

City of North Bend, Oregon

Coos Bay Estuary Zoning Designations Within City Limits

(part of Coos Bay Estuary Management Plan)

Estuary Management Units

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UPPER BAY/ISTHMUS SLOUGH – COOS BAY/NORTH BEND SHORELAND SEGMENT 44

MANAGEMENT CLASSIFICATION: UW

BOUNDARIES:

Northern Boundary – The northern boundary of Menasha’s property just south of Simpson Heights.

Southern Boundary – A line extending east from Curtis Street in Coos Bay.

The area and boundaries of 44UW are reduced by approximately 7.5 acres and the boundary amended as described in management unit 44UNW.

MANAGEMENT OBJECTIVE:

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

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

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

USES:

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

12.	Residential	N
13.	Solid Waste Disposal	A
14.	Timber Farming/Harvesting	N/A
15.	Utilities	
	a. Low-intensity	A
	b. High-intensity	A
16.	Navigation and water-dependent commercial enterprises and activities	A

ACTIVITIES:

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

GENERAL CONDITIONS

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

SPECIAL CONDITIONS

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

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

12. Where needed for products used in or resulting from industry, commerce and recreation.

UPPER BAY AQUATIC SEGMENT 44

MANAGEMENT CLASSIFICATION: DA

BOUNDARIES:

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

MANAGEMENT OBJECTIVE:

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

USES:

- | | | |
|-----|--|---|
| 1. | Aquaculture | * |
| 2. | Commercial | * |
| 3. | Docks | A |
| 4. | Industrial and Port Facilities | * |
| 5. | Log Dump/Sort/Storage (in water) | * |
| 6. | Marinas | A |
| 7. | Mining/Mineral Extraction | * |
| 8. | Recreation Facilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 9. | Utilities | |
| | a. Low-intensity | A |
| | b. High-intensity | A |
| 10. | Bridge Crossing/Support Structures | A |
| 11. | Navigation and water-dependent commercial enterprises and activities | A |

ACTIVITIES:

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

3.	Dredged Material Disposal	N
4.	Fill	
5.	Navigational Structures	*
6.	Minor Navigational Improvements	A
7.	Piling/Dolphin Installation	A
8.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
9.	Navigation Aids	A
10.	Mitigation	A
11.	Restoration	
	a. Active	*
	b. Passive	A
12.	Water Transport Channels where dredging maybe necessary.	A
13.	Water Storage Areas	*

SPECIAL CONDITIONS

USES

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

ACTIVITIES:

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

8b.,c. These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems.

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

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

13. Where needed for products used in or resulting from industry, commerce and recreation.

UPPER BAY/ISTHMUS SLOUGH - COOS BAY/NORTH BEND SHORELAND SEGMENT 44

MANAGEMENT CLASSIFICATION: UNW

BOUNDARIES:

Northern Boundary-Connecticut Avenue, except for the area east of the railroad Tracks, where California Avenue shall be the Northern Boundary.

Southern Boundary-Vermont Street.

Western Boundary- The most eastward track of the Southern Pacific Railroad.

Eastern Boundary-Inland from the “line of non-aquatic vegetation as defined in the Coos Bay Estuary Management Plan, Volume 11, Part 1 Plan Provisions, Section 3.5

SHORELAND MANAGEMENT SEGMENTS:

MANAGEMENT OBJECTIVE:

This shore land segment shall be managed primarily to protect existing uses and to allow new non-water-dependent/non-water-related uses, while protecting existing uses and recognizing the City of North Bend’s desire to redevelop this segment for commercial, residential and recreational uses.

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

1. The City of North Bend’s downtown bay front redevelopment program shall be allowed to encourage public access and observation.

USES

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

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

ACTIVITIES:

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

GENERAL CONDITIONS:

1. Use in this Waterfront Commercial zone shall normally be non-water dependent.
2. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in policy #27.

SPECIAL CONDITIONS:

ACTIVITIES:

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

UPPER BAY – NORTH BEND SHORELAND SEGMENT 46

MANAGEMENT CLASSIFICATION: UD

BOUNDARIES:

Northern Boundary – The south edge of the graveled industrial area of North Point.

Southern Boundary – The north boundary of Menasha’s ownership south of Simpson Heights.

