

## Article 17: Coastal Shorelands

Our Oregon Coastal Shorelands protect our water quality, and fish and wildlife habitat. They have value for our state that is economic, recreational, and aesthetic. Because they have such a strong nexus with the coastal waters beyond, and the estuarine resources in and among the coastal shorelands, Goal 17 seeks to conserve and protect them, while directing development to the places that are most appropriate and present the lowest risk to human life or property.

Statewide Planning Goal 17 outlines planning and management requirements for the lands bordering estuaries (as well lands bordering the ocean shore and coastal lakes). In general, the requirements of Goal 17 apply in combination with other planning goals to direct the appropriate use of shoreland areas. Provisions in Goal 17 specifically focus on the protection and management of resources unique to shoreland areas; examples of such resources include areas of significant shoreland habitat, lands especially suited for water dependent uses, lands providing public access to coastal waters, and potential restoration or mitigation sites.

The goal focuses on the management of shoreland areas and resources in a manner that is compatible with the characteristics of the adjacent coastal waters. Goal 17 requirements are implemented primarily through local comprehensive plans and zoning.

### Local Context

The Coastal Shorelands planning area as defined by Oregon's Statewide Planning Goal 17 includes all lands within an area defined by a line measured horizontally 1,000 feet from the shoreline of estuaries. Coastal Shorelands are also defined by Statewide Planning Goal 17 and are identified within the Toledo Urban Growth Boundary on both the 1982 Toledo Shoreland Inventory Map (for coastal shorelands within the city limits) and on the Lincoln County Comprehensive Plan and Zoning Map (for coastal shorelands within the Urban Growth Boundary).

The 1982 Toledo Shoreland Development Plan identified suitable sites for water dependent and water-related development. When the 1982 Lincoln County Estuary Management Plan (1982 LCEMP) is updated, it is anticipated that the 1982 Toledo Shoreland Development Plan (and related Shoreland Development Plan Map) will also be updated. The identification of suitable sites for water-dependent and water-related uses and the identification of industrial uses on existing sites with water development potential on the 1982 Toledo Shoreland Development Plan Map is still accurate to the extent that the sites are suitable for water-dependent uses. The 1982 LCEMP management unit designations of MU 31 and MU 32 are development classifications and maintaining suitable shoreland sites with water-dependent zone classifications is necessary to implement the development classifications.

## **Environmental, Economic and Social Values– Goals 1**

Conserve, protect, restore and, where appropriate, develop coastal shorelands recognizing the valuable roles that coastal shorelands have in protecting coastal estuary ecosystems and in providing water access for water-dependent uses important to a marine industrial economy. Protect, maintain, appropriately develop, and appropriately restore the long-term environmental, economic and social values, diversity, and benefits of the estuary.

## **Coastal Shorelands Compatibility with Nearby Coastal Waters – Goal 2**

Manage the coastal shorelands in a manner compatible with the characteristics of the nearby coastal waters.

## **Water Quality Protection – Goal 3**

Reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands.

**Policy 1 Coordinate with State and Federal Agencies.** Protect inventoried and identified major marshes, significant wildlife habitats, and exceptional aesthetic resources by requiring the compliance of land use permits with state and federal law and by coordinating permit review with responsible state and federal agencies.

**Policy 2 Protect water-dependent uses.** Protect coastal shorelands suitable for water-dependent industrial, commercial, and recreational uses from uses that would prevent water-dependent uses by identifying those shorelands in accordance with Statewide Planning Goal #17 and by designating appropriate lands with a water-dependent zone designation. Coastal shorelands currently committed to non-water-dependent uses shall be evaluated for suitability for water-dependent use during proposed land use actions on the coastal shoreland. Plans for coastal shoreland areas shall, where appropriate, allow for a mix of water-dependent, water-related, and water oriented nondependent uses and shall provide for public access to the shoreline.

**Policy 3 Preservation of Estuaries.** Pursue a program including obtaining grant funding for purchasing coastal shorelands or acquiring easements for preservation of the environmental qualities of coastal estuaries and for public access. Uses which maintain the integrity of the estuarine ecosystem.

**Policy 4 Mitigation Requirements.** Identify and protect coastal shoreland areas which may be used to fulfill the mitigation requirement of the Estuarine Resources Goal from new uses and activities which would prevent their ultimate restoration or addition to the estuarine ecosystem.

**Policy 5 Riparian Vegetation Protection.** Because of the importance of the vegetative fringe adjacent to coastal waters to water quality, fish and wildlife habitat, recreational use and aesthetic resources, riparian vegetation shall be maintained; and where appropriate, restored and enhanced, consistent with water-dependent uses.

**Policy 6 Non-Structural Solutions to Erosion.** Land-use management practices and non-structural solutions to problems or erosion and flooding shall be preferred to structural solutions. Where

shown to be necessary, water and erosion control structures, such as jetties, bulkheads, seawalls, and similar protective structures; and fill, whether located in the waterways or on shorelands above ordinary high water mark, shall be designed to minimize adverse impacts on water currents, erosion, and accretion patterns.

**Policy 7 Increased Public Access.** The City of Toledo, in coordination with the Oregon Parks and Recreation Division, shall develop and implement a program to provide increased public access.  
*[Note Policy 7 was split into three separate policies 7, 8, and 9]*

**Policy 8 Retain Public Access.** Existing public ownerships, rights of way, and similar public easements in coastal shorelands which provide access to, or along coastal waters shall be retained or replaced if sold, exchanged or transferred.

**Public 9 Road Vacation for Redevelopment.** Rights of way may be vacated to permit redevelopment of shoreland areas provided public access across the site is retained.