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Columbia River Estuary Study Taskforce

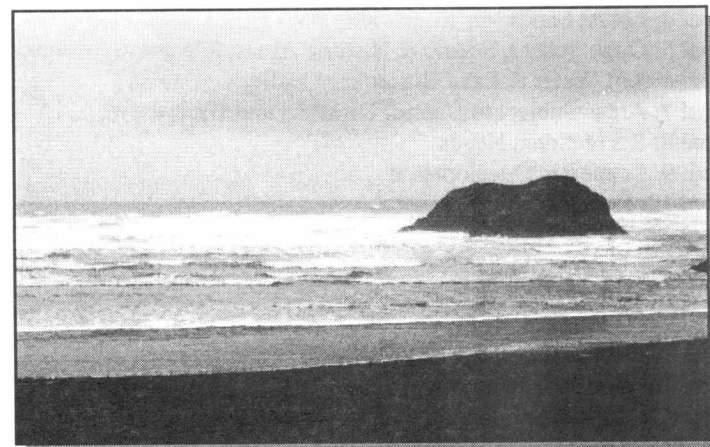
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Natural Resource Information Brochure Series

Oregon Coastal Planning Goals



**Land Use Planning in Oregon
The Coastal Zone
The Coastal Planning Goals
For More Information**

December 2003



LAND USE PLANNING IN OREGON

Since the 1970's, Oregon has operated under a statewide land-use planning program and a set of 19 statewide planning goals that express Oregon's fundamental policies on land use and related issues. The Goals are broadly worded policies that express the vision Oregonians have for the future of our state and reflect their desire to preserve and enhance various aspects of life in Oregon.

Oregon Statewide Planning Goals

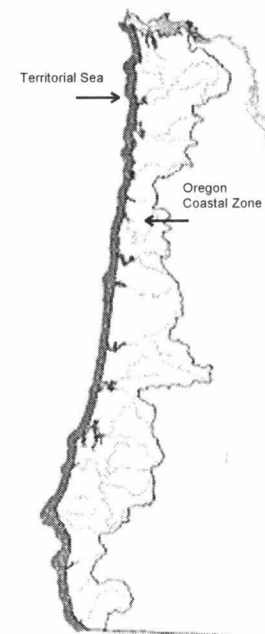
- Goal 1: Citizen Involvement
- Goal 2: Land Use Planning
- Goal 3: Agricultural Lands
- Goal 4: Forest Lands
- Goal 5: Open Spaces, Scenic & Historic Areas, & Natural Resources
- Goal 6: Air, Water & Land Resources Quality
- Goal 7: Areas Subject to Natural Disasters and Hazards
- Goal 8: Recreational Needs
- Goal 9: Economic Development
- Goal 10: Housing
- Goal 11: Public Facilities & Services
- Goal 12: Transportation
- Goal 13: Energy Conservation
- Goal 14: Urbanization
- Goal 15: Willamette River Greenway
- Goal 16: Estuarine Resources
- Goal 17: Coastal Shorelands
- Goal 18: Beaches and Dunes
- Goal 19: Ocean Resources

Most of the Goals are supplemented with "guidelines" which suggest how a Goal may be applied. This brochure will focus on the four Goals directly related to management of coastal resources.

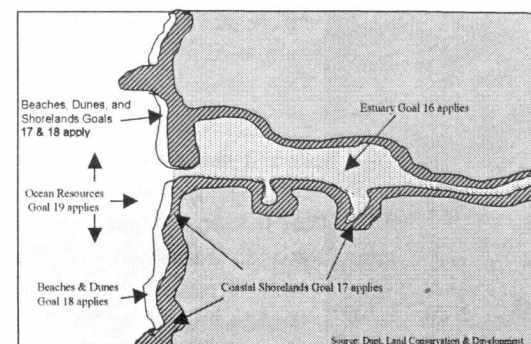
Clatsop County and the cities within the County, all have local comprehensive plans and zoning ordinances that have been reviewed by the Department of Land Conservation and Development (DLCD) and acknowledged by the Oregon Land Conservation and Development Commission (LCDC) as meeting the requirements of all the Statewide Planning Goals. Local land use programs are revised through periodic review or the plan amendment process. Local plans, ordinances, and other day-to-day land use decisions are made at the local level, not by DLCD or LCDC.

