miles. Campers tend to travel between 100 and 200
miles on the average, with a particular State Park as their
destination. It is probably a fair assumption that dis-
tances are the same for the parks in Coos County.

The pattern for day use, however, is different in Coos
County. Local day use is quite heavy, and makes up the
bulk of use during off-peak periods. Use by local people
is quite heavy during peak-season also. Typically, people
like to take friends from out-of-town over to the State
Parks; young people hold beach parties at Sunset Bay on
summer weekends. As explicit data are not available on the
extent of local use, one has to rely on the experience of
State Park personnel.10

These findings show that the importance of the State Parks
in the County is as much in direct and indirect contribu-
tion to the economy as in meeting the recreational needs of
County residents.

The State Parks and Recreation Branch issued a six year
development plan (Oregon State Parks System Plan, 1975-81,
Salem, 1975) which was updated in the fall of 1976, for the
period of 1977-83. This document re-evaluates objectives
in light of recent trends and proposes a capital improvement
and land acquisition budget. The relevant section is shown
on Table R-20. There are no proposals for land acquisitions
in Coos County. Much of the projected expenditure is to
increase the provision of existing facilities (e.g., picnic
Tables, etc.) or provide improved facilities. For instance,
toilet facilities will have to be upgraded in many instances
to meet regulations. All the proposed improvements will be
to coastal parks which receive the bulk of annual use. The
emphasis is on providing better facilities at existing pop-
ular parks rather than on creating new parks, since land
acquisition is so expensive. Changing use patterns have
shown that campers are tending to spend longer times at
park, and regard the parks as their destination, demanding
facilities to match. Thus, there is an emphasis at present
on improving water and sewer systems. Most acquisition is
towards special projects (historic preservation, scenic trails
and waterways). The two year plan also includes master plan
studies for Sunset Bay and Bullards Beach State Parks.

Existing State Parks were assessed according to certain
recreational lands criteria (Classes 1-5). To decide their
level of uniqueness or Statewide recreational significance
and suitability for development. Certain parks did not meet
these criteria, either because they have low site significance,
are considered replaceable elsewhere, or have low suitability
for development; they were accordingly placed in Class 4
or 5. The State Parks System Plan proposes the transfer of
several of these parks to ownership or management by other
agencies; they are as follows:

Coquille Myrtle Grove State Park -- To County Park
Golden and Silver Falls State Park -- To County Park
Hoffman Memorial State Park -- To County Park
Maria C. Jackson State Park -- To County Park
Millicoma Myrtle Grove State Park -- To County Park
Simpson State Wayside -- To City of North

It is considered that these parks are of more local than
Statewide significant, and should be managed at the local
level.

--- 39 ---

--- 40 ---
OREGON STATE FOREST

The Elliott State Forest is an area of about 65,000 acres (in Coos County; the remainder is in Douglas County) in the remote and very rugged northeast part of the County. It is shown in Map R-14 as an area available for dispersed recreation. It is relatively lightly used for recreation, almost all of it occurring along the rivers and streams, and confined to hunting, fishing and some associated camping and picnicking. The State Forest is managed exclusively for timber production, under Federal laws, about 90 percent of its area on State land. Board lands, the remainder of which open in the State school fund, the other 10 percent belongs to the State Board of Forestry, the earnings from this land go to the County, the School fund which open for school, New guidelines on the use of State owned forest lands for recreation have recently been issued, but they only refer to this 10 percent of Elliott State Forest.

About 3.5 percent of the total acreage is being managed for its scenic qualities, which will restrict cutting to a large extent. This policy is in force on part of the west park of the Willamette above Allegany. East of Lakeview there are 80 acres above the South Tenmile Lake, where some nature trails have been opened up. This is Board of Forestry land. It is possible that there will be minor recreational developments on this land in the future. Otherwise, the present pattern of informal dispersed recreation will continue. For instance, the elk horn Ranch (an old homestead), is a favorite area with open grass along a river, where light recreational use occurs.

The State Forestry Department is managing for this use, but is not actively encouraging more intensive use. As this will then require the provision of facilities, which is not their function. It is felt that it is better to leave it in an undeveloped state for those who are familiar with it (mostly loggers who work in the area, and their families),

| TABLE R-22 |
| CAMPING AND PICNICKING USE AT COUNTY PARKS |
|  | TOTAL PEOPLE | FEES | PICNICKERS | TOTAL |
| LaVernie Park | 4,600 | $4,673 | 9,945 | 14,545 |
| Powers Park | 1,784 | 2,595 | 3,175 | 4,959 |
| Bestendorff Beach | 12,165 | 18,233 | 1,560 | 13,775 |
| TOTAL | 18,549 | $25,500 | 14,660 | 33,725 |

| TOTAL PEOPLE | ORIGIN | PICNICKERS | ESTIMATES |
| LaVernie Park | 12,000 | 72% in-county | 12% in-state | 16% out-of-state | 2,675 | 15,000 |
| Powers Park | 3,775 | 53% in-county | 34% in-state | 12% out-of-state | 4,230 | 8,000 |
| Bestendorff Beach | 161 | 100% in-county | 0% in-state | 47% out-of-state | 6,764 | 15,000 |
| TOTAL | 14,140 | 13,869 | 38,000 |

SOURCE: Coos County Parks Department - Unpublished data.

NOTE: 1976 Figures were for May-September.
1977 Figures were for June-August.
COOS COUNTY PARKS

Land and Facilities

Coos County Parks Department owns and/or manages a wide variety of recreational lands in all stages of development. (See map 21.) Its three main parks, Bastendorff Beach, Laverne, and Powers are set up as all-purpose parks with camping, picnicking, game areas, swimming and fishing opportunities. They are popular for large group activities and for camping. The time limit for camping is 14 days, and many campers like to stay the limit. See figures are shown in Table 62. Laverne is the most popular warm-weather park for day use, and Bastendorff Beach receives most camper use. Laverne is used mostly by County residents, while Bastendorff is favored by visitors to the County.

Powers Park, the most recently developed, is considered underused at present, probably due to the fact that there is no reservation system and people are cautious of driving such a long distance to find that there are no camping sites available. For this reason, reservations have been started for the Powers Park on a trial basis in an effort to increase use and revenues, and may be introduced also at Bastendorff Beach. Camping fees generated about $25,000 in revenues to the County in 1976.

A number of other parks of varying acreage, mostly minimally developed, are available for day use. Several were gifts of land to the County and are in somewhat remote locations, like From Park or Cherry Creek Park. They offer picnic tables and often some stream frontage for anglers. Other areas of land like Rock Prairie and Middle Creek, are undeveloped tracts of land that simply exist in their natural state. The County also maintains a number of boat ramps which were provided under a joint agreement with the State Department of Fish and Wildlife like those at Coquille and Riverton, for example. These are part of the Angler Access Master Plan for Coos and Curry Counties. (See section on Angling).

Needs and Priorities

The County Parks Department is in the first stages of getting priorities for future development. Needs and problems can be readily defined, but a formal list of priorities is not.

being drawn up. This is mainly because it can never be predicted what opportunities might occur due to land or money suddenly becoming available for a particular type of project. Having a formal priority list might prejudice a worthwhile development because of its relatively low priority upon its suddenly becoming feasible.

The most pressing management problem in the County Parks system at present is the overcrowded conditions that exist at the main inland warm-weather park, Laverne. Frequently, on weekends during the peak summer months, over 1,000 people can be in attendance at one time, which creates severe maintenance and policing problems. Traffic volumes on the main access road to Coquille can also be very heavy, and the road is barely adequate. Improvements are currently underway on adjacent land (West Laverne Park), including with picnic tables, toilets and a softball diamond and multipurpose courts. The road conditions remain a problem that the County will need to face. The highest priority is for the County to acquire a new site for a warm-weather multi-use park to take the pressure off Laverne altogether, preferably in a location closer to the Bay Area, for instance in the Coos River System.

Another high priority, and one for which funds could be made available, is to provide more boat ramps for small boat fishing, and to maintain existing ramps.

Provision of new boat ramps depends largely on the ability of the Oregon Department of Fish and Wildlife to negotiate land purchases or obtain access agreements. This is so because the county must devote a great portion of its recreation funds to maintenance of existing sites, and relies on the State Marine Board for capital outlay funding.

Additionally, the Port of Coos Bay also bears responsibility for actively constructing boat ramps for the general public.

Other than these priorities, the main priority in the past has been to maintain and improve existing parks, due to the high levels of use some are receiving, and the constant problems that occur with willful damage.

Several other needs can be identified, though they have not yet been officially accorded high priority. More work needs to be done to see how the needs of certain special interest groups should be met: OHV and motorcycling enthusiasts, horseback riders, sillie fishermen and anglers, joggers and bicyclists. Part of a cycle trail between Empire and Charleston has been constructed along the Cape Arago Highway, using funds from the State pool set up for cycle paths (Urban State Highway Fund). There are plans now to obtain more State funds to
complete the path to Charleston. Since 1974, there has been
a development plan in existence for a "Sportsman's Recreation
Area" on County Forest lands to provide for rifle and pistol
shooting, archery, horseback riding, and motorcycle trails. This
proposal is reported to be inactive now, and funding is no
longer available, though the need for these facilities is
presumably still not being met.

One remaining area of need is organizational; there is a need
for more coordination of programs between the County and the
individual cities. Each city appears to be pursuing its own
separate objectives without regard for what other cities or
the County are doing. Most of the cities because of their
limited budgets lack professional staff specializing in
recreation management. There is a lack of communication
between the different governmental units.

One consequence is that worthwhile projects which might have
gone ahead have been slowed because of a lack of resources
or the necessary funds or due to some change in priorities.
An advantage of better coordination is that planning, grants-
manship, and even construction or maintenance resources can be
pooled, and that overall priorities and objectives can be
ordered to better reflect County-wide needs.

PORT FACILITIES

The Port of Coos Bay owns and manages a small boat basin at
Charleston covering 22 acres, with a floating boat ramp,
docking and servicing facilities for about 450 boats, a
recreational vehicle and trailer park with 80 sites, extensive
parking space and restaurant facilities. This is the
most popular boating site in the County. Deep sea fishing
trips, clamming and crabbing are also popular activities.
Recent storms have eroded a sandbar which protected this
facility, and there is an urgent need to replace the protec-
tion against storm surge to prevent further damage to
boats. At the same time, the Port considers that additional
boat spaces are needed to take care of existing and future
demand, and proposes to find a site for this development.
The IJSCE has recently approved a goal exception prepared by the
Cuse Curry Council of Governments for the Port of Coos Bay
to expand the present facility into adjoining tidal flats
(under the "Ramsar" plan). The Army Corps of Engineers is
in the process of extending the existing lock jetty north-
ward to replace the lost sandbar.
PRIVATE TIMBER COMPANIES

The three largest timber companies, Weyerhaeuser, Georgia-Pacific and Menasha have extensive holdings in Coos County, shown on Map R-14. In the past, they have been willing to allow some hunter and angler access to their lands along recognized roads during non-working hours and provided active timber management operations are not occurring in the area. Policies differ slightly; Weyerhaeuser gate much of their tree farm outside of deer and elk hunting season, but open the gate during the season weekends. They also have some camping on the East Fork of the Millicoma and fishing along the Coos River around Tollwood, using their access roads. Basika Park, traditionally a popular camping spot along the Millicoma River, recently opened to the public. Menasha has adopted the policy of neither encouraging nor actively discouraging public access. Above Tollwood there is dispersed recreational use of their land for fishing, hunting and swimming. Georgia-Pacific mostly hold land east of Powers in the remote mountain areas. They provide hunters with maps of their land and roads, and encourage the multiple use concept. They also manage a popular park at China Flat Campground on the Coquille River south of Powers. It has 23 acres, with 8 picnic tables, 12 developed campsites, toilet and water facilities, a game area, swimming and fishing.

PRIVATE AND COMMERCIAL RECREATION FACILITIES

The County also has numerous commercial campgrounds, resorts and trailer parks. They are inventoried in Table R-21. It is possible that some of these have gone out of business, or that others have come into being since the last NDCRF inventory in November of 1974. Subsequent updates of NDCRF will allow this list to be revised. Note that there are five golf courses in the County (one full 18 hole and four 9 hole) and five gun clubs also.