MANAGEMENT OBJECTIVE:

This shore land segment is not “especially suited to water-dependent development” and shall be managed to provide for the following:

1. Land access between industrialized areas to the north and south and residential uses inland.
2. Limited development to support commercial moorage for fishing craft.
3. Residential use west of the proposed access road. Proposed access road runs parallel to existing shoreline.

USES:

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

16.	b. High-intensity	A
	Navigation and water-dependent commercial enterprises and activities	A

ACTIVITIES:

1.	Stream Alteration	N/A
2.	Dikes	
	a. New Construction	*
	b. Maintenance/Repair	A
3.	Dredging	
	a. New Construction	N
	b. Maintenance Dredging of Existing Facilities	*
	c. Repair dikes and tide gates	*
4.	Dredged Material Disposal	N
5.	Excavation to Create New Water Surface	A
6.	Fill	A
7.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Retaining Wall	*
8.	Navigation Aids and activities	A
9.	Mitigation	A
10.	Restoration	
	a. Active	*
	b. Passive	A
11.	Land Divisions	A
12.	Water Transportation Channels	A
13.	Water Storage Areas	*

GENERAL CONDITIONS

1. All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.
2. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.

SPECIAL CONDITIONS

USES

3. Aquaculture shall be allowed only if findings are made to substantiate the following:

- 1) That the use will not preclude land access and development as addressed in the Management Objective.
 - 2) That the use is compatible with any existing and/or proposed land access between industrialized areas to the north and south.
 - 3) That the use is compatible with any existing and/or proposed commercial moorage for fishing craft.
 - 4) That the use is compatible with any existing and/or proposed residential use west of the existing and/or proposed access road.
- 4.,6. Commercial, industrial and Port facilities shall be allowed to support commercial moorage for fishing craft.
12. Residential development shall be confined to the area west of the proposed access road.

ACTIVITIES

- 2a. Dikes shall be allowed only for purpose of developing the access road.
- 3b., 3c Permitted subject to finding that adverse impacts have been minimized (see policy #5) and to Policy #8 requiring mitigation.
- 7b.7c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems."
- 10a. Active restoration shall be allowed only when consistent with Policy #22b.
13. Where needed for products used in or resulting from industry, commerce and recreation.

UPPER BAY AQUATIC SEGMENT 46

MANAGEMENT CLASSIFICATION: DA

BOUNDARIES:

This segment extends east to the deep-draft channel beginning at a line east from the south edge of the graveled industrial area of North Point and ending at a line east from the north boundary of Menasha's property.

MANAGEMENT OBJECTIVE:

This segment shall be managed to allow limited mooring of commercial fishing vessels, which is the highest and best use of the segment and is consistent with natural resource characteristics and adjacent channel activity.

USES:

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

ACTIVITIES:

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

a.	New	*
b.	Maintenance Dredging of Existing Facilities *	
c.	To Repair Dikes and Tide gates	N/A
3.	Dredged Material Disposal	N
4.	Fill	*
5.	Navigational Structures	N
6.	Minor Navigational Improvements	A
7.	Piling/Dolphin Installation	A
8.	Shoreline Stabilization	
a.	Vegetative	A
b.	Rip-rap	*
c.	Bulkheads	*
9.	Navigation Aids	A
10.	Mitigation	A
11.	Restoration	
a.	Active	*
b.	Passive	A
12.	Water Transport Channels where dredging may be necessary.	A
13.	Water Storage Areas	*

SPECIAL CONDITIONS

USES

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

In addition, aquaculture shall be allowed if findings are developed which document that it will not conflict with use of the area for moorage.

2.,4. Limited commercial and port facilities shall be allowed only if findings are developed which document that they are consistent with the shore land uses and do not conflict with use of the area for moorage.

In addition, if the use is water-related or non-dependent/related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.

7. Mining/mineral extraction is allowed only if it is compatible with shore land uses and does not conflict with moorage, and is consistent with the resource capabilities of the area and the purposes of the Management Objective.

10. Permitted subject to policy #6 & #8.

11. Permitted subject to policy #6 & #8.

ACTIVITIES

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

8b.,c. These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems."

