

COMPREHENSIVE PLAN

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ACKNOWLEDGEMENTS

INTRODUCTION/SUMMARY

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The development of this plan was made possible only through the willingness of many people to contribute a great deal of time, thought, and assistance over a period of several years.

Special recognition is given to the members of the Gold Beach City Council, Planning Commission and Citizen's Committee for Involvement who provided extensive input into the development of the Gold Beach Comprehensive Plan.

In addition, many publications were made available by public agencies providing basic information essential to developing the Plan. Publications of major importance were developed by the following agencies: Curry County Planning Commission, Coos-Curry-Douglas Economic Improvement Association, Coos-Curry Council of Governments, Oregon Department of Geology and Mineral Industries, Oregon Coastal Conservation and Development Commission, Oregon Division of State Lands, Oregon State Highway Division, United States Soil Conservation Service, and the U. S. Department of Agriculture.

Introduction/Summary

Gold Beach Comprehensive Plan

Periodic Review

Adopted June 22, 1982

Facts About Gold Beach

Area: 764 acres within City Limits
1930 acres within Urban Growth Boundary

Population:	1960	1,765
	1970	1,554
	1980	1,650
	2000	2,200

Date of Incorporation 1945

Governing Body: Mayor and five-member City Council.

Plan and Implementing Measures;

Gold Beach Comprehensive Land Use Plan - Ord. 374
City of Gold Beach Zoning Ordinance - Ord. 327
Subdivision Ordinance of Gold Beach - Ord. 293
City Flood Damage Prevention Ordinance - Ord. 349
City Procedure for Annexations - Ordinance 348
Urban Growth Area Management Agreement - Adopted

THE GOLD BEACH COMPREHENSIVE PLAN

The Gold Beach Comprehensive Plan is divided in two sections. The inventory section which contains both natural resource inventories and socio-economic inventories, and the plan section which then relates this information to the goals that the City will use as a guide for the future. These goals and policies are specifically implemented through a series of ordinances, primarily the zoning and subdivision ordinances.

From the beginning of the planning process it has been the aim of both the staff and the city to keep the plan simple and understandable by the layman, and still fulfill the statewide requirements. This philosophy is reflected throughout the plan and is especially evident in the goals and policy section. This section was developed in group work sessions and it was the planning commission's desire to keep this part simple and to the point. It is the city's desire to make the plan a usable document and keeping it simple and concise was the best way to achieve this end.

As the city's needs change the plan will require revision and update. The Comprehensive Plan will be reviewed periodically under the requirements of ORS 197.640. If a plan revision is found necessary, the planning and citizen involvement process used in the plan development and outlined in the plan section, Section II, will be utilized in the revision process.

That part of the plan which links the inventories, goals, and policies to reality is the land use map. This lays out the types of uses allowed throughout the various areas of the city and the urban growth boundary, defines those areas set aside for future urbanization and growth of the city. Land use actions within this boundary are governed by the Urban Growth Area Management Agreement between the city and the county, insuring coordination between the jurisdictions. Although the county maintains control of this area, the city is notified of pending decisions and input from the city is considered in the county decisions.

NATURAL RESOURCE INVENTORY

1. Introduction

The inventory section of the Gold Beach Comprehensive Plan provides the factual basis upon which planning goals and policies can be formulated to guide future planning decisions. These inventories have been compiled in two broad categories; natural resources and socio-economic factors. The natural resource inventories basically address those things which are related to the land, air and water resources as well as the plant and animal life that dwells therein. The socio-economic inventories, on the other hand, address the human alterations to the natural landscape that reflect man's needs and desires in the area of concern. These inventories are of differing importance depending upon the area of concern. Since natural resource factors are very important in rural areas where there has been little impact by man and socio-economic inventories become very important where man has created cities and totally altered the natural situations. Gold Beach being a small city in a rural area has sought to inventory all the necessary and relevant natural and socio-economic data necessary to provide an adequate basis for its plan.

Since the preparation of this comprehensive plan is also with the intent of having it acknowledged by the State of Oregon Land Conservation and Development Commission the inventory section was organized in terms of the Statewide Planning Goals.¹ Therefore inventory topics are identified as Statewide Goal inventories and goal required information is presented and discussed in that section. This method of plan organization will hopefully expedite the LCDC plan acknowledgement process and lead to better coordination with the Curry County Comprehensive Plan which has a similar form of document organization.