Coos County currently has no private facility that would qualify as a "destination-resort". As noted on pages P-30, P-41, P-42 and in the paragraph titled "Destination Resort" in the following section, the lack of such a facility significantly inhibits Coos County's economic development as well as limiting its recreational opportunities.
TABLE R-24
CAMPING AND RECREATIONAL VISITS TO STATE PARKS
IN COOS COUNTY: 1958-1973 (1000's)

<table>
<thead>
<tr>
<th>YEAR</th>
<th>TOTAL VISITS</th>
<th>PERCENT CHANGE</th>
<th>RECREATIONAL VISITS</th>
<th>PERCENT CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1958</td>
<td>1</td>
<td>-</td>
<td>629</td>
<td>-</td>
</tr>
<tr>
<td>1959</td>
<td>18</td>
<td>+0.6</td>
<td>633</td>
<td>+15.5</td>
</tr>
<tr>
<td>1960</td>
<td>24</td>
<td>+33.3</td>
<td>731</td>
<td></td>
</tr>
<tr>
<td>1961</td>
<td>30</td>
<td>+25.0</td>
<td>720</td>
<td>-0.3</td>
</tr>
<tr>
<td>1962</td>
<td>33</td>
<td>+10.0</td>
<td>712</td>
<td>-2.2</td>
</tr>
<tr>
<td>1963</td>
<td>42</td>
<td>+27.3</td>
<td>1117</td>
<td>+56.9</td>
</tr>
<tr>
<td>1964</td>
<td>46</td>
<td>+14.3</td>
<td>1346</td>
<td>+20.5</td>
</tr>
<tr>
<td>1965</td>
<td>54</td>
<td>+12.5</td>
<td>1413</td>
<td>+5.0</td>
</tr>
<tr>
<td>1966</td>
<td>57</td>
<td>+5.6</td>
<td>1379</td>
<td>-2.4</td>
</tr>
<tr>
<td>1967</td>
<td>50</td>
<td>-12.3</td>
<td>1655</td>
<td>+20.0</td>
</tr>
<tr>
<td>1968</td>
<td>54</td>
<td>+8.0</td>
<td>1840</td>
<td>+11.2</td>
</tr>
<tr>
<td>1969</td>
<td>89</td>
<td>+64.0</td>
<td>1517</td>
<td>-17.6</td>
</tr>
<tr>
<td>1970</td>
<td>98</td>
<td>+10.0</td>
<td>1795</td>
<td>+18.3</td>
</tr>
<tr>
<td>1971</td>
<td>120</td>
<td>+22.5</td>
<td>1896</td>
<td>+5.6</td>
</tr>
<tr>
<td>1972</td>
<td>142</td>
<td>+18.3</td>
<td>1986</td>
<td>+4.8</td>
</tr>
<tr>
<td>1973</td>
<td>146</td>
<td>+2.8</td>
<td>2789</td>
<td>+40.4</td>
</tr>
</tbody>
</table>

Average Annual Percent Change: +17.11
Average Annual Percent Change: +11.81

SOURCE: Economic Survey and Analysis of the Oregon Coastal Zone (CCCH, 1974); From State Parks and Recreation Branch Data.
a general upward trend in visits from 1958, with camping increasing more rapidly than total recreational visits, indicating average annual increases of 10.4 percent and 11.8 percent respectively. The OCCCD Coastal Zone Economic Study gives some figures for 1969 which are probably the most reliable and recent estimates, since they include out-of-state, and in-state, inter-county figures. This study was based on State Highway Department traffic surveys and was reported to be subject to considerable error due to the sampling techniques used. Thus, these figures should only be viewed as approximations.

### TOURIST EXPENDITURES IN COOS COUNTY BY OUT-OF-STATERS AND OREGONIANS (1969)

<table>
<thead>
<tr>
<th></th>
<th>Out-of-state</th>
<th>In-state</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toursits</td>
<td>$7,502,611</td>
<td>$1,000,207</td>
<td>$8,502,818</td>
</tr>
<tr>
<td>Non-tourists</td>
<td>$9,267,002</td>
<td>$4,136,998</td>
<td>$13,404,000</td>
</tr>
<tr>
<td>Inter-county</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intra-county</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**SOURCE:** An Economic Analysis Of Resource Allocation In The Oregon State Highway Division: Department of Economists, OSU, Corvallis. (1972)

Compare this with the earlier estimates that about $24 million was generated in 1976 by visitors to the main State Parks alone in Coos County. It must be clear that total income generated in the County from all recreational visits is considerably more than this figure. It is not possible to suggest an estimate from the data presently available, but it is clear that numbers of visitors to the County have increased since 1969.

Due to the "multiplier effect", the total benefits to the County's economy will be greater than tourism revenue alone. Some tourist expenditures are reinvested in business in the County as new buildings or equipment which yield benefits to the community indirectly or are paid out as wages. Of course, some of the total income from tourism is offset by capital invested in parks or in roads, or other facilities which tourist use. The total effect is extremely complex, since of course much of the capital spent in support of tourism is not locally generated, but comes from State or Federal sources. The main point, however, may be that tourism is an important source of income to the County.

---

---

---
Just to give an insight into the relative importance of the tourist industry in terms of revenue, earnings from agriculture, tourism and manufacturing were compared for 1967 by the Coos-Curry-Douglas Economic Improvement Association. Their findings were as follows:

<table>
<thead>
<tr>
<th>VALUE OF AGRICULTURAL SALES</th>
<th>VALUE ADDED BY MANUFACTURING</th>
<th>TOURIST REVENUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>COOS COUNTY</td>
<td>$7,720,000</td>
<td>$79,800,000</td>
</tr>
</tbody>
</table>

At the time, tourist revenue was greater than that from agriculture in the County, and a significant fraction of that from manufacturing (13.6 percent). Tourism is probably still at least equal in importance to agriculture as a contributor to the County's economy.

Employment

In terms of the actual number of jobs wholly dependent on recreation in the County, the situation is different. As might be expected, the number of tourism-related jobs does not adequately reflect its large amount of revenue, since so many businesses and jobs are partially supported by tourism like restaurants, gas stations, etc. Two other observations should be made: first, wages in tourism-related jobs are lower than average; second, employment is highly seasonal. The OCCDC Coastal Economic Study Team (1974) arrived at estimates of employment wholly dependent on tourism by County, based on an examination of the employment categories (SIC's) wholly or partly related to tourism; though for the coast as a whole, employment was increasing, the trend was not so marked in Coos County. The peak year (1968-1973) according to their estimate was 1968 (447 jobs), followed by a decline between 1967-1970, and a rise to close to previous levels (450) by 1972. (Also a peak year for visits). Taking the 1973 figure (450) which is an annual average, the study team showed considerable seasonal fluctuation.

1st Quarter 250  
2nd Quarter 589  
3rd Quarter 642  
4th Quarter 319  
AVERAGE 456

These figures represent only 2.0 percent (average) and 2.7 percent (peak) of total employment in the County. However, recall that the number of jobs at least partially supported by tourism must be much higher. Another way of looking at tourist employment is to estimate the total payroll associated with it. The OCCDC Study (1972) estimates that in 1969, 4.46 percent of total Coos County "covered payroll" (jobs covered by unemployment compensation) was associated with the tourist trade. Perhaps because of the overwhelming importance of the wood products industry, this percentage is much lower than for the other coastal counties. The OCCDC Study Team formed another estimate of employment by assuming that employment would be the same percentage of the total as the percentage of the total payroll. They came up with the figure of 627 jobs (compared to their own estimate for 1969 of 375). The actual figure will certainly be higher, because wages in tourist-related jobs are lower than average. There is a considerable disagreement between the two figures, but they do give us an idea of the range of possible numbers of jobs we are considering.

Styles in Tourism

An additional important characteristic of the Oregon coastal tourist trade compared with tourism in other States, is that a larger percentage of visitors prefer camping in parks to motels. The OCCDC Study quoting a 1971 study by Battelle gives estimated distribution of visitor days by types of lodging.
<table>
<thead>
<tr>
<th></th>
<th>HOTEL</th>
<th>FRIENDS</th>
<th>CAMPING</th>
<th>OTHERS</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coos/</td>
<td>20.3%</td>
<td>9.6%</td>
<td>40.8%</td>
<td>21.3%</td>
<td>100%</td>
</tr>
<tr>
<td>Curry</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coast</td>
<td>35.5%</td>
<td>14.3%</td>
<td>40.8%</td>
<td>9.9%</td>
<td>100%</td>
</tr>
<tr>
<td>Statewide</td>
<td>43.8%</td>
<td>26.4%</td>
<td>17.3%</td>
<td>12.5%</td>
<td>100%</td>
</tr>
</tbody>
</table>

Trailer park; second home or no lodging.

In Coos and Curry counties the proportion using hotels and motels is even smaller than for the coast as a whole. One obvious consequence is that many people prefer an outdoor-style vacation and less money into the economy create less employment. This probably reflects the preferences of the tourist who visits the South Coast, rather than suggesting that motel space is inadequate. Facilities are much more outdoor oriented, and tend therefore to attract more of the camping-oriented tourist. It is doubtful whether the motel sector could persuade a larger share of the tourist market to use their facilities without appealing directly through advertising to those who prefer motel accommodations to come here in greater numbers.

**Destination Resort**

The development of destination-type facilities to attract the long-stay (2 weeks) visitor would be a significant factor in generating more tourist-related income and jobs. Coos County has the natural beauty of the coast and fishing and boating opportunities to attract long-stay visitors to a destination resort. Off-season, such a facility could cater for conventions or other similar large groups. The coastal climate is always mild in winter and often sunny in spite of the reputation for heavy rains. During heavy storms, views of the ocean are especially impressive. This is, of course, the prime season for river fishing for salmon and steelhead. It appears that there are considerable opportunities for stimulating tourism during the off-season provided the facilities are available and the market is accurately identified.

Other sections of the plan also identify both the need for and the benefits of the type of facilities common to destination resorts. For example, Appendix A of the Industrial and Commercial Lands Inventory is a verbatim inclusion of the Coos Curry Douglas Economic Improvements Association's (CCD-EIA) "Area Diversification Strategy" (Impediments Section). In this section, CCD-EIA notes that the lack of cultural and recreational amenities impedes the attraction of new industries to the area and thus inhibits the need for diversification of the County’s economy. (See especially pages P-36, P-41, P-42 & P-43.)

Provision for such destination resorts could be made through a conditional use permit process as Recreational Planned Unit Developments. Substantial increases in the permitted number of "recreational" or "second-home" dwellings could be used as an incentive for the developer to provide recreational and cultural amenities such as convention centers, marinas, golf courses and other recreational uses.

Although a number of areas in the County may be suitable for such resorts, the most likely areas currently being considered are in the Joe Boy Slough and South Slough areas near Charleston, and along the coastal shoreland areas north and south of Bandon where extensive dune and coastal lake areas would provide significant recreational opportunities.

**Costs**

Costs so far has dealt with the benefits of tourism. However, these benefits also entail some costs in terms of congestion and pollution. State Highway Division traffic...
counts show that traffic volumes in the peak month (August) can be twice those in the slackest month (December).

Figures for the Bandon (Hwy. 101) counter for 1972 are shown below:

<table>
<thead>
<tr>
<th>JAN.</th>
<th>FEB.</th>
<th>MAR.</th>
<th>APR.</th>
<th>MAY</th>
<th>JUNE</th>
<th>JULY</th>
<th>AUG.</th>
<th>SEPT.</th>
<th>OCT.</th>
<th>NOV.</th>
<th>DEC.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2897</td>
<td>3788</td>
<td>3424</td>
<td>3707</td>
<td>4577</td>
<td>5187</td>
<td>5723</td>
<td>4469</td>
<td>5565</td>
<td>5608</td>
<td>5741</td>
<td></td>
</tr>
</tbody>
</table>

SOURCE: OCCC (1974) from State Highway Division

This level of congestion can cause problems for commercial traffic. It is not feasible or desirable to provide highways capable of handling peak loads easily when this only occurs two months a year. A compromise has to be made between peak and minimum traffic levels, in reality.

Similarly, sewage facilities at parks may be overloaded at peak periods, because it is not feasible to provide facilities that are only used for a brief period.

There are many other less tangible costs associated with peak tourism use, like air pollution and noise from automobiles, crowding on beaches or campgrounds, over-fishing of popular lakes or streams and so on. These costs show that tourism is not an unlimited resource; it has self-imposed limitations, in that as numbers reach a certain point, the quality of experience is less.

Summary

It is very difficult to get accurate and up-to-date estimates on the tourist industry in Coos County. However, certain things are clear: it generates a great amount of revenue and spread among many different types of business, though actual numbers directly employed by tourism are quite small. Also, wages are low and employment highly seasonal. Numbers of visitors appear to be increasing steadily, and should continue to do so, unless gasoline shortages become acute. State parks appear to be very important destinations for tourists, and opportunities for fishing and boating appear to be the main attractions. As with any resource-based activity, a delicate balance exists between conserving these resources and utilizing them to generate revenue.

While encouraging tourism, it is important to ensure that haphazard recreational development is not allowed to mar the beauty people have come to enjoy, and that our rivers and estuaries remain productive to attract the sport anglers.

**Angling**

Angling is one of the most popular of outdoor pastimes enjoyed by young and old alike. For some, angling is simply for relaxation, for others it is a dedication. The Coos County offers a wide range of angling opportunities from its rivers and streams, estuaries, lakes and the ocean itself. Fish for salmon, chinook and coho, steelhead and cutthroat trout, (all migrating or anadromous fish) generate the most enthusiasm. The Coquille River is considered among the finest salmon and steelhead streams in the State. Deep sea fishing out of Coos Bay, Charleston or Bandon is also very popular and a big tourist attraction. The upper reaches of the river system also offer fine fishing for resident trout (rainbow or cutthroat), as do many of the lakes and reservoirs in the County. The brackish waters of the estuaries and tidal reaches support populations of striped bass and shad, which spend part of their life cycle in estuaries, where they spawn. Many of the freshwater lakes support warm water species, like large mouth bass, perch, crappies and bluegills. Though often spawning by serious fishermen as inferior to the true game fish they also afford good fishing and eating.

Fishing seasons are shown in the State Synopsis of Fishing Regulations released annually by the Oregon Department of Fish and Wildlife. Certain lakes, Bradley Lake, Clear Lake (dunes), Powers Pond, Saunders Lake, Empire Lake, Eel Lake and Tenmile Lakes, have a year round open season for all species. Chinook salmon are present from about October through January for its annual spawning run. They are found principally in the Coquille and Coos River drainages. Coho salmon enters a little later (November) and is usually present until February. The preferred fishing method for these species is either offshore fishing or trolling from small boats on suitable sections of the rivers, though some bank fishing also occurs. Steelhead enter the
rivers from November to December, and remain until May. Sea
run cutthroat are taken in September/October as they enter
the system. Striped bass fishing is best between July and
October, and for shad in May/June. Fishing from boats and
from the bank is popular for both species. Trout fishing
is normally best during the late spring and early fall,
when the water temperature is at optimum levels to promote
heavy feeding. Streams and lakes throughout the County are
stocked from State hatcheries prior to season opening, with
both steelhead and resident trout.