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

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

13. Where needed for products used in or resulting from industry, commerce and recreation.

UPPER BAY – NORTH BEND SHORELAND SEGMENT 47

MANAGEMENT CLASSIFICATION: UW

BOUNDARIES:

Western Boundary – The 101 Highway and Bridge.

Southeastern Boundary – The south side of the graveled industrial area of North Point.

MANAGEMENT OBJECTIVE:

The immediate shoreline of this segment shall be managed to encourage continuance of water-dependent uses such as the existing off-loading of rock materials barged to the site with non-water-dependent uses only allowed, as per Policy #16a. The immediate shoreline is especially suited to accommodate shallow-draft vessels such as barges, so the shoreline shall be managed so as to not preclude such development. However, the remainder of the site has only marginal suitability for water-dependent development, and hence non-water-dependent/related uses shall be allowed back from the immediate shoreline when findings are developed which document that such proposed use would not preclude or interfere with water-dependent development on the immediate shoreline.

USES:

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

enterprises and activities A

ACTIVITIES:

- | | | |
|-----|--|---|
| 1. | Stream Alteration | A |
| 2. | Dikes | |
| | a. New Construction | A |
| | b. Maintenance/Repair | A |
| 3. | Dredging | |
| | a. New Construction | N |
| | b. Maintenance dredging of existing facilities | * |
| | c. Repair Dikes and Tide gates | * |
| 4. | Dredged Material Disposal | N |
| 5. | Excavation to Create New Water Surface | A |
| 6. | Fill | A |
| 7. | Shoreline Stabilization | |
| | a. Vegetative | A |
| | b. Rip-rap | * |
| | c. Retaining Wall | * |
| 8. | Navigation Aids | A |
| 9. | Mitigation | N |
| 10. | Restoration | |
| | a. Active | * |
| | b. Passive | A |
| 11. | Land Divisions | A |
| 12. | Water Transport Channels where dredging may
be necessary. | A |
| 13. | Water Storage Areas | * |

GENERAL CONDITIONS

1. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
2. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.
3. All uses shall be consistent with Policy #16, regarding protection of areas “especially–suited for water-dependent uses.”

SPECIAL CONDITIONS

USES

8. Log storage is an interim use which shall not preclude use of the property for a higher use.

9. Where consistent with the purposes of this management unit and adjacent shore lands designated especially suited for water-dependent uses or designated for waterfront redevelopment.

13. Industrial solid waste disposal shall be allowed if findings are developed which document that the process is consistent with the Management Objective.

ACTIVITIES

3b. Permitted subject to finding that adverse impacts have been minimized (see policy #5) and to Policy #8 requiring mitigation.

3c. Permitted subject to finding that adverse impacts have been minimized (see policy #5) and to Policy #8 requiring mitigation.

7b. These activities are only permitted subject to the general findings required by

7c. Policy #9, "Solutions to Erosion and Flooding Problems."

10a. Active restoration shall be allowed only when consistent with Policy #22b.

13. Where needed for products used in or resulting from industry, commerce and recreation.

UPPER BAY AQUATIC SEGMENT 47

MANAGEMENT CLASSIFICATION: DA

BOUNDARIES:

This segment extends northeast to the deep draft channel beginning at the Highway 101 Bridge and ending at a line east from the south side of the graveled industrial area of North Point.

MANAGEMENT OBJECTIVE:

This aquatic segment shall be managed to allow continuation of and expansion of shallow-draft vessel use and development.

USES:

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

ACTIVITIES:

1.	Dikes	
	a. New Construction	N
	b. Maintenance/Repair	N/A
2.	Dredging	
	a. New	*
	b. Maintenance Dredging of Existing Facilities	*
	c. To Repair Dikes and Tide gates	N/A
3.	Dredged Material Disposal	N

4.	Fill	*
5.	Navigational Structures	*
6.	Minor Navigational Improvements	A
7.	Piling/Dolphin Installation	A
8.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	*
9.	Navigation Aids and activities	A
10.	Mitigation	N
11.	Restoration	
	a. Active	N
	b. Passive	N
12.	Water Transport Channel where dredging may be necessary	A
13.	Water Storage Areas	*

SPECIAL CONDITIONS

USES

1. This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 2.,4. If the use is water-related or nondependent/related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of the management unit. Fill is not permitted for non-water-dependent uses.
6. Where consistent with the purposes of the Development Management Unit and adjacent shore lands designated for water-dependent uses or designated for waterfront redevelopment, water-related and non-dependent, non-related uses not requiring dredge or fill.
7. Mining/mineral extraction is only allowed if compatible with navigation and moorage uses, and if consistent with the resource capabilities of the area and the purposes of the management objective.