All inventories presented in this plan were developed using factual material derived from basic data references that discuss the Gold Beach area. Some of these data sources were compiled a few years ago and have not been updated; however, every effort has been made to use the most recent data available in compiling the plan inventories. All basic data sources are listed in the plan bibliography and referenced in the text.

¹ LCDC (1978) Statewide Planning Goals and Guidelines.

2. Agricultural Lands

Statewide Planning Goal 3 specifically requires that agricultural lands be inventoried and preserved. Conversion of rural agricultural land to urbanizable land shall be based upon consideration of the following factors: 1) environmental, energy, social, and economic consequences; 2) demonstrated need consistent with LCDC goals; 3) unavailability of an alternative suitable location for the requested use; 4) compatibility of the proposed use with related agricultural land; and 5) the retention of Class I, II, III, and IV soils in farm use.

Soils within the Gold Beach area have been surveyed by the United States Soil and Conservation Service. Approximately 268 acres or about 35% of the city falls within soil classes I-IV. The agricultural soils within the city are Knappa Clay loam (208 acres) and Hebo silty clay loam (60 acres).¹ These lands are all irrevocably committed to urban uses.

About ninety acres of class I-IV soils have been identified in the urban growth area. Much of this land has already been committed to urban uses as substantial development has already occurred in areas adjacent to the city.

Table 1 indicates the various soils within the city and the agricultural soils within the urban growth area. The distribution of these soils is shown on figure 1.

¹U.S. Dept. of Agriculture, SCS, (1970).

Table 1

CLASS I-IV SOILS WITHIN GOLD BEACH CITY LIMITS

Mapping Unit	Capability Unit	Approximate Acres	% of Total
	I	0	0
Knappa Clay Loam 2 to 7% slopes	II	208	27%
	III	0	0
Hebo Silty clay loam 0 to 7% slopes	IV	60	8%
TOTAL		268	35%

SOILS WITHIN GOLD BEACH CITY LIMITS (Not including Class I-IV)

Mapping Unit	Capability Unit	Approximate Acres	% of Total
Active dune land	VIII	95	13%
Orford Silty Clay Loam, 30-70% slopes	VII	166	22%
River Wash	VIII	9	1%
Sebastian Very stony loam, 7-30% slopes	VII	83	11%
Stabilized dune lands	VIII	137	18%
TOTAL		490	65%

CLASS I-IV SOILS WITHIN URBAN GROWTH AREA

Mapping Unit	Capability Unit	Approximate Acres	% of Total
Gardiner Fine Sandy Loam	0-3% II	18	20
Knappa Clay Loam	0-7% II	10	11
Nehalem Silt Loam	0-3% II	8	9
Ferrelo Loam	0-7% III	42	46
Meda Gravelly Loam	3-12% VI	5	6
Chetco Silt Loam	0-3% IV	7	8
TOTAL		90	100

3. Forest Lands

Forest Lands represent about ninety percent of the land area in Curry County and much of the soils present have a fairly high capability rating for timber production. State-wide Planning Goal 4 specifically requires that forest land be retained for forest uses. Forest lands include existing and potential areas suitable for commercial forest uses, other forested lands needed for watershed protection, wildlife and fisheries habitat and recreation, lands where extreme conditions of climate and topography require the maintenance of vegetative cover irrespective of use, and other forested lands in urban and agricultural areas which provide urban buffers, windbreak, wildlife and fisheries habitat, livestock habitat, scenic corridors and recreational use.

Soil survey information for the Gold Beach area has been used to determine forestry site class using the analysis technique developed by the Oregon State Department of Forestry.¹ Approximately 272 acres within the urban growth area have been identified as having a forestry site index of 2.5 to 3 for Douglas fir, the primary commercial species. In addition, areas with existing forest cover both within the city limits and in the urban growth area have been mapped using aerial photos.² Forest cover refers to mixed stands of trees and brush, and not merely conifers. Presently, none of these areas are being used for commercial timber production, but serve as vegetative cover for slope and watershed protection and have aesthetic value for visual screening and windbreaks.