Habitat Requirements

The salmonid species (salmon, steelhead, cutthroat and
resident trout) have exacting habitat requirements for
successful spawning and rearing. The most important require-
ment for spawning is for clean gravel beds with water flowing
over and through the spaces between the gravel at a suitable
velocity to ensure stability of the bed. Only where water
flows through the gravel will the oxygen supply be adequate
for the developing embryos. Where silt clogs the spaces,
successful spawning will not occur. High water quality is
essential also through the following year as the fingerlings
develop. A common problem during summer low flows is high
water temperatures which has a double effect: it both in-
ceases the oxygen requirement of the fish, and reduces the
oxygen concentration in the water. These effects, plus
those of disease, competition and high biochemical oxygen
demand (BOD) of organic matter entering the water, can cause
high mortality among the developing fish. Considerable
degradation has occurred through heavy silting, usually
due to road building or careless logging practices. Streams
of adequate size are fed locally to limit in water temperature,
and has also contributed to log jams which impede or block
the passage of migrating fish. The same applies to resident
tROUT which normally inhabit the upper reaches, and therefore,
have lower flow requirements, and can tolerate somewhat
higher water temperature. Log delirium due to log handling
and storage can also be a problem for both fish habitat and
anglers themselves, and is especially prevalent on Isthmus
Slough, Coos River and the lower Coquille.

Critically low flows and high water temperatures (over 70° F.)
are a natural problem in the Coos and Coquille systems, due to
the pronounced summer drought season, and are normally worse
in July-September, according to reports from extensive

Timber harvest in coastal areas has led locally to
risks in water temperatures. Harvest has also contributed
to log jams which impede or block passage of migrating fish.

4.8-30
monitoring by the State Department of Fish and Wildlife. They report that a total of 226 streams in Coos County's main system (31 Tawa Lakes system, 91 in Coos River's system, 114 in Coquille River system) plus several coastal streams are used for spawning by salmonids. It is most important for the future productivity of this vital recreational and commercial resource that these streams be conserved, and protected in every possible way from the impacts of development (particularly sedimentation). The study states that parts of the Coquille and Coos systems are naturally deficient in good spawning gravel, while the Tawa system streams have good gravel. Also, the former practice of 'splash dumping' for log-transport has scourred away gravel deposits on the Coquille (East Middle Fork), Malinama (East Fork) and Coos River (South Fork).

The State has adopted recommended minimum and optimum flow requirements for fish life on the streams of Coos County, and also recommended that the following rivers be closed to further gravel removal:

- Tawa Lake streams
- Coos River - all streams above tidewater
- Coquille River - Middle Fork - all streams
- Coquille River - North Fork - all streams
- Coquille River - East Fork - all streams

Angling Facilities and Access

Table R-26 summarizes the State Department of Fish and Wildlife's Master Plan for Angler Access and Associated Recreational Uses. A number of boat launch ramps are available, most of them in the tidal reaches. Many are maintained as County Parks. The report identifies a large number of sites that need boat launch facilities to enable drift boats to use all the suitable sections of river without trespassing on private land. In addition, there is a need for roadside parking and access agreements across private land for bank access. Certain high priority projects have been identified: 19 at Myrtle Tree on Coos River a new ramp will be constructed in summer of 1986; the Dollwood area needs
A ramp to allow anglers access to this section of upper tidewater on the South Coos. The Allegheny area of the Willamette needs a put-in point for access to the upper tidewater.

The State is working on a bank access agreement on the South Fork of the Coquille River at Baker Creek. At Coos Bay, the City of Coos Bay reportedly sees the improvement of the Empire Boat Ramp as a high priority.

In Oregon, the State is owner of all waterways below the bankfull stage, except in the case of non-navigable streams (by any size of boat) where property rights include the bed. Thus, a boat angler may fish any stream that will take a boat, but will need permission to get into or out of the water if no public access is available. Bank anglers will always need permission unless it is possible to walk along the riverbed during periods of low flow. Landowners may use "reasonable force" to eject trespassers.

Sport Fishing Activities in Coos Bay 26

The following section is quoted directly from "Coos Bay Estuary: A Study in Resource Use", Gaumer, Dempsey and Oster, [1973].

"During the 1971 study of Coos Bay, 6,477 boat, shore tide- flat, and scuba resource user interviews were obtained to estimate catch and effort values and angler origin. The values presented in the tables are estimates and have been rounded off when used in the text. (See, "Tables R-27 and R-28 for summaries of angler effort and catches of different species.")"
"Boat Fishery. Map R-29 shows the principal boat fishing areas of Coos Bay. Both sport and commercial boat fishing areas are combined on the map. Principal species of fish and shellfish caught and peak periods of fishing activity are outlined."

"An estimated 11,500 boat angler trips were expended on Coos Bay (Table R-31). Of this total, 80 percent occurred on the lower bay. Boat anglers spent 32,800 hours fishing. The peak month of activity was August."

"Twenty-two species of fish and two species of crab were identified in the angler catch (see Table R-31). Dungeness crab, black rockfish, red rock crab, and rocktail surfperch were the principal species taken and accounted for 95 percent of the total number of species caught. The lower bay was the principal area of catch, providing 42,100 species or 95 percent of the harvest. The major catches occurred during the months of May through August."

"Shore Fishery. Interview data revealed that 37,100 shore angler trips were expended on Coos Bay. The Charleston waterfront was the principal fishing area, 46 percent of the anglers fished there. Shore anglers spent 87,525 hours fishing."

"Twenty-seven species of fish, two species of crabs, and two species of other invertebrates were identified in the shore angler's catch. (See Table R-31). Shiner perch, Pacific staghorn sculpin, tube worms, and red rock crab were the principal species, accounting for 58 percent of the total number of species caught. The peak catch occurred during the month of June."

"Tidelat Fishery. Map R-32 shows the distribution of bay clams in Coos Bay. Several species of clams, including gear, cockle, littleneck, piddock, and butter clams are found in the intertidal and subtidal zones of the lower bay and lower portion of South Slough. Softshell, bontaoo, and tellina clams are found scattered throughout the upper portions of Coos Bay to river mile 15. Principal areas of digging are outlined on the map."

"About 19,300 tideflat user trips were expended to harvest clams, miscellaneous invertebrates, and fishes from Coos Bay. Of this total 92 percent were clam digger trips. Tidelat users spent 31,400 hours collecting marine animals. The peak month of activity was July. The major digging effort (91 percent) was expended in the Pigeon Point area where 6,000 tideflat users spent 9,700 hours collecting tidelat species."

<table>
<thead>
<tr>
<th>TABLE R-31 NUMBER OF BOAT ANGLER TRIPS</th>
</tr>
</thead>
<tbody>
<tr>
<td>BY MONTH AND AREA, COOS BAY</td>
</tr>
<tr>
<td>MARCH 1 THROUGH OCTOBER 31, 1971</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Below Coos Head</th>
<th>South Slough</th>
<th>Lower Bay</th>
<th>Total</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Month</td>
<td>B-1</td>
<td>B-2</td>
<td>B-3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>----------------</td>
<td>--------------</td>
<td>-----------</td>
<td>-------</td>
<td>------------</td>
</tr>
<tr>
<td>March</td>
<td>56</td>
<td>23</td>
<td>506</td>
<td>585</td>
<td>5.1</td>
</tr>
<tr>
<td>April</td>
<td>16</td>
<td>15</td>
<td>729</td>
<td>780</td>
<td>6.0</td>
</tr>
<tr>
<td>May</td>
<td>77</td>
<td>91</td>
<td>1,507</td>
<td>1,625</td>
<td>14.1</td>
</tr>
<tr>
<td>June</td>
<td>259</td>
<td>73</td>
<td>1,295</td>
<td>1,457</td>
<td>12.6</td>
</tr>
<tr>
<td>July</td>
<td>399</td>
<td>40</td>
<td>1,913</td>
<td>2,352</td>
<td>20.4</td>
</tr>
<tr>
<td>August</td>
<td>727</td>
<td>19</td>
<td>1,686</td>
<td>2,462</td>
<td>21.5</td>
</tr>
<tr>
<td>September</td>
<td>300</td>
<td>91</td>
<td>1,141</td>
<td>1,534</td>
<td>13.3</td>
</tr>
<tr>
<td>October</td>
<td>53</td>
<td>150</td>
<td>539</td>
<td>742</td>
<td>6.4</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,807</td>
<td>504</td>
<td>9,246</td>
<td>11,557</td>
<td>100.0</td>
</tr>
<tr>
<td>PERCENTAGE</td>
<td>15.6</td>
<td>4.4</td>
<td>80.0</td>
<td>100.0</td>
<td></td>
</tr>
</tbody>
</table>

SOURCE: Gaumer, Demory & Oals, "Coos Bay Estuary: A Study In Resource Use." (1973)
Seven species of clams and 10 species of miscellaneous invertebrates and fishes were harvested by tideland users. Gaper clam (called Empire Clam in Coos Bay), cockle, butter, and softshell clams were the principal species collected, accounting for 94 percent of the total number of clam dug. The North Spit was the principal area of catch providing 81,600 species or 27 percent of the harvest. Of this total 79,500 or 38 percent were clams.

Scuba Fishery: The small number of scuba divers interviewed on Coos Bay precluded making an estimate of catch and effort for this fishery.

Angler Origin. Over half (52 percent) of the anglers interviewed were Coos County residents, as shown below.

<table>
<thead>
<tr>
<th>County</th>
<th>State</th>
<th>Non-State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tideflat</td>
<td>12,172</td>
<td>5,233</td>
</tr>
<tr>
<td>Boat</td>
<td>6,551</td>
<td>4,253</td>
</tr>
<tr>
<td>Shore</td>
<td>16,638</td>
<td>13,616</td>
</tr>
<tr>
<td>TOTAL</td>
<td>35,361</td>
<td>23,102</td>
</tr>
</tbody>
</table>

PERCENTAGE 52.1 34.0 13.9


This is a high proportion compared to findings in other bays and probably due to the large number of people living within easy driving distance of the estuary. Also, 34 percent of the resource users were State residents from outside Coos County and 14 percent were nonresidents.

Combined Recreational Fisheries. Analysis of Coos Bay data revealed that 87,900 resource users trips (32,000 boat, 87,800 shore, and 31,400 tideflat) were expended in the estuary during the study (Table R-27). Approximately 52 percent of the resource users for the three fisheries were from Coos County. The 67,900 user trips represent 152,000 hours of effort (32,000 boat, 87,800 shore, and 31,400 tideflat). The peak month of activity was August for the boat and shore fishery, and July for the tideflat fishery (Table R-27). Combining all fisheries, Table R-27 shows that August is the peak month of activity. Areas receiving the principal use for boat, shore, and tideflat fishery were lower by (80 percent), Charleston waterfront (40 percent), and Pigeon Point (11 percent), respectively.

Anglers of the three fisheries harvested 416,000 marine animals (277,500 clams, 51,100 crabs, 49,400 fish, and 38,000 miscellaneous invertebrates). Crabs comprised 82 percent of the boat anglers total catch. Dungeness crab was the principal species caught. Finfish were the principal marine animals harvested by shore anglers and represented 82 percent of the total take. Shiner perch was the principal species of fish caught. Clams comprised 91 percent of the tideflat users total take. Gaper clam was the principal species of clam dug making up 35 percent of the harvest. Cockle clam, the second most important clam harvested, made up 18 percent of the take. Ghost shrimp was the principal species of miscellaneous invertebrates collected by the tideflat users. Comparing the catch for all three fisheries revealed that tideflat users harvested 305,500 or 73 percent of the total species taken. Peak month of catch was July for the boat and tideflat fishery and June for the shore fishery. Combining all fisheries, July was the principal month of catch.

Sport Fishing Activities in Coquille River Estuary

During the 1971 study of the Coquille, 1,009 boat, shore, tideflat, and scuba resource user interview were obtained to estimate catch and effort values and angler origin. The values presented in the tables are estimates and have been rounded off when used in the text. See Tables R-33 and R-34 for summaries of angler effort and catches of different species.

Boat Fishery. Map R-35 shows the principal boat fishing areas of the Coquille River Estuary. Both sport and commercial boat fishing areas are combined on the map. Principal species of fish and shellfish caught and peak periods of fishing activity are outlined.
An estimated 1,800 boat angler trips were expended on the estuary (Table R-31). The boat anglers spent 5,000 hours fishing. Peak activity was in August.

"Five species of fish and one species of crab were identified in the boat anglers' catch. Dungeness crab was the principal species taken and accounted for 71% of the total number of species taken. The major catches occurred from June through August. Fishing success (catch per hour) was highest during June."

"Shore fishery. Interview data revealed that 11,700 shore angler trips were expended on the Coquille River Estuary. The city docks and the north jetty were the principal fishing areas; 69% of the anglers fished there. Shore anglers spent 25,100 hours fishing. July was the peak month of activity."

Twenty species of fish and two species of crabs were identified in the shore angler's catch (See Table R-31). Surf smelt and redtail surfperch were the principal species taken, accounting for 65% of the total number of species caught. Catch and fishing success were highest in July when surf smelt entered the estuary."

"Tideflat fishery. Map R-37 shows the distribution of bay clams in the Coquille River Estuary. Gaper clams are found in the intertidal and subtidal zones of the lower bay. Softshell clams are found scattered throughout the inner bay up to the Highway 101 bridge. Principal area of digging is outlined in Map R-37."

"About 170 tideflat user trips were expended to harvest clams and mussels from the estuary. Tideflat users spent 200 hours collecting these animals. Peak activity was in March. The major digging effort (43 percent) was in the treatment plant area where 82 user trips, representing 95 user hours, were expended."