ACTIVITIES:

- 2a.,b. These activities are only allowed subject to finding that adverse impacts have been minimized (see Policy #5) and to Policy #8 requiring mitigation.
4. & 5. Permitted subject to finding that adverse impacts have been minimized (see policy #5) and to Policy #8 requiring mitigation.
- 8b.,c. These activities are only permitted subject to the general findings required by

Policy #9, “Solutions to Erosion and Flooding Problems.”

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

13. Where needed for products used in or resulting from industry, commerce and recreation.

UPPER BAY

AQUATIC SEGMENT 48

MANAGEMENT CLASSIFICATION: CA

BOUNDARIES:

This segment extends north to the deep-draft channel beginning at the Highway Bridge, ending at the railroad bridge, and excluding the aquatic inlet between the two disposal sites known as East Pony Slough.

MANAGEMENT OBJECTIVE:

This segment shall be managed so as to conserve the aquatic resources of the area.

USES:

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

ACTIVITIES:

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

3.	Dredged Material Disposal	N
4.	Fill	N
5.	Navigational Structures	N
6.	Minor Navigational Improvements	A
7.	Piling/Dolphin Installation	A
8.	Shoreline Stabilization	
	a. Vegetative	A
	b. Rip-rap	*
	c. Bulkheads	N
9.	Navigation Aids	A
10.	Mitigation	A
11.	Restoration	
	a. Active	*
	b. Passive	A
12.	Protection of habitat, nutrient, fish, wildlife and aesthetic resources	A

SPECIAL CONDITIONS

USES

1., 8a, b. These uses are only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a.)

Further, such recreational facilities must be water-dependent.

12. This use is allowed subject to policy #4.

13. Boat ramps for public use where no dredging or fill for navigational access is needed.

ACTIVITIES

2b. Permitted subject to finding that adverse impacts have been minimized (see policy #5) and to Policy #8 requiring mitigation.

8b. This activity is only permitted subject to the general findings required by Policy #9, "Solution to Erosion and Flooding Problems."

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

**UPPER BAY – NORTH BEND
SHORELAND SEGMENT 48**

MANAGEMENT CLASSIFICATION: CS

BOUNDARIES:

This segment consists of a 50-foot strip along the water’s edge of the two dredged material disposal areas at North Point, between McCullough Bridge and the railroad bridge at North Point, known as East Pony Slough or the North Point Properties.

MANAGEMENT OBJECTIVE:

This shoreland segment shall be managed to provide open space and enhance recreational and aesthetic uses while protecting scenic and riparian values, natural and cultural resources, and economic resources to maintain diverse environmental, economic and social values of the region.

USES

1. Agriculture	N
2. Airports	N
3. Aquaculture	N
4. Dryland moorage	N
5. Industrial and port facilities	N
6. Land transportation facilities	N
7. Log storage/sorting yard (land)	N
8. Marinas	N
9. Mining/mineral extraction	N
10. Recreational facilities	
a. Low-intensity	A
b. High-Intensity	A
11. Residential	N
12. Solid waste disposal	N
13. Timber farming/harvesting	N
14. Utilities	
a. Low-intensity	A
b. High-intensity	N

ACTIVITIES

1. Stream alteration	N
2. Dikes	
a. New construction	N
b. Maintenance/repair	N
3. Dredged material disposal	N
4. Excavation to create new water surface	N

5. Fill	*
6. Shoreline stabilization	A
a. Vegetative	*
b. Rip-rap	*
c. Retaining wall	*
7. Navigational aids	A
8. Mitigation	A
9. Restoration	*
a. Active	A
b. Passive	A
10. Land divisions	A

GENERAL CONDITIONS

The following conditions apply to all permitted uses and activities:

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

**UPPER BAY – NORTH BEND
AQUATIC SEGMENT 48A**

MANAGEMENT CLASSIFICATION: CA

BOUNDARIES:

This segment consists of the triangular lagoon between the two dredged material disposal sites at North Point, known as East Pony Slough or the North Point Properties.