4. Open Spaces, Scenic Areas, and Natural Areas.

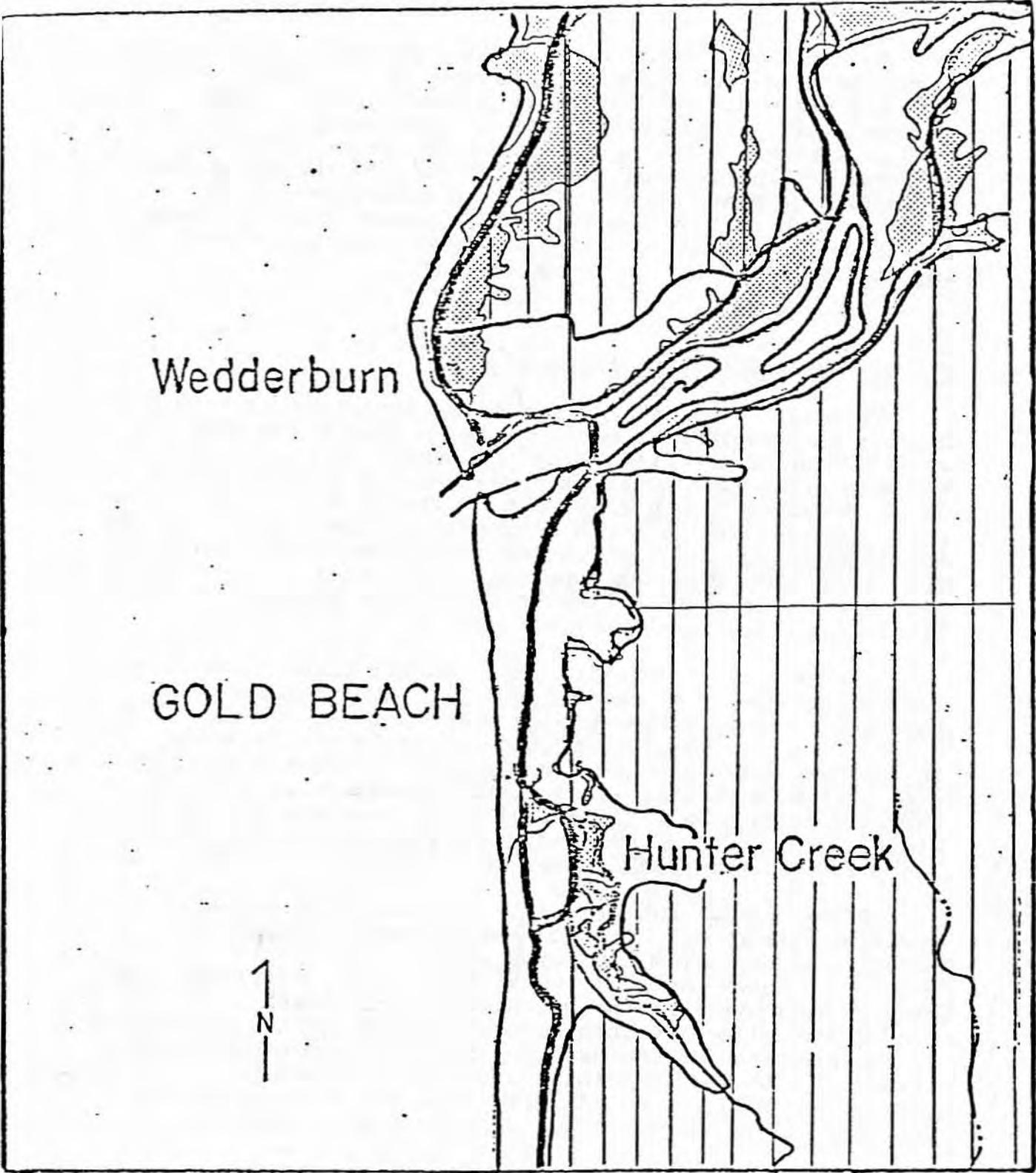
The topics discussed and inventoried in this section of the comprehensive plan are those things which are pertinent to Statewide Planning Goal 5. The objective of this Goal is to "conserve open space and to protect natural and scenic resources" which requires that the City inventory the following resources; 1) land need for open space, 2) mineral and aggregate resources, 3) energy sources, 4) fish and wildlife areas and habitats, 5) ecologically significant areas, 6) scenic views, 7) water areas, wetlands, groundwater resources, 8) wilderness areas, 9) historic areas, 10) cultural areas, 11) recreation trails, and 12) scenic waterways.