"Two species of clams and one species of mussel were harvested by tideflat users (See Table R-31). Softshell clams accounted for over 99 percent of the species dug. The treatment plant area was the principal area of catch, providing 1,400 clams or 54 percent of the harvest."

---
<table>
<thead>
<tr>
<th>Code</th>
<th>Qty</th>
<th>Description</th>
<th>Pct.</th>
<th>%</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>177</td>
<td>1</td>
<td>177</td>
<td>0.2%</td>
<td>.</td>
<td>68</td>
</tr>
<tr>
<td>176</td>
<td>0</td>
<td>176</td>
<td>0%</td>
<td>0.</td>
<td>245</td>
</tr>
<tr>
<td>174</td>
<td>0</td>
<td>174</td>
<td>0%</td>
<td>0.</td>
<td>66</td>
</tr>
<tr>
<td>177</td>
<td>0</td>
<td>177</td>
<td>0%</td>
<td>0.</td>
<td>93</td>
</tr>
<tr>
<td>176</td>
<td>0</td>
<td>176</td>
<td>0%</td>
<td>0.</td>
<td>44</td>
</tr>
<tr>
<td>174</td>
<td>0</td>
<td>174</td>
<td>0%</td>
<td>0.</td>
<td>41</td>
</tr>
<tr>
<td>177</td>
<td>0</td>
<td>177</td>
<td>0%</td>
<td>0.</td>
<td>68</td>
</tr>
<tr>
<td>176</td>
<td>0</td>
<td>176</td>
<td>0%</td>
<td>0.</td>
<td>30</td>
</tr>
<tr>
<td>174</td>
<td>0</td>
<td>174</td>
<td>0%</td>
<td>0.</td>
<td>28</td>
</tr>
</tbody>
</table>

**Total:** 68 + 245 + 66 + 93 + 44 + 41 + 68 + 30 + 28 = 619

---

**Table Continued:**

<table>
<thead>
<tr>
<th>Code</th>
<th>Qty</th>
<th>Description</th>
<th>Pct.</th>
<th>%</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>177</td>
<td>1</td>
<td>177</td>
<td>0.2%</td>
<td>.</td>
<td>68</td>
</tr>
<tr>
<td>176</td>
<td>0</td>
<td>176</td>
<td>0%</td>
<td>0.</td>
<td>245</td>
</tr>
<tr>
<td>174</td>
<td>0</td>
<td>174</td>
<td>0%</td>
<td>0.</td>
<td>66</td>
</tr>
<tr>
<td>177</td>
<td>0</td>
<td>177</td>
<td>0%</td>
<td>0.</td>
<td>93</td>
</tr>
<tr>
<td>176</td>
<td>0</td>
<td>176</td>
<td>0%</td>
<td>0.</td>
<td>44</td>
</tr>
<tr>
<td>174</td>
<td>0</td>
<td>174</td>
<td>0%</td>
<td>0.</td>
<td>41</td>
</tr>
<tr>
<td>177</td>
<td>0</td>
<td>177</td>
<td>0%</td>
<td>0.</td>
<td>68</td>
</tr>
<tr>
<td>176</td>
<td>0</td>
<td>176</td>
<td>0%</td>
<td>0.</td>
<td>30</td>
</tr>
<tr>
<td>174</td>
<td>0</td>
<td>174</td>
<td>0%</td>
<td>0.</td>
<td>28</td>
</tr>
</tbody>
</table>

**Total:** 68 + 245 + 66 + 93 + 44 + 41 + 68 + 30 + 28 = 619
### Table R-36: Number of Boat Angler Trips by Month and Area, Coquille River Estuary
March 1 Through October 31, 1971

<table>
<thead>
<tr>
<th>Month</th>
<th>Total (N-1 Only)</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>March</td>
<td>0</td>
<td>0.0</td>
</tr>
<tr>
<td>April</td>
<td>56</td>
<td>3.2</td>
</tr>
<tr>
<td>May</td>
<td>91</td>
<td>5.2</td>
</tr>
<tr>
<td>June</td>
<td>224</td>
<td>12.8</td>
</tr>
<tr>
<td>July</td>
<td>159</td>
<td>9.1</td>
</tr>
<tr>
<td>August</td>
<td>664</td>
<td>37.0</td>
</tr>
<tr>
<td>September</td>
<td>438</td>
<td>25.0</td>
</tr>
<tr>
<td>October</td>
<td>123</td>
<td>7.0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,755</strong></td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>

**Source:** Causey, Dornay & Osis, "Coquille River Estuary: A Study in Resource Use" (1973)

*Scuba Fishery.* The small number of scuba divers interviewed on the Coquille River Estuary precluded making an estimate of catch and effort for this fishery.

*Angler Origin.* Over half (53 percent) of the anglers interviewed were residents of Coos County. 35 percent were Oregon residents from outside Coos County, and 12 percent were out-of-state residents.
Angler Origin

<table>
<thead>
<tr>
<th>Boat</th>
<th>County</th>
<th>State</th>
<th>Non-State</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,051</td>
<td></td>
<td>618</td>
<td>86</td>
</tr>
<tr>
<td>Shore</td>
<td>5,995</td>
<td>4,167</td>
<td>1,549</td>
</tr>
<tr>
<td>Tideflat</td>
<td>144</td>
<td>21</td>
<td>4</td>
</tr>
<tr>
<td>TOTAL</td>
<td>7,190</td>
<td>4,826</td>
<td>1,639</td>
</tr>
<tr>
<td>PERCENTAGE</td>
<td>52.7</td>
<td>35.3</td>
<td>12.0</td>
</tr>
</tbody>
</table>

SOURCE: Geiser, Demory & Qais, "Coquille River Estuary: A Study in Resource Use". (1973)

"Combined Recreational Fisheries. A total of 13,700 resource user trips (1,900 boat, 11,700 shore, and 200 tideflat) were expended on the Coquille River Estuary during the study (table R-33). The 13,700 user trips represented 30,300 hours of effort (5,000 boat, 25,100 shore, and 200 tideflat). Peak activity for the boat, shore, and tideflat fisheries was in August, July, and March, respectively. Combining all fisheries, Table R-33 shows that July was the peak month of activity. Areas receiving the principal use for boat, shore, and tideflat fisheries were below Highway 101 bridge (100 percent), city docks (35 percent), and treatment plant (49 percent), respectively."

"Anglers of the three fisheries harvested 67,600 animals (52,000 fish, 3,000 crabs, and 2,600 clams). Dungeness crab comprised 91 percent of the boat anglers' total catch. Fish were the principal species harvested by shore anglers and represented 99 percent of their total catch. Surf smelt was the main species caught. Softshell clams comprised over 99 percent of the tideflat users' total take. Comparing the catch for all three fisheries revealed that shore anglers harvested 62,500 or 92 percent of the total animals taken. Boat anglers and tideflat users each caught 2,600 marine animals. Peak catch for the boat, shore, and tideflat fisheries occurred in June, July, and July, respectively. Combining all fisheries, July was the principal month of catch."
Fish Harvest and Revenue From Angling

Sport fishing generates considerable income in Coos County, both directly (equipment, travel and accommodations) and indirectly (revenue from licenses returned to the area for stocking, multiplier effect of original expenditure). The State Department of Fish and Wildlife estimated that in 1970, the annual gross expenditure on angling in Coos County was about $34M (See Table R-38) representing nearly 120,000 anglers, spending $25 a day. Salmonids accounted for 70 percent of angler days and 90 percent of the expenditure, (mostly chinook and coho salmon, averaging 12 lbs. and 8 lbs. respectively), less than 10 percent of the salmon were caught in rivers; most activity was from ocean angling during late spring and summer. Angler success was also greater offshore. The Tenmile Lake system was far more productive than the main rivers. The Coquille system was favored for steelhead; shad and striped bass made a significant contribution, and resident trout continued to be popular. The gross expenditures were based on the per-fish or per-angler-day estimates calculated by the Department of Fish and Wildlife. (See Table R-38). The Department of Fish and Wildlife estimated that license sales would increase 50 percent between 1972 and 1980, with perhaps a .35 percent increase by the year 2,000. This rate of growth will return substantial revenues for stocking and habitat management to cope with the increased angler pressure. Habitat protection is a very important priority, and environmental degradation remains a significant threat to the fishery resource of the County, and to the portion of tourist income that is derived from it.

### Table R-38

<table>
<thead>
<tr>
<th></th>
<th>Harvest</th>
<th>Angler Days</th>
<th>Gross Expenditure ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OCEAN</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>From Coos Bay</td>
<td>28,400</td>
<td>32,300</td>
<td>$2,101,600</td>
</tr>
<tr>
<td>From Bandon</td>
<td>500</td>
<td>600</td>
<td>37,000</td>
</tr>
<tr>
<td><strong>ESTUARY</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coos Bay</td>
<td>500</td>
<td>1,250</td>
<td>37,000</td>
</tr>
<tr>
<td>Coquille River</td>
<td>1,300</td>
<td>3,250</td>
<td>96,000</td>
</tr>
<tr>
<td><strong>STREAMS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenmile System</td>
<td>700</td>
<td>2,800</td>
<td>51,800</td>
</tr>
<tr>
<td>Coquille River</td>
<td>150</td>
<td>600</td>
<td>11,100</td>
</tr>
<tr>
<td><strong>STEELHEAD</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenmile System</td>
<td>600</td>
<td>2,400</td>
<td>44,000</td>
</tr>
<tr>
<td>Coos River</td>
<td>1,400</td>
<td>5,600</td>
<td>103,600</td>
</tr>
<tr>
<td>Coquille River</td>
<td>3,500</td>
<td>14,000</td>
<td>259,000</td>
</tr>
<tr>
<td><strong>SALMON CUTTHROAT</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenmile System</td>
<td>450</td>
<td>125</td>
<td>2,313</td>
</tr>
<tr>
<td>Coos River</td>
<td>150</td>
<td>100</td>
<td>1,850</td>
</tr>
<tr>
<td>Coquille River</td>
<td>400</td>
<td>250</td>
<td>4,625</td>
</tr>
<tr>
<td><strong>STRIPE DACE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coos River</td>
<td>875</td>
<td>1,660</td>
<td>30,710</td>
</tr>
<tr>
<td>Coquille River</td>
<td>50</td>
<td>95</td>
<td>1,759</td>
</tr>
<tr>
<td><strong>SHAD</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coos River</td>
<td>6,500</td>
<td>2,990</td>
<td>55,315</td>
</tr>
<tr>
<td>Coquille River</td>
<td>250</td>
<td>115</td>
<td>2,127</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>45,725</td>
<td>60,135</td>
<td>$2,839,999</td>
</tr>
<tr>
<td><strong>RESIDENT TROUT</strong></td>
<td>65,700*</td>
<td>47,750*</td>
<td>286,500*</td>
</tr>
<tr>
<td><strong>WARM WATER FISH</strong></td>
<td>6,030*</td>
<td>1,020*</td>
<td>6,080*</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>116,455</td>
<td>116,995</td>
<td>$3,132,579</td>
</tr>
</tbody>
</table>

**Source:** Environmental Investigations: South Coast Basin; Oregon State Game Commission, 1972  
* Applies to entire South Coast Basin (includes Curry County)
Most of the material in the following section is derived from the 1976 Annual Report of the State Department of Fish and Wildlife. As pointed out in the recreational needs section, hunting involves a smaller segment of the population than fishing. However, during the relatively brief season allotted for game harvest each year, it generates avid participation.

In Coos County, the chief game species are Roosevelt Elk, Black-tailed deer, black bear, band-tailed pigeon and waterfowl. Also hunted are other upland game birds (pheasant, valley quail and mourning dove in agricultural areas, blue and ruffed grouse, mountain quail in forest lands). Black-tailed deer account for the most hunter days. They are found throughout the County, especially on recently logged lands, and on or near agricultural lands. The Roosevelt Elk is a popular game species; Elk densities are highest in the Coos and Coquille drainages. The Millicoma herd is one of the State's most important, and many were trapped and transplanted to other basins each year. Tidal flats and mineral springs along the estuaries are important to band-tailed pigeons in the summer months; bird concentrations are found on the Coquille estuary. Waterfowl are abundant in the Coquille and Coos basins (mallard, pintail, golden and others)." Particularly on areas of tidal influence. Freshwater lakes and flooded lands of the lower Coquille and Coos Rivers also serve as an important habitat. Approximate seasons for game species are as follows:

<table>
<thead>
<tr>
<th>Species</th>
<th>Season</th>
</tr>
</thead>
<tbody>
<tr>
<td>Black-tailed Deer</td>
<td>October 3-25</td>
</tr>
<tr>
<td>Roosevelt Elk</td>
<td>November 14-22</td>
</tr>
<tr>
<td>Black Bear</td>
<td>September 1-November 31</td>
</tr>
<tr>
<td>Band-tailed Pigeon</td>
<td>September 1-30</td>
</tr>
<tr>
<td>Mourning Dove</td>
<td>September 1-30</td>
</tr>
<tr>
<td>Grouse</td>
<td>October 3-25</td>
</tr>
<tr>
<td>Quail</td>
<td>October 17-November 22</td>
</tr>
</tbody>
</table>

Pheasant    October 17-November 22  
Waterfowl   October 10-January 10

Seasons vary each year, depending on the numbers available for harvest following pre-season counts.