MANAGEMENT OBJECTIVE:

This aquatic segment shall be managed to create a seamless aquatic designation from the water segment into the lagoon, and to allow the necessary dredging and fill for construction of a road with culverts or a bridge over the lagoon so that the portion of the North Point property that lies west of the lagoon can gain road access from the east side.

USES AND ACTIVITIES

1. Undeveloped low-intensity water-dependent recreation	A
2. Research and educational observations	A
3. Navigation aids, such as beacons and buoys	A
4. Protection of habitat, nutrient, fish, wildlife and aesthetic resources	A
5. Passive restoration measures	A
6. Dredging necessary for on-site maintenance of existing functional tidegates and associated drainage channels and bridge support structures	A
7. Rip-rap for protection of uses existing as of October 7, 1977, unique natural resources, historical and archeological values; and public facilities	A
8. Bridge crossings	A
9. Aquaculture which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks	A
10. Communication facilities	A
11. Active restoration of fish and wildlife habitat or water quality and estuarine enhancement	A
12. Boat ramps for public use where no dredging or fill for navigational access is needed	A
13. Pipelines, cables and utility crossings, including incidental dredging necessary for their installation	A
14. Installation of tidegates in existing functional dikes	A
15. Temporary alterations	*
16. Bridge crossing support structures including box culverts for the roadway over the lagoon, and dredging necessary for their installation	A

17. High-intensity water-dependent recreation, including boat ramps, marinas and new dredging for boat ramps and marinas	*
18. Minor navigational improvements	*
19. Mining and mineral extraction, including dredging necessary for mineral extraction	*
20. Other water dependent uses requiring occupation of water surface area by means other than dredge or fill	*
21. Aquaculture requiring dredge or fill or other alteration of the Estuary	*
22. Active restoration for purposes other than boat ramps for public use where no dredging or fill for navigational access is needed	*
23. Temporary alterations	*

* Conditions under which Uses and Activities are allowed: A use or activity is consistent with the resource capabilities of the area when either the impacts of the use on estuarine species, habitats, biological productivity and water quality are not significant or that the resources of the area are able to assimilate the use and activity and their effects and continue to function in a manner which conserves long-term renewable resources, natural biologic productivity, recreational and aesthetic values and aquaculture.

LOWER BAY – (PONY SLOUGH) NORTH BEND SHORELAND SEGMENT 50

MANAGEMENT CLASSIFICATION: UD

BOUNDARIES:

This segment borders Pony Slough on three sides and includes the shore of Pony Creek to 1000 feet above head of tide at Crowell Lane (tide gate).

Eastern boundary – The segment begins on the east shore at the south end of the railroad bridge.

Western boundary – The segment ends on the west shore at the northeast point of the airport at the mouth of Pony Slough.

MANAGEMENT OBJECTIVE:

This development shore land segment shall be managed to accomplish the following objectives:

1. The North Bend Municipal Airport shall be maintained as a permitted use.
2. The land area adjacent to Aquatic Segment #51 can be developed for recreational purposes (an improved boat ramp and limited tie-up dock), as envisioned in the Airport Master Plan.
3. The upland bordering the east side of the slough, adjacent to the proposed Pony Slough marina, shall be managed to protect its habitat values.

In any case, development within this shore land segment must be done in such a manner that it does not adversely impact on the adjacent sensitive aquatic area.

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

b. High-intensity	A
12. Residential	A
13. Solid Waste Disposal	N
14. Timber Farming/Harvesting	N
15. Utilities	
a. Low-intensity	A
b. High-intensity	A
16. Navigation and water-dependent commercial enterprises and activities	A

ACTIVITIES:

1. Stream Alteration	A
2. Dikes	
a. New Construction	*
b. Maintenance/Repair	A
3. Dredging	
a. New	N
b. Maintenance Dredging of existing facilities	A
c. To repair dikes and tide gates	A
4. Dredged Material Disposal	*
5. Excavation to Create New Water Surface	A
6. Dredge or Fill	*
7. Shoreline Stabilization	
a. Vegetative	A
b. Rip-rap	*
c. Retaining Wall	*
8. Navigation Aids and activities	A
9. Mitigation	A
10. Restoration	
a. Active	*
b. Passive	A
11. Land Divisions	A
12. Water Transport Channels where dredging may be necessary	A
13. Water Storage Areas	*

GENERAL CONDITIONS

1. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
2. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.
3. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.