The City of Gold Beach has inventoried the above resources within its boundary and urban growth area as a factual base to develop plan policies for Goal 5. The areas and sites inventoried in the plan are defined on the basis of those definitions presented in the Statewide Planning Goals.

Open Space Areas

Open space lands consist of lands used for agricultural or forest uses, and any land which if preserved and continued in its present use would serve as open space. These lands are designated to remain structurally undeveloped other than for support facilities and include many areas that are utilized for recreational purposes. Open space lands also fall into two broad categories in terms of location and public use. One category of open space lands are those forest and agricultural lands which essentially surround the city and are relatively undeveloped because of their resource use. The second category of open space lands are those areas within the city and urban growth area which are specifically designated for open space recreational use.

Agricultural and commercial forest land essentially surround the city of Gold Beach urban growth area on the north, east and south (see Figure 1). Although these lands are in private ownership and used for grazing or commercial timber production they do provide for open space uses such as scenic beauty, watershed protection, wildlife habitat etc. Lands of this type have not been included in the Urban Growth Boundary for the city because of their resource capability; however, they can be inventoried as providing part of the open space area necessary for the general livability of the city.



Class I-IV Soils



Cubic Ft. Site Class
2.5-3.0

Figure 1

Specific open space areas within the city and the urban growth boundary are shown in Appendix F . These include city and state parks, county fairground, school district playgrounds, port parks and jetty areas, and beach areas. These open space areas are generally used for recreational purposes of varying intensity but also serve many of the other functions of open space lands. The most intensive use of open space lands occurs during the summer season when fair weather conditions encourage outdoor activities such as walking, fishing, picnicing etc.

Mineral and Aggregate Resources

Mineral resources have played an important part in the history and development of the City of Gold Beach with the actual found of the city being the result of a gold rush to the area. Gold was mined from the beaches in many places along the Curry County coast during the 1850's with gold being discovered at the mouth of the Rogue River in 1853. Mining of this resource was carried on intermittently until the 1920's when the gold was apparently exhausted. Future potential for mining of gold lies in the remote possibility of developing offshore black-sand deposits.¹

Marine terrace deposits that contain black sands have various amounts of chromite, ilmenite, and platinum which have been recovered from mining operations in the past. Figure 2 shows the distribution of marine terrace deposits in the Gold Beach area that may contain black sands. However, the likelihood of black-sand placer mining being resumed in the Gold Beach area is practically non-existent due to the limited areas where such sands may be found and the development of conflicting land uses in these areas.

Other mineral and aggregate resources within the city and urban growth area include quarry rock and aggregate material removed from the Rogue River and Hunter Creek. Figure 2 shows the location of identified quarry and aggregate removal sites in the vicinity of Gold Beach. The identified quarry sites are intermittently used for the production of quarry stone for embankment protection and other large stone. Production from these sources in recent years has been limited to small amount of stone that are utilized in the vicinity of the quarry itself to save haul distances.

¹ DOGAMI Bulletin 93 p.36.