Composition of Big Game Herds, Hunting Pressure

(See Tables R-20 and R-46). These figures are from sample range counts and give some indication of the health of elk and deer herds in the four units which partly lie in Coos County. They are listed below with acreages:

<table>
<thead>
<tr>
<th>Unit</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tioga</td>
<td>428,338 acres in Coos County</td>
</tr>
<tr>
<td>Powers</td>
<td>159,011 acres in Coos County</td>
</tr>
<tr>
<td>Sikes</td>
<td>290,317 acres in Coos County</td>
</tr>
<tr>
<td>Elkton</td>
<td>163,594 acres in Coos County</td>
</tr>
</tbody>
</table>

The density counts indicate present population; the number of calves shows the rate of reproduction and calf/fawn survival after winter mortality. The ratio of males to females indicates the effect of hunting pressure, and the surplus numbers presently available for harvest. (The following analysis applies only to Powers and Tioga units.) The elk herds appear to have very low bull populations below State averages. The rapidity with which mature timber has been cut has contributed to these low bull populations. Also, densities were well below the 10 year averages and State averages. Reproduction was low in 1975, statewide, but improved in 1976; the Powers Unit appeared to have potential for improved stocking, while the Tioga Unit appeared to be decreasing in its ability to produce elk, largely because of changing forest practices. These trends are greatly dependent on winter weather conditions, which affect both reproduction and survival rates. Black-tailed deer also had relatively low buck ratios after the hunting season, with previous years and other management units, particularly in the Powers Unit. However, 1976 appears to have been a good year for reproduction and fawn survival after a poor year in 1975. Deer densities in the County are lower than Western Oregon averages; further
decline is expected with reductions in logging activities and intensification of forest management practices.

Roosevelt Elk accounted for 39,210 hunter days in 1975 in the four management units, with a success rate of 10.6 percent; black-tailed deer accounted for 106,570 hunter days for a hunter success rate of about 22.6 percent; each hunter averaged about 4.7 and 5.1 days in the field for elk and deer respectively. Statewide long-term trends may be used as an indication of local trends in hunting: for black-tailed deer, the success rate has dropped steadily from the 1961 peak (65 percent) to 29 percent in 1974, and 23 percent in 1975. The reasons for the decline in success are twofold: the number of hunters was fairly stable until 1971, then increased rapidly, while the total harvest dropped steadily from the 1961 peak (61,000) to 31,360 in 1975. Any number of factors could be suggested. But it appears that the severe winter of 1968-69 was mainly responsible for the depletion of the herd, together with increased winter pressure. During efforts to re-stock the herd, relatively few permits were issued for antlerless deer.

Roosevelt Elk situation is somewhat different - hunting popularity has shown a long-term increase, while the number harvested has also increased. As a result, success rates, while lower than for deer, have not decreased very much. The State Department of Fish and Wildlife makes big game habitat improvement its top management priority. Since 1953, in Coos County there have been 1,595 seeding and fertilization range rehabilitation projects, including one of 215 acres in 1975 (mostly seeding of winter range areas).

Figures on upland game birds in the County are available only for Black-tailed Pigeons. Preseason surveys at two locations showed flocks as follows:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Blueslide</td>
<td>1009</td>
<td>399</td>
<td>274</td>
<td>648</td>
<td>333</td>
</tr>
<tr>
<td>Parkersburg</td>
<td>377</td>
<td>397</td>
<td>143</td>
<td>502</td>
<td>151</td>
</tr>
</tbody>
</table>

Apparent: numbers can fluctuate considerably from year to year, but Statewide figures suggest that populations in the southwest have declined a little, but have increased in the northwest. About 23 percent of licensed hunters also hunt.
for upland game birds. Statistics on the 1975 waterfowl harvest in the County are given below:

<table>
<thead>
<tr>
<th>Hunters</th>
<th>Hunter Days</th>
<th>Harvest</th>
<th>Success Rate (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roosevelt Elk</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tioga Unit</td>
<td>4,800</td>
<td>22,980</td>
<td>666</td>
</tr>
<tr>
<td>Elkton Unit</td>
<td>2,590</td>
<td>10,400</td>
<td>114</td>
</tr>
<tr>
<td>Powers Unit</td>
<td>1,040</td>
<td>4,380</td>
<td>121</td>
</tr>
<tr>
<td>Sixes Unit</td>
<td>410</td>
<td>1,450</td>
<td>44</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>8,840</td>
<td>39,310</td>
<td>945</td>
</tr>
<tr>
<td>Black-tailed Deer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tioga Unit</td>
<td>4,870</td>
<td>25,060</td>
<td>780</td>
</tr>
<tr>
<td>Elkton Unit</td>
<td>5,060</td>
<td>27,360</td>
<td>1,190</td>
</tr>
<tr>
<td>Powers Unit</td>
<td>2,990</td>
<td>15,270</td>
<td>700</td>
</tr>
<tr>
<td>Sixes Unit</td>
<td>5,720</td>
<td>30,870</td>
<td>1,540*</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>18,640</td>
<td>106,570</td>
<td>4,210</td>
</tr>
</tbody>
</table>

**Economic Importance**

Wildlife resources make a substantial contribution to the economy of Coos County. It was estimated, for instance, that for the whole south coast basin, including part of Curry County, big game and bird hunting generated $2.3M in 1970. These figures were based on the following estimates of expenditures:

- Black-tailed Deer: $20.10/hunter day
- Roosevelt Elk: $26.60/hunter day
- Waterfowl: $8.00/hunter day
- Small game: $6.00/hunter day

An estimate of expenditure in Coos County can be arrived at for 1975, using these figures adjusted for an average inflation rate of 5 percent. In 1975, deer generated approximately $1.03M, and elk $0.99M in direct expenditure, or a total of $1.02M. This does not take into account that if expenditure followed the same pattern for Coos County in 1975, (11 percent of total expenditure), about $325,000 was spent directly on waterfowl and small game hunting in the County in 1975, making a total of $2.22M.

**Source:** Annual Report (1976) Oregon Department of Fish and Wildlife

* Includes 70 deer harvested in early season and 70 in late season.

+ Success rate is for general season only.


3. Oregon Outdoor Recreation (Supplements and Revisions), State Highway Division, Salem, 1972


5. John Cawley, Personal Communication. 11/77, (Oregon Dunes National Recreation Area)

6. Proposed Management Plan: The Oregon Dunes NRA, Siuslaw National Forest, United States Forest Service


9. Department of Transportation, op. cit.; footnote 11

10. John Phillips, personal communication, 12/77; (Oregon State Parks and Recreation Branch, Coos Bay)

11. Jerry Phillips, personal communication, 11/77; (Oregon State Department of Forestry, Coos Bay)

12. Economic Survey and Analysis of the Oregon Coastal Zone; Special Economic Study Team; Oregon Coastal Conservation and Development Commission; Florence, Oregon, 1974

13. Oregon Coastal Conservation and Development Commission, op. cit.; footnote 12

14. An Economic Analysis of Resource Allocation in the Oregon State Highway Division; Department of Economics, Oregon State University, Corvallis; 1972

15. Overall Economic Development Plan, Phase I; Coos-Curry-Douglas Economic Improvement Association; Roseburg, Oregon, 1972

16. The Impact of Travel on the Oregon Economy and Visitor Use of Tourist Serving Facilities; Battelle Laboratories; 1972

17. Environmental Investigations: South Coast Basin; Oregon State Game Commission; Portland, Oregon, 1972

18. Oregon State Game Commission, op. cit.; footnote 17

19. Reese Bender, personal communication. 12/77; (Oregon State Department of Fish and Wildlife)


22. Oregon State Game Commission, op. cit.; footnote 11
CHAPTER IV - ZONING

ARTICLE 4.1. ZONING - GENERAL

SECTION 4.1.100. Establishment of Zoning Districts. This Ordinance shall divide the lands within the County into the following zoning districts and the appropriate requirements shall apply to all lands located within any of these districts.

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>ABBREVIATED DESIGNATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exclusive Agriculture</td>
<td>EFU-20</td>
</tr>
<tr>
<td>Exclusive Agriculture</td>
<td>EFU-10</td>
</tr>
<tr>
<td>Forest</td>
<td>F-160</td>
</tr>
<tr>
<td>Farm/Forest</td>
<td>FF-40</td>
</tr>
<tr>
<td>Small Woodlot</td>
<td>SW-10</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>RR-5</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>RR-2</td>
</tr>
<tr>
<td>Urban Residential</td>
<td>UR-1</td>
</tr>
<tr>
<td>Urban Residential</td>
<td>UR-2</td>
</tr>
<tr>
<td>Urban Residential-Multiple</td>
<td>UR-M</td>
</tr>
<tr>
<td>Rural Center</td>
<td>R-C</td>
</tr>
<tr>
<td>Urban Commercial</td>
<td>C-1</td>
</tr>
<tr>
<td>Controlled Development</td>
<td>CD-5</td>
</tr>
<tr>
<td>Controlled Development</td>
<td>CD-10</td>
</tr>
<tr>
<td>Industrial</td>
<td>IND</td>
</tr>
<tr>
<td>Natural Resource</td>
<td>NR</td>
</tr>
<tr>
<td>Recreation</td>
<td>REC</td>
</tr>
<tr>
<td>Airport Operations</td>
<td>AO</td>
</tr>
</tbody>
</table>

FLOATING ZONES:

- Flood-Plain /FP

COQUILLE RIVER ESTUARY:

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>ABBREVIATED DESIGNATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exclusive Agriculture</td>
<td>EFU (20)</td>
</tr>
<tr>
<td>Exclusive Agriculture</td>
<td>EFU (10)</td>
</tr>
<tr>
<td>Forest</td>
<td>F (160)</td>
</tr>
<tr>
<td>Farm Forest</td>
<td>FF (40)</td>
</tr>
<tr>
<td>Small Woodlot</td>
<td>SW (10)</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>RR (2)</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>RR (5)</td>
</tr>
</tbody>
</table>
Industrial  IND (none)
Commercial  COMM (none)
Rural Center  RC (1)
Recreation  REC (10)
Natural Resource Management  NR (10)
COOS BAY ESTUARY  (Reserved)

SECTION 4.1.200. Zoning District Map. The location and boundaries of the zoning districts designated in SECTION 4.1.100 are indicated on the Coos County zoning map. This zoning map and its explanatory information are hereby adopted as part of this Ordinance. The zoning map may consist of several sheets or pages, which shall be listed on a cover page together with the date and name of each page. The zoning map shall be certified by the Board of Commissioners and County Clerk as being the official zoning map. The certification of the official zoning map shall appear on the cover page of the collection of zoning maps. There shall be only one official zoning map which shall be located in the office of the County Clerk as long as this Ordinance remains in effect.

SECTION 4.1.300. Amendment of Zoning District Map. Whenever it is necessary to amend the zoning map to conform with an approved rezoning or with an amendment to the text of this Ordinance, the Planning Director shall so change the map, making such changes in red ink and annotating the map and the cover sheet to show the Ordinance or other number and the date of the change.

SECTION 4.1.400. Interpretation of Zoning District Boundaries. Due to the transposition of boundary lines from the Comprehensive Plan Maps (scale : 2" = 1 mile) to the Official Zoning Maps (scale 1" = 800'), Zoning District boundaries were drawn to the nearest 10 acres. Whenever an uncertainty exists as to the boundary of a zone as shown on the official zoning map, the following rules of interpretation shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines;

2. Boundaries indicated as approximately following platted or surveyed lines shall be construed to follow such plat or survey lines;

3. Boundaries indicated as approximately following city limits shall be construed to follow such city limits;
(4) Boundaries indicated as following railroad lines or public utility easements shall be construed to follow such line;

(5) Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water shall be construed to follow those centerlines;

(6) Boundaries indicated as approximately following the shorelines of water bodies shall be construed to follow the mean low water line;

(7) Boundaries indicated as approximately following ridge tops and other topographical features shall be construed to follow those features;

(8) Boundaries indicated as approximately parallel to, or as extensions of features indicated in subsections 1 through 7, shall be so construed;

(9) Where a public street or alley is officially vacated, the zone requirements applicable to the property in which the vacated area becomes a part shall apply;

(10) Boundaries not intended to follow the above-listed features shall indicate where possible distances to reference points and other lines so they can be located on the ground;

(11) Where physical features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections 1 through 10 above, the Planning Director shall interpret the zone boundaries, and if need be, may refer the matter to the Hearings Body for its interpretation pursuant to SECTION 1.1.700 of this ordinance.

SECTION 4.1.450. Interpretation of Coastal Shorelands Boundary. When a development action is proposed in the immediate vicinity of the Coastal Shorelands Boundary (CSB) and when such proposed development action relies on a precise interpretation of the CSB, local government shall establish the precise location of the CSB using the seven criteria specified in the Coastal Shorelands goal. Establishment of the exact location may require an on-site inspection. If the location of the CSB as shown on the Plan maps or Coastal Shorelands Inventory map is subsequently found to be inaccurate or misleading, the Planning Director shall make the appropriate minor adjustments to the maps.

SECTION 4.1.500. Unzoned or Multi-Zoned Land.

(1) Any land which is unzoned or multi-zoned through inadvertence or oversight shall be reviewed by the
Planning Director, and a recommendation of the appropriate zoning shall be made to the Hearings Body which shall make a recommendation to the Board of Commissioners, pursuant to the provisions of SECTION 1.1.700 of this Ordinance.

(2) The Board of Commissioners, at a regular, special, or emergency meeting, shall determine the appropriate zone district pursuant to the provisions of CHAPTER 4 of this Ordinance.

(3) Hearings required in SECTION 1.2.400 shall comply with the provisions of ARTICLE 5.7 of this Ordinance.

(4) The Planning Director shall amend the zoning map to conform to the decision of the Board of Commissioners in accordance with the procedures set out in SECTION 4.1.300 of this Ordinance.