THE COASTAL ZONE

The Coastal Goals apply to the Oregon Coastal Zone which extends along the entire western portion of the state. It is bounded on the west by the extent of the state's jurisdiction, which extends through the three mile territorial sea. In Clatsop County, the eastern boundary is the crest of the Coastal Range. In the Columbia River, the coastal zone boundary extends to the downstream end of Puget Island.



The Coastal Goals, unlike other Goals, apply to a specific geographic region. The four Goals that make up the Coastal Goals are 16, 17, 18 and 19. The other Goals also apply in coastal regions, with the exception of Goal 15.



THE COASTAL PLANNING GOALS

Goal 16 — Estuarine Resources

All local governments in the coastal zone have comprehensive estuary management plans and implementing ordinances that meet the requirements of Goal 16. The Goal requires local regulation of estuarine uses and activities based on the estuary classification established under Oregon Administrative Rules (OAR) 660-017. Oregon's 22 major estuaries were classified by the State into four categories: natural, conservation, shallow-draft development, and deep-draft development. The types of uses and activities that are allowed in and along the shores of an estuary depends on the overall estuary classification and the "management unit" designations assigned throughout the estuary by the local estuary management plan.

Management unit classifications are:

Natural – major tracts of salt marsh, tidelands, eelgrass beds

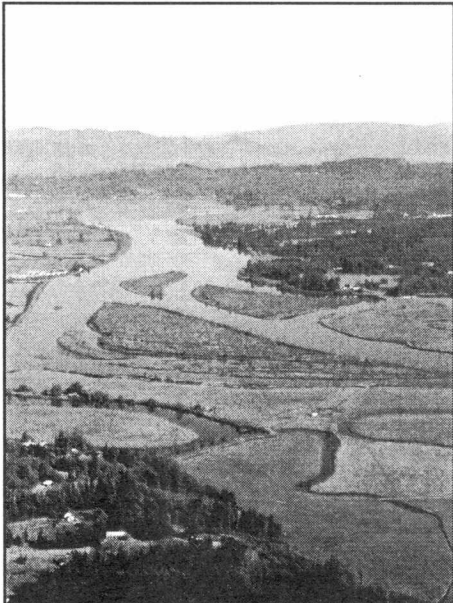
Conservation – significant habitats but smaller or not deemed as biologically important, also recreational & commercial shellfish beds

Development – deep-water areas near shorelines, navigation channels, areas for in-water disposal of dredged material, areas needed for uses that require alteration of the estuary

The estuaries in Clatsop County have been classified as follows:

Columbia River Estuary — deep draft development

Necanicum River Estuary — conservation



Goal 16 also sets standards for dredge/fill, review of alternatives, consideration of public need, water quality, compensatory mitigation, restoration, and dredged material disposal. Prior to approving an action that potentially could alter the estuarine ecosystem, the local government must ensure that an impact assessment has been completed.

THE COASTAL PLANNING GOALS

Goal 17— Coastal Shorelands

Goal 17 defines a planning area which includes the following:

- All lands subject to ocean flooding and within 100 feet of the ocean shore or within 50 feet of an estuary or coastal lake;
- Adjacent to areas of geologic instability related to or impacting a coastal water body;
- Natural or man-made riparian resources, especially when necessary to stabilize the shoreline, maintain water quality and temperature, and maintain fish habitat and spawning areas;
- Areas deriving significant shoreland and wetland biological habitat quality from association with coastal water areas;
- Areas necessary for water-dependent and water-related uses;
- Areas where exceptional aesthetic or scenic quality is derived from association with coastal water areas; and,
- Coastal headlands.

The Shorelands Boundary is established by each jurisdiction, must extend upland to encompass all Goal 17 resources, and has to at least include the minimums listed above. In the unincorporated areas of Clatsop County, that area is within 100-feet of the ocean shore, or 50-feet of an estuary or lake. Contact your local jurisdiction for the exact location of the Shorelands Boundary.