4. Inventoried resources requiring mandatory protection in this segment shall be protected as required by Policies #17 and #18.

SPECIAL CONDITIONS

USES

3. Aquaculture is not considered to be a primary use of this area but shall be allowed if findings are developed which document that the particular proposal is consistent with the upland and aquatic character of the area.
5. Dry land moorage in the northwestern portion of this segment is consistent with the management objective if water access is confined to that specified in Aquatic Segment #51.

ACTIVITIES

- 2a. New upland dikes shall be allowed if they are associated with use of the airport.
4. Dredge Material Disposal shall be allowed when consistent with Policy #20.
- 7b.,7c These activities are only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems."
- 10a. Active restoration shall be allowed only when consistent with Policy #22b.
13. Where needed for products used in or resulting from industry, commerce and recreation.

**LOWER BAY (PONY SLOUGH)
AQUATIC SEGMENT 50**

MANAGEMENT CLASSIFICATION: NA

BOUNDARIES:

This segment consists of the aquatic area of Pony Slough.

MANAGEMENT OBJECTIVE:

This aquatic segment shall be managed to protect its natural resource productivity. Maintenance/repair of the railroad bridge crossing support structures is allowed.

Alterations and fill of Pony Slough, along the southern end of runway 13-31 in Accordance with FAA requirements for Runway Safety Areas shall be allowed.

USES:

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

ACTIVITIES:

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

b. Maintenance Dredging of existing facilities	*
c. To repair dikes and tide gates	N/A
3. Dredged Material Disposal	N
4. Fill	N
5. Navigational Structures	N
6. Minor Navigational Improvements	N
7. Piling/Dolphin Installation	N
8. Shoreline Stabilization	
a. Vegetative	A
b. Rip-rap	*
c. Bulkheads	N
9. Navigation Aids	A
10. Mitigation	A
11. Restoration	
a. Active	*
b. Passive	A
12. Protection of habitat, nutrient, fish, wildlife, and aesthetic resources	A
13. Temporary alterations	*

SPECIAL CONDITIONS

USES

1. Aquaculture which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) is subject to policy #4a.
- 8a. Undeveloped low intensity, water dependent recreation.
12. Subject to policy 4a.
13. Boat ramps for public use where no dredging or fill for navigational access is needed.

ACTIVITIES

- 1b, 2b Permitted subject to finding that adverse impacts have been minimized (see policy #5) and to Policy #8 requiring mitigation.
- 8b. This activity is only permitted subject to the general findings required by Policy #9, "Solutions to Erosion and Flooding Problems."
- 11a. Active restoration shall be allowed only when consistent with Policy #22b.
13. This activity is only permitted subject to policy #5a.

**LOWER BAY – NORTH BEND
SHORELAND SEGMENT 51**

MANAGEMENT CLASSIFICATION: UD

BOUNDARIES:

This segment consists of the rip-rapped bank along the northwest and west edges of the airport from the mouth of Pony Slough to the end of the altered shoreline south of the west end of Runway 4-22.

MANAGEMENT OBJECTIVE:

This shore land segment shall be managed to maintain the shoreline as necessary to protect the continued upland airport use and to allow its expansion.

USES:

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

ACTIVITIES:

1. Stream Alteration	N
2. Dikes	
a. New Construction	N

b. Maintenance/Repair	A
3. Dredging	
a. New Construction	N
b. Maintenance Dredging of existing facilities	*
c. To repair dikes and tide gates	*
4. Dredged Material Disposal	N
5. Excavation to Create New Water Surface	N
6. Fill	*
7. Shoreline Stabilization	
a. Vegetative	A
b. Rip-rap	*
c. Retaining Wall	*
8. Navigation Aids and Activities	A
9. Mitigation	N/A
10. Restoration	
a. Active	*
b. Passive	A
11. Land Divisions	A
12. Water Transportation Channels where dredging maybe necessary.	A
13. Water Storage Areas	*

SPECIAL CONDITIONS

USES

9. Where consistent with the purposes of the Development Management Unit and adjacent shore lands designated for water-dependent uses or designated for waterfront redevelopment, water-related and non-dependent, non-related uses not requiring dredge or fill; mining and mineral extraction; and activities as identified in the Natural Management Units and Conservation Management Units.