SECTION 4.1.600. Land Within Federal Ownership. All unzoned land now in the ownership of the federal government that may in the future be transferred to other than federal ownership shall automatically be placed in the Farm Forest District (FF-40).

SECTION 4.1.700. Errors in Zoning District Maps.

(1) The Planning Director shall periodically compare zone maps on file with the official zoning map and the action taken by the Board of Commissioners or Hearings Body to assure the maps conform therewith.

(2) When errors in transcription, interpretation, or clerical mistakes are found, the Planning Director shall have the authority to correct those errors pursuant to SECTION 4.1.300 (Amendment of Map).

SECTION 4.1.800. Special Considerations Map. The location of special hazards and resources are indicated on the Coos County Special Considerations Map. This Special Considerations Map is hereby adopted as part of this Ordinance. The Special Considerations Map may consist of several sheets or pages, which shall be listed on a cover page together with the date and name of each page. See ARTICLE 4.7.

SECTION 4.1.900 Split Zoning. Split zoning occurs when a contiguous ownership is divided into two or more zoning districts.

A. For the purpose of establishing uses, each portion of the total contiguous ownership within an individual zoning district may be used for any use permitted by the applicable zoning district.
In the examples above, portions "A" may be used for any use allowed by the applicable zoning district irrespective of portions "B". Likewise, portions "B" may be used for any use allowed by the applicable zoning district irrespective of portions "A".

B. For the purpose of land division, the ownership of each portion of the total contiguous ownership within an individual zoning district may be transferred to another ownership, subject to any required minor partition, major partition or subdivision is not required. A major partition or subdivision would be required if access required creation. A minor partition would be required if access is not a county road or state highway and requires improvement.

In the example 2 above, if the parent parcel abuts a county road or state highway or a street or road constructed to the required road standards, portions "A" and "B" could be transferred independently. If the road is not constructed to County independently. If the road is not constructed to county standards and is not a county road a state highway a minor partition would be required to separate "A" from "B".

In example 1 above a major partition is required to separate "A" from "B" due to the necessity of access creation.
<table>
<thead>
<tr>
<th>USE</th>
<th>EFU 20</th>
<th>EFU 10</th>
<th>FF 40</th>
<th>SW 10</th>
<th>RR 2</th>
<th>RC 1</th>
<th>UR 1</th>
<th>UR 2</th>
<th>UR M</th>
<th>C</th>
<th>IND</th>
<th>NR</th>
<th>REC</th>
<th>CD-5</th>
<th>CD-10</th>
<th>AO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temporary dwelling</td>
<td>T*</td>
<td>T*</td>
<td>T*</td>
<td>T*</td>
<td>T*</td>
<td>T*</td>
<td>T*</td>
<td>T*</td>
<td>T*</td>
<td>T*</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>during construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RECREATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low Intensity</td>
<td>C*</td>
<td>C*</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High Intensity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Golf Course</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td></td>
<td>P</td>
<td></td>
<td>C</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off Road Vehicle Rental</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Circus/Carnivals</td>
<td>T*</td>
<td>T*</td>
<td>T*</td>
<td>T*</td>
<td>T*</td>
<td>T*</td>
<td>T*</td>
<td>T*</td>
<td>T*</td>
<td>T*</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>COMMERCIAL</td>
<td>C*</td>
<td>C*</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C*N</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Advertising</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tavern, Cocktail</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lounges, etc.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Antique sales</td>
<td>C</td>
<td></td>
<td>C</td>
<td></td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Art &amp; Photo shop</td>
<td>C</td>
<td></td>
<td>C</td>
<td></td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auction Houses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appliance Sales/Repair</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Banks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Baths/Spas</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bakery</td>
<td>C</td>
<td></td>
<td>C</td>
<td></td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Barber/Beauty Shop</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bicycle Shop</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Books/Stationery</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Book Bindery</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

IV-11
SECTION 4.2.800. **Purpose.** The purpose of the REC District is to accommodate recreational use of areas with high recreational or open space value.

The district applies solely to areas designated as "Recreation" in the Comprehensive Plan, which include state, county and other public parks, the Oregon Dunes National Recreation Area, as well as private lands where special recreation potential has been identified.

New recreational developments in this district shall be oriented to the open space nature of the land. The type and intensity of recreational developments in this district must be conditioned by environmental considerations set forth in the County's Coastal Shoreland/Dune Lands Comprehensive Plan policies where such developments are allowed in these coastal resource areas.

SECTION 4.2.805. **Permitted Uses.** The following uses and their accessory structures and uses are permitted outright in the REC District:

(1) Watchman/caretaker dwelling
(2) Campground
(3) Recreational vehicle park
(4) Boarding of horses for profit
(5) Hunting and fishing preserve
(6) Golf course
(7) Off-road vehicle rental
(8) Farm use pursuant to ORS 215.203
(9) Farm use pursuant to ORS 215.203, but not for profit
(10) Propagation management, and harvesting of forest products
(11) Riding stable
(12) Personal use airport or heliport
(13) Commercial use airport or heliport
(14) Air operations facility
(15) Aerial related offices
(16) Aero sales, repair and storage
(17) Aero school
(18) Aero club
(19) Low intensity recreation
(20) High intensity recreation
(21) Home occupation
(22) Utility facility including:
   a) a facility not for the purpose of generating power for public sale
   b) water plant/pump station
   c) sewer plant/pump station
   d) communication facility
   e) utility service lines
(23) Fire station
(24) Minor partition per Article 6.1 and 6.3.
(25) Major partition per Article 6.1 and 6.5.
(26) Subdivision per Article 6.1 and 6.5.

SECTION 4.2.810. Conditional Uses. The following uses and their accessory structures and uses may be permitted in the REC District subject to the provisions of a Conditional Use Permit (ARTICLE 5.2):

(1) Recreational planned unit development per Article 6.1 and 6.7 which may include two family and multi-family dwellings;
(2) Single family dwelling including conventional, mobile home or floating home;
(3) 2nd floor apartments above a commercial use;
(4) Veterinary clinic/kennel;
(5) Commercial uses, only when accessory to or dependent upon, on commonly associated with another permitted or approved conditional use in the district; and of such
limited scope to serve the patrons of the recreational use only:

(6) Aquaculture;
(7) Cottage industry;
(8) Museum;
(9) Zoos;
(10) Modification of historic structures;
(11) Utility facility including:
   a) a facility for the purpose of generating power for public sale;
   b) air and water navigation aids;
(12) Dams
(13) Operations conducted for the exploration of geothermal resources as defined by ORS 522.005, aggregate and other mineral resources or other subsurface resources;
(14) Operations conducted for the mining of geothermal resources as defined by ORS 522.005, other subsurface resources;
(15) Operations conducted for the processing of geothermal resources as defined by ORS 522.005, aggregate and other mineral resources or other subsurface resources;
(16) Storage and maintenance of forest management and processing equipment.

SECTION 4.2.815 Special Temporary Uses. The following uses and their accessory structures and uses may be temporarily permitted in the REC District by the Planning Director, whose decision may be reviewed by the Hearings Body:

(1) Seasonal product sales for a time period not to exceed forty-five (45) days, subject to renewal;
(2) Mobile home, travel trailer or recreational vehicle used as a dwelling temporarily during construction of a permitted structure. Duration not to exceed one (1) year, subject to renewal;
(3) Circuses and carnivals provided that such have suitable on-site capacity for vehicular parking and sanitation facilities for a temporary period, not to exceed ten (10) days;
SECTION 4.2.820. Expressly Prohibited Uses. The following uses and their accessory structures and uses are expressly prohibited in the REC District:

(1) Two family and multi-family dwellings except in an approved recreation PUD;

(2) Commercial uses not accessory to or dependent upon a permitted or conditional use in the district; or in conjunction with farm use;

(3) Industrial uses other than cottage industries;

(4) Residential planned unit development.

SECTION 4.2.825. Property Development.

REQUIREMENTS: The following requirements shall govern development in the REC District:

(1) Minimum Lot Size: 10 acres, except that:

a. pre-existing lots of record are entitled to be occupied by a use permitted pursuant to SECTIONS 4.2.805, 4.2.810, and 4.2.815; or

b. smaller parcels may be permitted in an approved recreational planned unit development; or

c. as provided by Section 3.3.100 (E).

(2) Dwelling Unit Density: One (1) dwelling unit may be established on each full ten (10) acres, except that:

a. pre-existing lots of record less than 10 acres are entitled to be occupied by a use permitted pursuant to SECTIONS 4.2.805, 4.2.810, and 4.2.815; or

b. parcels less than ten (10) acres may be permitted in an approved recreational planned unit development, pursuant to Article 6.7;

(3) Lot Coverage: NO REQUIREMENT

(4) Setbacks:

a. All building or structures with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from the right-of-way line, whichever is greater;
b. Firebreak: New residential structures on lots abutting F-160 and FF-40 shall:

(i) construct and maintain a firebreak of at least a 30 foot radius around the structure if the subject parcel is not within an established rural fire protection district, or;

(ii) be annexed to an established RFPD;

(5) **Structure Height:** NO REQUIREMENT

(6) **Fences, Hedges and Walls:** No requirement, but vision clearance provisions of Section 3.3.400 apply.

(7) **Offstreet Parking and Loading:** See Chapter X.

(8) **Compatibility with Forest and Agricultural Management Practices and Production:** Any applicant for a rural residential dwelling building or septic permit adjacent to a forest or agricultural zone, shall sign a statement on the zoning verification letter acknowledging that: "the normal intensive management practices occurring on adjacent resource land will not conflict with the rural residential landowners enjoyment of his or her property".

(9) **Minimum Road Frontage/Lot Width:**

- within UGB's - 50 feet
- outside UGB's - 20 feet
ARTICLE 9.2. RECREATIONAL VEHICULAR PARK AND CAMPGROUND

SECTION 9.2.100. Minimum Park Area: 3 acres

SECTION 9.2.150. Park Density: 15 campsites per acre maximum

SECTION 9.2.200. Campsite Size: 1,500 square feet minimum

SECTION 9.2.250. Site Pads. Each site shall contain a stabilized vehicular parking pad of shell, gravel, paving, or other suitable material. No part of a travel trailer or other unit placed on the pad shall be closer than 5 feet to a campsites line and not closer than 15 feet to another vehicle or structure.

SECTION 9.2.300. Use. Sites or spaces for occupancy within an RV or camping park may be used by travel trailers, equivalent facilities constructed in or on automotive vehicles, tents, or other short-term housing or shelter arrangements or devices.

SECTION 9.2.350. Yards and Setbacks. The following standards shall apply in lieu of the standards required by the parent district:

1) Recreational vehicle sites, campground sites, or parking spaces shall not be located within the yard and setback areas required by the County for permanent buildings in the zone in which the park is located.

No space shall be so located that any parking site intended for occupancy for sleeping purposes shall be within 50 feet of the right-of-way line of any arterial street or within 25 feet of the right-of-way of any collector or minor street.

2) When abutting residential districts, the side and rear setbacks shall be 15 feet; when abutting any other zone or lot, the side and rear setbacks shall be 15 feet.

SECTION 9.2.400. Vehicular Circulation Streets in an RV park or campground shall be private, but shall be constructed with a stabilized travel surface of shell, gravel, paving or other suitable material and shall meet the following minimum travel surface width requirements plus adequate turning and maneuvering room for 40 foot trailers and their towing vehicle.

One way, no parking 12 feet

One way with parking on one side, or two way with no parking .20 feet
Two way with parking on one side 28 feet
Two way with parking on both sides 36 feet

Other design requirements shall comply with Chapter VII (Roads).

SECTION 9.2.450. Required Accessory Uses. Playground facilities, water station, toilets and showers are required on site.

Dumping stations and laundry facilities may be required by the Hearings Body.

SECTION 9.2.500. Optional Accessory Uses. Other uses and structures customarily incidental to operation of a travel-trailer park and campground are permitted and may be required as accessory uses to the park such as management headquarters and other convenience establishments for the benefit of the park residents. These may be permitted as accessory uses in RV parks and campgrounds in districts where such uses are not allowed as principal uses, subject to the following restrictions:

(1) Commercial establishments and the parking areas primarily related to their operations shall not occupy more than one percent of the gross area of the park.

(2) Commercial establishments shall be designed in their use to serve occupants of the park.

(3) Commercial establishments shall present no visible evidence from any street residential area or outside the park of their commercial character which would attract customers other than occupants of the park.

(4) The structures housing such facilities shall not be directly accessible from any public street, but shall be accessible only from a driveway within the park.

SECTION 9.2.550. Recreational Facilities. A minimum of eight (8) percent of the gross site area for the travel-trailer park or campground shall be set aside and developed as common use areas for open or enclosed recreation facilities. No travel-trailer or campground site, required buffer strip, setbacks, street right-of-way, storage area, or utility site shall be counted as meeting this recreational facility.

SECTION 9.2.600. Sanitation.

(1) A sanitary waste station may be required. The sanitary station if required shall be designed and constructed in
compliance with the Oregon Department of Health or other regulatory agency.

Where water under pressure is available, sanitary waste water collection facilities shall be provided and installed in accordance with provisions of the Department of Environmental Quality.

Required toilet, lavatory, and bathing facilities shall be provided pursuant to the Oregon Department of Health or other regulatory agency.

SECTION 9.2.650. **Water Supply.** A water supply shall be provided by a hand pump or water spigot at each toilet facility.