Local land use policies and ordinances in compliance with Goal 17 specify how land uses and resources are to be managed within the Shorelands Boundary. The Goal also relates shorelands regulation to estuarine and oceanshore areas. It aims to maintain the integrity of water bodies, water-related uses, water-dependent uses, and to protect habitats.

Goal 17 addresses the following:

- Reduction of hazards to human life and property;
- Protection of major marshes, significant wildlife habitat, riparian vegetation, coastal headlands, and exceptional aesthetic resources;
- Protection of water-dependent development sites;
- Designation of dredged material disposal sites;
- Designation of mitigation and restoration sites;
- Protection of public access to coastal waters.

THE COASTAL PLANNING GOALS

Goal 18 — Beaches and Dunes

The objective of Goal 18 is to protect and restore the resources and benefits of coastal beach and dune areas, provide for appropriate development and reduce hazards to life and property from natural or human-induced actions associated with these areas.

Goal 18 sets standards and restrictions for development on beaches and dunes. Residential, commercial, and industrial development in areas subject to erosion and flooding is prohibited. Other types of development can be permitted only after careful consideration of impacts and potential hazards. An inventory of beach and dune resources and potential hazards is required. The inventory must describe areas susceptible to erosion and flooding and provide a description of resource values and limitations. Information must be presented in sufficient detail to help identify and designate beach and dune uses in comprehensive plans and implementing ordinances.

The Goal prohibits new shoreline protective structures unless development, as defined by the local jurisdiction, was present at the site on January 1, 1977. Permitted protective structures must minimize visual impacts and negative impacts to adjacent property, maintain necessary access to the beach, and avoid any long-term or recurring public costs.

Goal 18 also addresses standards and requirements as they relate to foredune grading. Foredune grading to maintain views and minimize sand inundation in developed areas may be permitted, for a large area or entire beach, pending approval of a foredune grading plan.

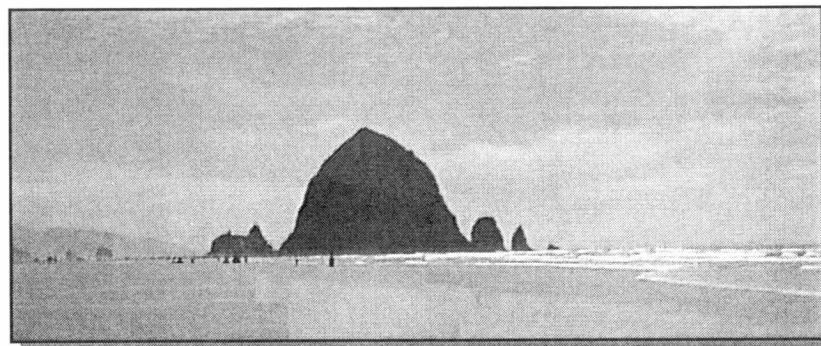


THE COASTAL PLANNING GOALS

Goal 19 — Ocean Resources

The requirements of Goal 19 are aimed at state agencies rather than cities and counties. The Goal gives priority to the protection of renewable marine resources, encourages beneficial uses of ocean resources, and requires that agencies assess the potential effects of proposed actions on the ocean environment. The Goal also requires protection of biological diversity and important marine habitats.

Oregon's area of interest in the conservation of ocean resources includes the state's territorial sea, the continental shelf, and adjacent ocean areas. This area is referred to in Goal 19 as the "Ocean Stewardship Area."



FOR MORE INFORMATION

Source of Information

Your local jurisdiction's Planning Department (Clatsop County, Astoria, Cannon Beach, Gearhart, Seaside, Warrenton) is a good source of information.

Department of Land Conservation & Development. *Oregon Statewide Planning Goals*. www.lcd.state.or.us/goalhtml/goals.html

Department of Land Conservation & Development. *Oregon Coastal Atlas*. www.coastalatlas.net

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