ACTIVITIES

3b.,3c. Permitted subject to finding that adverse impacts have been minimized (see policy #5) and to Policy #8 requiring mitigation.

7b.,c. These activities are only permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems."

10a. Active restoration shall be allowed only when consistent with Policy #22b.

13. Where needed for products used in or resulting from industry, commerce and recreation.

LOWER BAY AQUATIC SEGMENT 51

MANAGEMENT CLASSIFICATION: CA

BOUNDARIES:

This segment extends north to the deep draft navigation channel beginning at the northeast corner of the airport near the mouth of Pony Slough and ending where the shoreline changes configuration about midway along Runway 4-22. It also includes the area around the existing pier at the mouth of Pony Slough.

MANAGEMENT OBJECTIVE:

This aquatic segment shall be managed to maintain any aquatic resources in the area as consistent with the needs of the airport flyover area and the navigation channel. It shall also be managed to allow continued public access to the water at the present location and to allow rebuilding of the existing boat ramp. There may also be a need for a limited boat dock for transient recreation craft tie-up in association with the boat ramp and possible hotel development on nearby uplands. Minor maintenance dredging for the boat ramp and minor new dredging for the boat dock shall also be allowed.

USES:

1. Aquaculture	*
2. Commercial	N
3. Docks	*
4. Industrial & Port Facilities	N
5. Log Dump/Sort/Storage (in-water)	N
6. Marinas	N
7. Mining/Mineral Extraction	N
8. Recreation Facilities	
a. Low-intensity	*
b. High-intensity	*
9. Utilities	
a. Low-Intensity	A
b. high-intensity	A
10. Bridge Crossing	
Support Structures	A
11. Research and Educational Observation	A
12. Communications Facilities	*
13. Boat Ramps	*

ACTIVITIES:

1. Dikes	
a. New Construction	N
b. Repair/Maintenance	*
2. Dredging	
a. New	*
b. Maintenance dredging of existing facilities	*
c. To repair dikes and tide gates	N/A
3. Dredged Material Disposal	N
4. Fill	N
5. Navigational Structures	N
6. Minor Navigational Improvements	A
7. Piling/Dolphin Installation	A
8. Shoreline Stabilization	
a. Vegetative	A
b. Rip-rap	*
c. Bulkheads	*
9. Navigation Aids	A
10. Mitigation	A
11. Restoration	
a. Active	A
b. Passive	A
12. Protection of habitat, nutrient, fish, wildlife and aesthetic resources	A

SPECIAL CONDITIONS

USES

1.,8b. These uses are only allowed subject to the making of resource capability consistency findings and subject to the assessment of impact (see Policy #4A).

Recreational facilities must be water-dependent.

3. This use is only permitted if it needs to occupy the water surface by means other than fill (e.g. pilings).

8a. Such recreational facilities must be water-dependent.

12. Subject to policy 4a.

13. Boat ramps for public use where no dredging or fill for navigational access is needed.

ACTIVITIES

1b. This activity is only permitted subject to the findings required by Policy #6, “Fill in Conservation and Natural Management Units”, and to findings that adverse impacts have been minimized (see Policy #5); and to Policy #8 requiring mitigation.

2a.,b. These activities are only allowed subject (1) to a finding that adverse impacts have been minimized (see Policy #5); and (2) to Policy #8 requiring mitigation. In addition, where these activities involve dredging for log storage, they shall only be allowed subject to the making of resource capability on consistency findings and subject to the assessment of impacts (see Policy #4a).

8b,8c These activities are only permitted subject to the general findings by Policy #9,

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

LOWER BAY AQUATIC SEGMENT 51A

MANAGEMENT CLASSIFICATION: DA

BOUNDARIES:

This segment lies between the deep-draft navigation channel and the shore off the north side of the North Bend airport. It is contiguous with the navigation channel on the north side and Segment #51 on the other three sides.