The water supply shall be designed, constructed and maintained in compliance with the Department of Environmental Quality, or other regulatory agency. A water station for filling camping vehicle water storage tanks shall be provided at the rate of one station for every 100 campsites. These shall be located not less than 50 feet from a sanitary station. The station shall be posted with signs of durable material (not less than two feet) which state: "Potable Water—Do Not Use to Flush Camping Vehicle Waste Tanks". Such water stations shall consist of at least a three-fourth-inch pipe and valve outlet and shall be protected against the hazards of backflow and backsiphonage by an approved vacuum breaker located downstream from the shutoff valve. The fill hose shall be suspended so that no part of the hose and its appurtenances will come into contact with the ground. A sign shall be posted at the entrance indicating the provision of a water station, and a sanitary station if available.

SECTION 9.2.700. **Refuse Disposal.** The storage, collection, and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution odors, insects, rodents, or other health or nuisance conditions.

Durable, watertight, easily-cleanable refuse containers, sufficient to contain all the refuse, shall be provided at each service building and sanitary waste station, or at central or designated storage areas which are readily accessible and located not more than 300 feet from any camp or picnic site. Individual containers provided at the campsite are also acceptable. Refuse containers shall be provided at the rate of eight cubic feet (60 gallons) for each four campites or the equivalent thereof if containers are provided at individual sites. The containers shall be covered with close-fitting, fly-tight covers.
Refuse shall be collected and removed from the premises as often as necessary, but not less than once weekly during the campground occupancy, and disposed of at a lawful disposal site.

Where burning is permitted, combustible refuse can be burned in approved fireplaces.

Refuse incinerators, where permitted, shall be isolated from vehicular and pedestrian traffic, and construction shall be reviewed and approved by the Department of Environmental Quality.

SECTION 9.2.750. **Fires.**

(A) Fires will be permitted only in facilities which have been provided for such purposes or where open fires are allowed.

(B) Fireplaces, fire pits, charcoal braziers, woodburning stoves or other cooking facilities shall be located, constructed, maintained, and used to minimize fire hazard and smoke nuisance in the campground and the neighboring properties.

(C) No fire shall be abandoned, left unattended, or allowed to become a hazard to trees, vegetation, camping equipment, or adjacent campsites.

(D) Fires shall be completely extinguished before the campsite is vacated.

(E) Flammable liquids shall be stored in containers approved by the Underwriters Laboratory, Inc.
PLAN STRATEGIES

Estuary Strategies

#1. Estuary Classification

- Local governments shall officially recognize the Coquille River Estuary as a "Shallow-Draft Development Estuary", consistent with the overall Oregon Estuary Classification (OAR 660-17-000, as amended). Further, the estuary management plan's allowed uses and activities are, and must remain, consistent with the "shallow-draft development" designation and the estuarine management unit requirements of Goal #16.

This strategy recognizes that LCDC limits the maximum allowable development of Oregon estuaries.

#2. General Schedule of Permitted Uses and General Use Priorities

- Local governments shall restrict estuarine development or alteration so as to be equal to or less intensive than uses and activities that are allowed, or may be allowed, pursuant to LCDC Goal #16 and the Oregon Administrative Rule classifying Oregon estuaries (OAR 600-17-000 as amended 7/11/79).

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

i. Ensure compatibility with the requirements of LCDC Goal #16 and the Administrative Rule classifying Oregon estuaries (OAR 600-17-000 as amended 7/11/79).

ii. Maintain the integrity of the estuarine ecosystem.

This strategy shall be implemented by limiting uses and activities within natural, conservation and development estuarine management units so that such uses and activities are not more intensive than those stipulated in the following table:
According to LCDC Goal #16, uses and activities listed below may be allowed in respective management units without special assessment of the resource capabilities of the area, but subject to special conditions and other policies set forth elsewhere in this Plan.

According to LCDC Goal #16, uses and activities listed below may be allowed in respective management units when it is established that such are "consistent with the resource capabilities of the area and purposes of management units" (pursuant to "Linkage" findings in this Plan) but also subject to special conditions and other policies set forth elsewhere in this Plan.

<table>
<thead>
<tr>
<th>NATURAL</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Undeveloped, low-intensity, water-dependent recreation</td>
<td>1. Aquaculture</td>
</tr>
<tr>
<td>2. Research and educational observation</td>
<td>2. Communication facilities</td>
</tr>
<tr>
<td>3. Navigational aids, such as beacons and buoys</td>
<td>3. Active restoration measures</td>
</tr>
<tr>
<td>4. Protection of habitat, nutrient, fish, wildlife and aesthetic resources</td>
<td>4. Riprap (see Strategy (9)).</td>
</tr>
<tr>
<td>5. Passive restoration measures</td>
<td>5. Placement of low-water bridges</td>
</tr>
</tbody>
</table>

**NOTE:** Existing man-made features may be retained, maintained and protected if existing on October 7, 1977.
CONSERVATION
1. All uses permitted outright in natural management units.
2. Active restoration measures
3. Aquaculture
4. Communication facilities
5. High-intensity, water-dependent recreation including dredged marinas and boat basins without jetties and channels
6. Maintenance dredging of existing facilities
7. Minor navigational improvements
8. Mining and mineral extraction
9. Water-dependent uses requiring occupation of the water surface by means other than fill
10. Bridge crossings
11. Riprap (see Strategy §9)
12. Fills (see Strategies §5, §6)
13. Waste discharge meeting state and federal water quality standards

DEVELOPMENT
1. Navigation
2. Needed commercial and industrial water-dependent uses consistent with a shallow-draft estuary, as defined herein.
3. Water transport channels where dredging may be necessary*
4. Dredge or fill (see Strategies §5 and §7)*
5. Water-related and non-dependent, non-related uses not requiring fill
6. Mining and mineral extraction
7. All uses permitted in natural and conservation management units.
5. Navigational structures other than those permitted in natural and conservation management units*

6. Marinas*

7. Dredged material disposal*

8. Water storage areas where needed for products used in, or resulting from, industries, commerce, and recreation*.

*Where found to be appropriate, as required by Goal §16.
This strategy is based on the recognition that the "Use and Activity Matrices" set forth as policy elsewhere in the Plan conform with and shall be maintained in compliance with the "priority of uses" and other "use" requirements of Goal #16. Unless otherwise required on a case-by-case basis by Strategies #6 or #9, the "resource capability assessments" called for in Goal #16 have been conducted in the Plan, and uses subject to these findings are thus allowed by this Plan.

This strategy recognizes that the Plan's estuarine management unit designations and permitted uses and activities are based upon and establish general priorities for the use of estuarine resources. These general use priorities (from highest to lowest) are:

a. Uses which maintain the integrity of the estuarine ecosystem;

b. Water-dependent uses requiring estuarine location, as consistent with the overall Oregon Estuarine Classification;

c. Water-related uses which do not degrade or reduce the natural estuarine resources and values; and

d. Non-dependent, non-related uses which do not alter, reduce or degrade the estuarine resources and values.

#3. Use of "Coquille River Estuary Special Considerations Map" as the Basis for Special Policies Implementation

- Local governments shall use the "Coquille River Estuary Special Considerations Map" as the basis for implementing the special protection.

Accordingly, the Coquille River Estuary Special Considerations Map shall delineate the general boundaries (plan inventory maps contain more precise boundary locations) of the following specific areas covered by the Coquille River Estuary Management Plan:

i. Coquille River Estuary Coastal Shorelands Boundary

ii. Sensitive Beach and Dune Areas

a. Areas unsuitable for development

b. Areas with limited development suitability

iii. Floodplain Hazard Areas

iv. Agricultural Lands Designated for Exclusive Farm Use, and "Wet-Meadow" Wetlands

v. Coastal Historical and Archaeological Sites
vi. Urban Growth Boundaries (UGB's)

vii. Dredged Material Disposal and Mitigation/Restoration Sites

viii. Significant Wildlife Habitat and Major Marshes

ix. Forest Lands

Specific plan provisions set forth elsewhere as policy and relating to the above-listed considerations shall be used in conjunction with the Coquille River Estuary Special Considerations Map; such plan provisions include allowed uses and activities in each management segment, and the following specific "functional" strategies set forth below:

#13. Overall Use Priorities within Coastal Shorelands

#14. General Policy on Uses within Rural Coastal Shorelands

#15. Land Divisions within Rural Shorelands

#16. Protection of Sites especially suited to Water-Dependent Uses

#16a. Special allowance for New Non-Water-Dependent Uses is "Urban Water-Dependent (UW)" Segments which are "Especially Suited for Water-Dependent Uses" [ESWD]

#16b. Potential Sites Especially Suited to Water-Dependent Uses

#16c. Protection of Sites especially Suited to Water-Dependent Uses in Future Urbanizable Areas

#17. Protection of "Major Marshes" and "Significant Wildlife Habitats" in Coastal Shorelands

#18. Protection of Historical and Archaeological Sites within Coastal Shorelands

#19. Management of "Wet-Meadow" Wetlands within Coastal Shorelands

#20. Dredged Material Disposal Sites

#21. Mitigation and Restoration Sites

#22. Mitigation Sites: Protection against Pre-emptory Uses
#22a. Acquisition and Protection of Mitigation/Restoration and Dredged Material Disposal Sites

#23. Riparian Vegetation

#27. Floodplain Protection within Coastal Shorelands

#28. Recognition of LCDC Goal #3 (Agricultural Lands) Requirements for Rural Lands within the Coastal Shorelands Boundary

#29. Restricting Actions in Beach and Dune Areas that are "Unsuitable for Development"

#30. Restricting Actions in Beach and Dune Areas with "Limited Development Suitability"

#31. Special Consideration for Sensitive Beach and Dune Resources

#34. Recognition of LCDC Goal #4 (Forest Lands) Requirements for Rural Lands within the Coastal Shorelands Boundary

All other plan provisions — including allowed uses and activities — are subordinate to the special "functional" strategies listed above.

This strategy recognizes that the Coquille River Estuary Special Considerations Map (i) is an official policy component of this estuary management plan, and (ii) provides a mechanism for site-specific application of special management policies.

#4. Cumulative Effects of Estuary Alteration

- Local government concludes that all proposed actions (approved in this Plan) which would alter or potentially alter the integrity of the estuarine ecosystem have been based upon a full consideration of the impacts of the proposed alteration and a demonstration of the public's need and gain which warrant such modification or loss.

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

#5. Estuarine Fill and Removal

- Local government shall support dredge, fill or other reduction or degradation of natural estuarine values only if such "significant" activities are allowed in the respective management segment, and:
a. The activity is required for navigation or other water-dependent use, or in the case of fills for non-water-dependent uses, is needed for a public use and would satisfy a public need that outweighs harm to navigation, fishing and recreation, as per ORS 541.622 (3), and an Exception has been taken in this Plan to allow such fill;

b. An estuarine location is required;

c. The public need and gain are demonstrated;

d. No alternative upland location exists;

e. Adverse impacts are identified and minimized as much as feasible; and

f. The activity is consistent with other requirements of state and federal law, specifically the conditions in ORS 541.615 and Section 404 of the Federal Water Pollution Control Act (P.L. 92-500).

As required by Goal #16, estuarine fill and removal is not permitted in Natural Management Units. Only "maintenance dredging of existing facilities" and minor dredging permitted as "minor navigational improvements" are permitted in Conservation Management Units.

This strategy shall be implemented by the preparation of findings by local government documenting that such proposed actions are consistent with the Comprehensive Plan, and with criteria "a", "b", "c", "d", "e" and "f" above. The findings shall be developed in response to a "request for comment" by the Division of State Lands, which shall seek local government's determination regarding the appropriateness of a permit to allow the proposed action.

"Significant", as used in "other significant reduction or degradation of natural estuarine values", shall mean actions deemed significant by the Corps of Engineers in its Section 10 and 404 permit processes.

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

§5a. Temporary Alterations

- Local government shall support as consistent with the this Plan (without taking exception to the Statewide Planning Goals) temporary alterations to the estuary, to major freshwater marshes, or to significant wildlife habitat when such temporary actions would not otherwise be allowed, provided that:

App.-9
i. the alterations are performed in conjunction with a federally-authorized Corps of Engineers project; or

ii. the alterations are necessary to implement a project that is otherwise consistent with this Plan; and

iii. the affected area is restored to its near-original condition following completion of the project so that lasting impacts to the environment do not result.

This policy shall not be subordinate to more restrictive environmental protection policies.

This policy shall be implemented through local review and comment on state and federal permit applications and through ordinance provisions that implement this Plan.

This policy is based on the recognition that temporary estuarine fill and habitat alterations are frequently legitimate actions when in conjunction with jetty repair and other important economic activities. It is not uncommon for projects to need staging areas and access that require temporary alteration to habitat that is otherwise protected by this Plan. The time period for "temporary" may range from as short a period as two weeks to as long a period as several months, as in the case of jetty-repair staging areas.

#6. Fill in Conservation and Natural Estuarine Management Units

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

A. Maintenance and protection of man-made structures existing as of October 7, 1977.

B. Active restoration if a public need is demonstrated.

C. Low water bridges if:

   i. An estuarine location is required;

   ii. Within the estuary, there are no alternative locations such as in a development management unit; and

   iii. Adverse impacts are minimized as much as feasible.

D. Bridge crossing support structures if:

   i. The findings of C above are made; and
ii. Consistent with the resource capabilities of the area and purposes of the management unit.

E. Aquaculture, high-intensity water-dependent recreation and minor navigational improvements if:
   i. The findings of D above are made; and
   ii. No alternative upland locations exist for the portion of the use requiring fill.

F. Flood and erosion control structures if:
   i. Required to protect a water-dependent use as otherwise allowed in E above; and
   ii. Land use management practices and nonstructural solutions are inadequate to protect the use.

Further, local government shall allow fill activities in natural management units only when necessary for the maintenance and protection of man-made structures existing as of October 7, 1977.

This strategy shall be implemented through estuarine "Use and Activity" matrices set forth elsewhere in this Plan, and through local review and comment on state and federal permit applications for such projects.

This strategy recognizes the general objectives of LCDC Goal #16 and the specific requirements of LCDC's policy regarding "Fills in Conservation Estuaries and Conservation Management Units." (8/10/79)

#7. Maintenance Dredging of Authorized Channel
   - Local governments support maintenance dredging of the authorized navigation channel.

This strategy recognizes that there are persistent problems with buildup of sediment in the Coquille channel entrance from littoral transport during late summer months, creating rough water and difficult bar crossing, which interferes with navigation.

#8. Estuarine Mitigation Requirements (See also Strategies #21, #22 and #22a)
   - Local government recognizes that mitigation shall be required when estuarine dredge or fill activities are permitted in inter-tidal or tidal marsh areas as required by ORS 541.626. However, mitigation shall not be required for projects which the Division of State Lands has determined meet the criteria in ORS 541.626(4).

App.-11
This strategy shall be implemented through procedures established by the Division of State Lands, and as consistent with ORS 541.626 and other mitigation/restoration policies set forth in this Plan.

This strategy recognizes the authority of the Director of the Division of State Lands in administering the statutes regarding mitigation. It further recognizes that mitigation to offset impacts from freshwater wetland fills is not required.

#9. **Solutions to Erosion and Flooding Problems**

- Local government shall prefer non-structural solutions to problems of erosion and flooding in the Coquille Estuary to structural solutions. Where shown to be necessary and allowed, water and erosion control structures such as jetties, bulkheads, seawalls and similar protective structures and fill shall be designed to minimize adverse impacts on water currents, erosion and accretion patterns.

Further, where listed as an allowable activity within the respective management segment, riprap shall only be allowed in Development estuarine management units upon finding that:

A. land use management practices and non-structural solutions are inadequate; and

B. adverse impacts on water currents, erosion and accretion patterns are minimized; and

C. it is consistent with the Development management unit objectives of the Estuarine Resources Goal.

Further, where listed as an allowable activity within the respective management segment, riprap shall only be allowed in Conservation estuarine management units upon finding that:

A. land use management practices and nonstructural solutions are inadequate; and

B. adverse impacts on water currents, erosion and accretion patterns are minimized; and

C. riprap is consistent with the resource capabilities of the area and the purposes of maintaining Conservation management units.

Further, where listed as an allowable activity within the respective management segment, riprap shall only be allowed in Natural estuarine management units upon finding that:

A. there is a need to protect from erosion: uses existing as of October 7, 1977, unique natural resources and historic archaeological values, or public facilities;
B. land use management practices and non-structural solutions are inadequate;

C. it is consistent with the natural management unit as set forth in this Plan and required by Goal #16; and

D. adverse impacts on water currents, erosion and accretion patterns and estuarine organisms and their habitat are minimized.

Implementation of this strategy shall occur through local review of and comment on state and federal permit applications for such projects.

This strategy is based on the recognition that non-structural solutions are often more cost-effective as corrective measures, but that carefully designed structural solutions are occasionally necessary. The strategy also recognizes LCDC Goal #17 requirements and the Oregon Administrative Rule classifying Oregon estuaries (OAR 660-17-000 as amended 7/11/79).

§10. Proliferation of Single-Purpose Docks and Piers

- Local government shall act to restrict the proliferation of individual single-purpose docks and piers, when such are allowed within respective management units.

This strategy shall be implemented:

(1) by the preparation of findings by local government in response to a "request for comment" by the Division of State Lands (which shall seek local government's determination regarding the appropriateness of a permit to allow the proposed dock or pier) which document that:

a. the size and shape of the proposed dock or pier shall be limited to that required for the intended use; and

b. alternatives to docks and piers, such as mooring buoys, dryland storage, and launching ramps have been investigated and considered; and

(2) by encouraging community facilities common to several uses and interest by:

a. satisfying community needs for docks and moorage facilities in this Plan;

b. encouraging easements to facilitate multi-ownership.
This strategy recognizes the requirements of Goal #16 and the environmental benefits of multipurpose and multi-ownership docks and moorage facilities.

#11. Authority of Other Agencies

- Local government shall recognize the authority of the following agencies and their programs for managing land and water resources:

  A. The Oregon Forest Practices Act and Administrative Rules for forest lands as defined in ORS 527.610-527.730 and 527.990 and the Forest Lands Goals;
  B. The programs of the Soil and Water Conservation Commission and local districts and the Soil Conservation Service, under the Agricultural Lands Goal;
  C. Oregon Department of Environmental Quality: - the non-point source discharge water quality program administered under Section 208 of the Federal Water Pollution Control Act as amended, 1972 (PL 92-500); State statutes governing water pollution control, ORS 468.700-468.775 and sewage treatment and disposal systems, ORS 454.010-454.755;
  D. Oregon Division of State Lands: Fill and removal Law under ORS 541.605 - 541.665, dealing with permits, conditions, penalties and mitigation requirements, authority over sale or lease of submersible and submerged lands, ORS 274.005-274.940, and mineral resources, ORS 273.551-273.775.
  E. U.S. Army Corps of Engineers, Section 404 of the Federal Water Pollution Control Act, 1972 (PL 92-500), and Section 10 of the Rivers and Harbors Act, 1899;
  F. U.S. Environmental Protection Agency - Section 404, Federal Water Pollution Control Act (1972);
  G. Oregon Department of Fish and Wildlife: Salmon Hatchery Permits, ORS 508.700-508.745;
  H. Oregon Department of Geology and Mineral Industries: Permits for gas and oil extraction, ORS 520.005-520.095;
  I. Oregon Department of Economic Development: - Authority over Port Planning under ORS 777.835;
  J. Water Resources Department: Appropriation of Water, ORS 537.010-537.990, and Hydroelectric Power Projects, ORS 543.010-543.620;
  K. Oregon Department of Land Conservation and Development: Statewide Planning Program (ORS 197.005-197.430) and administration of Federal Coastal Zone Management Program (PL 92-583);
L. Oregon Department of Energy: Regulation of thermal power and nuclear installation under ORS 469.300-469.570.

This strategy recognizes that there are several agencies with authority over coastal waters, and that their management programs should be used rather than developing new or duplicatory management techniques or controls, especially as related to existing programs functioning to maintain water-quality and minimize man-induced sedimentation.

#12. Removal of Old Pilings and Snags

- Local governments shall support removing obstructions and accumulations of debris from the Coquille River Estuary, where "minor navigational improvements" are listed as an allowable use within a respective management segment.

This strategy recognizes that the Coquille River Estuary contains a large number of disused pilings and snags and other obstructions and accumulations which may interfere with boat passage and can adversely affect habitat and increase erosion hazard.

#12a. Bandon Boat Basin Project

- Local governments support the Bandon boat basin project and construction of a new breakwater.

This strategy recognizes that storm surges tend to be directed towards the Bandon boat basin because of the orientation of the existing breakwater and the lack of boat basin space and poor bar conditions inhibit development of the fishing industry, while abundant ocean resources provide a great potential for this sector of the local economy.

#12b. Bandon South Jetty Project

- Local governments shall support the proposed reconstruction of the South Jetty as it is outlined elsewhere in this Plan.

This strategy recognizes that the South Jetty is experiencing serious erosion which threatens property and a road due to disintegration of a former jetty extension, and that the jetty is needed to assist proper tidal flushing of the channel entrance.

#12c. Future Studies

- Local government shall encourage the Oregon Department of Fish and Wildlife to study biological resources of the Coquille Estuary, particularly the riverine section, to ascertain the effects of dredging and other river channel improvements and to determine the effects of various fish and wildlife management actions.
This strategy recognizes that the state of general knowledge about biological resources of the Coquille Estuary, particularly the riverine section is sketchy.

12d. Bandon Salt Marsh

- Local government supports the transfer of the Bandon salt marsh to the U.S. Fish and Wildlife Service in exchange for the Bandon Coastguard Station.

This strategy is based on the recognition that the transfer provides an excellent opportunity to protect the salt marsh which is a critically valuable natural resource.

4.2 Coastal Shoreland and Dunes Strategies

13. Overall use Priorities within Coastal Shorelands

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

  i. promote uses which maintain the integrity of estuaries and coastal waters;

  ii. provide for water-dependent uses;

  iii. provide for water-related uses;

  iv. provide for non-dependent, non-related uses which retain flexibility of future use and do not prematurely or unalterably commit shorelands to more intensive uses;

  v. provide for development, including non-dependent, non-related uses in urban areas compatible with existing or committed uses;

  vi. permit non-dependent, non-related uses which cause a permanent or long-term change in the features of coastal shorelands only upon a demonstration of public need.

In addition, priority uses for flood hazard and flood plain areas shall include agriculture, forestry, recreation and open space and uses which are water-dependent.

This strategy recognizes that the Estuary Management Plan's shoreland designations and permitted uses and activities are based upon and establish general priorities for the use of coastal shoreland resources.

14. General Policy on Uses within Rural Coastal Shorelands

- Coos County shall manage its rural areas within the "Coquille
River Coastal Shorelands Boundary" by allowing only the following uses in rural shoreland areas, as prescribed in the Uses/Activities Matrix of this Plan:

i. farm uses as provided in ORS 215, 203 and 215.213;

ii. propagation and harvesting of forest products;

iii. private and public water-dependent recreation developments;

iv. aquaculture;

v. water-dependent commercial and industrial uses and water-related uses only upon a finding by the Board of Commissioners that such uses satisfy a need which cannot otherwise be accommodated on shorelands in urban and urbanizable areas;

vi. single family residences on lots, parcels, or units of land existing on January 1, 1977 when it is established that:

   a. the dwelling is in conjunction with a permitted farm or forest use, or

   b. the dwelling is in a documented "committed" area, or

   c. the dwelling has been justified through a goal exception, or

   d. such uses do not conflict with the resource preservation and protection policies established elsewhere in this Plan;

vii. a single-family residence permitted on "lots of record" pursuant to ORS 215;

viii. any other uses, provided that the Board of Commissioners determines that such uses satisfy a need which cannot be accommodate at other upland locations or in urban or urbanizable areas. In addition, the above uses shall only be permitted upon a finding that such uses do not otherwise conflict with the resource preservation and protection policies established elsewhere in this Plan.

This strategy recognizes (1) that Coos County's rural shorelands are a valuable resource and accordingly merit special consideration, and (2) that LCDC Goal #17 places strict limitations on land divisions within coastal shorelands. This strategy further recognizes that rural uses through "v" above are allowed because of need and consistency findings documented in the "factual base" that supports this plan; however, uses "vi" and "viii" above will require special consideration

App.-17
by Coos County to determine whether or not such are allowed, except where otherwise allowed outright by ORS 215.203 and 215.213.

15. Land Divisions Within Rural Shorelands

- Coos County shall permit subdivisions and major and minor partitions within the Coquille River Coastal Shorelands Boundary in rural areas only upon a finding by the County:

(1) that such land divisions would not otherwise conflict with the resource preservation and protection policies established elsewhere in this Plan; and either

(2) that the new land divisions fulfill a need that cannot otherwise be accommodated in uplands in urban and urbanizable areas; or

(3) that the new land divisions are in a documented "committed" area; or

(4) that the new land divisions have been justified though a goal exception.

This strategy shall be implemented through provisions in ordinance measures that require the above findings to be made: (1) prior to the approval of the preliminary plat of a subdivision or major partition; or (2) prior to the approval of minor partitions.

This strategy recognizes (1) that Coos County's rural shorelands are a valuable resource and accordingly merit special consideration; and (2) that LCDC Goal #17 places strict limitations on land divisions within coastal shorelands.

16. Protection of Sites Especially Suited to Water-Dependent Uses

- Local government shall manage urban and urbanizable shorelands which are especially suited for water-dependent ("ESWD") uses so as to protect these important areas for water-dependent commercial, recreational, and industrial uses.

This strategy is implemented through appropriate land use designations in the Estuary Plan, which provide for water-dependent uses within areas that are "especially suited" for such uses.

This strategy is based upon recognition that ESWD areas are given priority consideration because of their unique attributes, which include:

a. deep water close to shore with supporting land transport facilities suitable for ship and barge facilities,

b. potential for aquaculture,

c. protected areas subject to scour which require little
d. potential for recreational utilization of coastal water riparian resources.

### #16a. Special allowance for new Non-Water-Dependent Uses in Areas which are "Especially Suited for Water-Dependent Uses" [ESWD]

- Unless otherwise allowed through an Exception, local governments shall allow new non-water-dependent uses in segments which are "especially-suited for water-dependent uses" [ESWD] only if it is established prior to permitting such uses that:
  
  i. the proposed use or activity is temporary in nature (such as storage, etc);

  ii. the proposed use would not preempt the ultimate use of the property for water-dependent development;

  iii. no immediate and economically viable demand exists to enable use of the site for water-dependent development;

  iv. the site is committed to long-term water-dependent use or development by the landowner.

This policy shall be implemented through provisions in ordinance measures that require the above findings made prior to approval of proposed activities.

This policy is based on the recognition that segments which are "especially-suited for water-dependent uses" must be protected for such, but that temporarily allowing non-preemptory, non-water-dependent uses is not inconsistent with that overriding objective.

### #16b. Potential Sites especially Suited to Water-Dependent Uses

- Local government shall re-evaluate available sites for water-dependent uses which would comply with the Statewide Planning Goals at the time of the first update of the Coquille Estuary Plan.

This strategy recognizes that the Coquille River Estuary suffers from a shortage of suitable and readily available sites for water-dependent uses.

### #16c. Protection of Sites especially Suited to Water-Dependent Uses in Future Urbanizable Areas

- Local government shall, when considering possible future amendments to this Estuary Management Plan, protect shorelands in future urbanizable areas especially suited for water-dependent