MANAGEMENT OBJECTIVE:

This segment shall be managed exclusively for in-water dredged material disposal (Site “In-Bay D”), for navigation channel maintenance.

It is intended to be for emergency use only, when “In-Bay Site G” is not accessible for weather reasons.

USES:

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

ACTIVITIES

1. Dikes	
a. New Construction	N
b. Repair/Maintenance	N
2. Dredging	
a. New	N
b. Maintenance dredging of existing facilities	*

c. To repair dikes and tide gates	*
3. Dredged Material Disposal	*
4. Fill	N
5. Navigational Structures	N
6. Minor Navigational Improvements	N
7. Piling/Dolphin Installation	N
8. Shoreline Stabilization	
a. Vegetative	N/A
b. Rip-rap	N/A
c. Bulkheads	N/A
9. Navigation Aids	*
10. Mitigation	N
11. Restoration	
a. Active	N
b. Passive	N

SPECIAL CONDITIONS

ACTIVITIES

2b., 2c. Permitted subject to finding that adverse impacts have been minimized (see policy #5) and to Policy #8 requiring mitigation.

3. Dredged material disposal only permitted as an emergency measure when “In-Bay Site G” is not accessible for weather reasons. To assure long-term suitability, Corps Engineers must study sediment transport.

In addition, this activity is only allowed subject to finding that adverse impacts have been minimized (see Policy #20).

9. Navigation aids only permitted as necessary to mark DMD site.

LOWER BAY AQUATIC UNIT – 52

MANAGEMENT CLASSIFICATION – NA

BOUNDARIES:

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

MANAGEMENT OBJECTIVE:

The supporting documentation for the CBEMP acknowledges the importance of the Southwest Oregon Regional Airport (formerly North Bend Municipal Airport) and allows for its continued operation through adoption of Exception 21 in the Plan. This aquatic unit contains extensive eelgrass beds with associated fish and waterfowl habitat, and shall be managed to maintain these resources in their natural condition to protect their productivity, while allowing alteration, including fill for airport use, in accordance with FAA requirements for safety.

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

Maintenance only of the existing sewage treatment plant and storm water outfalls shall be permitted.

USES:

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

	a. Low-intensity	A
	b. High-intensity	N
14.	Water storage areas where needed for products used in, or resulting from industry, commerce, and recreation	N

ACTIVITIES:

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

GENERAL CONDITIONS:

None

SPECIAL CONDITIONS:

USES:

1 This use is only permitted for the 1,425 foot “Medium-Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR)” at the southern end of Runway 04 of the North Bend Municipal Airport. The maintenance walkway, which will support the MALSR, is permitted as set forth by Exception # 26.

2, 3 This use is only allowed subject to the making of resource capability consistency findings

and impact assessments (see Policy #4a).

ACTIVITIES:

- 2a New dredging shall be allowed only to dredge a small channel on the north side of the proposed airport fill as necessary to maintain tidal currents. In addition, this activity is only allowed subject to a finding that adverse impacts have been minimized (see Policy #5).
- 9b This activity is only permitted subject to the general findings required by Policy #9, “Solutions to Erosion and Flooding Problems,” preferring non-structural to structural solutions, and to the specific findings for rip-rap.
- 10, 11 This use is only allowed subject to the making of resource capability consistency findings and impact assessments (see Policy #4a).
- 12 This activity is only permitted for the fill of approximately 53,580 square feet (total) of estuary immediately south of Runway 4-22 in order to allow the existing portion of parallel Taxiway C that is built on fill, to be shifted an additional 75 feet from the runway to bring the airport into compliance with FAA safety requirements. The bulkhead or seawall is permitted to protect the relocated taxiway. See Exception # 28. (Upon completion of the fill activity, the filled area will be administratively re-designated as Shoreland Segment 51 UD.)

LOWER BAY – COOS BAY/NORTH BEND SHORELAND SEGMENT 53

MANAGEMENT CLASSIFICATION: CS

BOUNDARIES

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

Southern Boundary – A line extending waterward from Division Street.

MANAGEMENT OBJECTIVE

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

USES

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

ACTIVITIES

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

GENERAL CONDITIONS

The following condition applies to all permitted uses and activities.

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

SPECIAL CONDITIONS

USES

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

ACTIVITIES

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