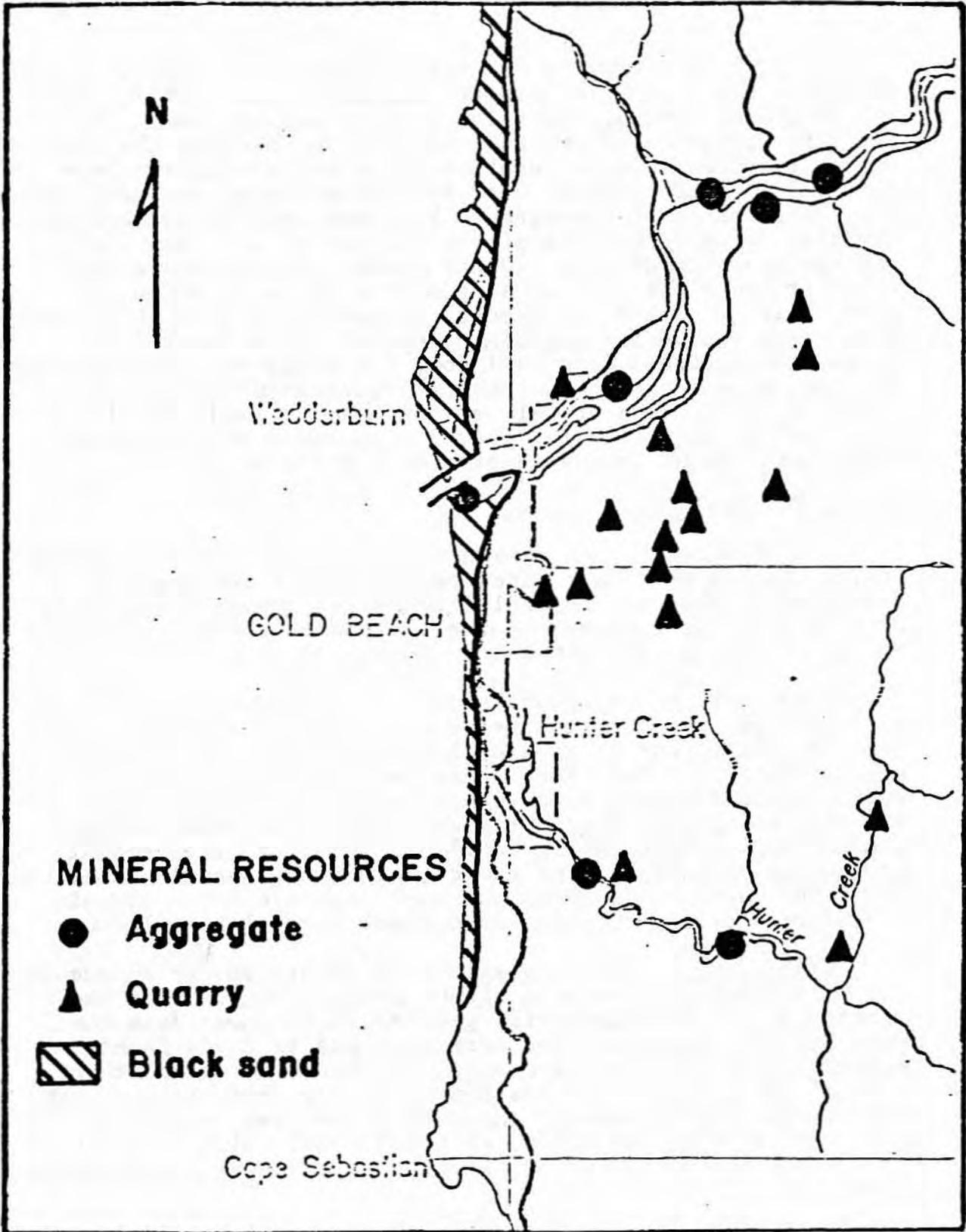


FIGURE 2

Gravel and aggregate has been removed from several places on Hunter Creek in the vicinity of Gold Beach. The largest single gravel removal operation in the Rogue River is the dredging operation of the Port of Gold Beach where the port dredge produces a large quantity of gravel annually. This material is predominantly used as fill material and occasionally as a source of aggregate. This material is not a high quality aggregate because of the mixture of material sizes and the presence of salt. Other sources of aggregate are found on the river bars up stream from the U.S. 101 Rogue River Bridge. Gravel is removed periodically from these sites based upon demand for aggregate products. The gravel bar lying just upstream from Mail Boat Point has historically been the source of aggregate for the adjacent Pacific Ready Mix concrete plant. The gravel bar at Champion Mill has also been used periodically for gravel production when there is sufficient demand for these products in the area.

Energy Sources

The Gold Beach area does not have any identified special energy sources which are site specific and require special protection. However, several alternative energy sources are available to the citizens of the city which could be utilized to the benefit of the community in general.

Solar energy can be utilized on the Oregon coast although it is not as significant a resource as in eastern Oregon which has more clear days to provide sunshine. The use of solar collectors in the Gold Beach area is increasing as commercial energy costs continue to rise and preliminary indications are that solar energy can provide some of the total energy demand for a single family dwelling. However, the general geographic orientation of the city in a north-south direction along the coast means that most dwellings are not facing in a southerly direction which is optimal for solar collectors.

Wind power is also a possible alternate energy source in the Gold Beach area because of the persistent winds in the coastal area. The commercial generation of power from the wind has been suggested for various areas in Curry County especially on the exposed coastal headlands in the northern part of the county.¹ Generation of energy from the wind has topographic limitations in the Gold Beach area because of the high mountains to the north, east and south which block the predominant winds except at sites located on the ocean shoreline.

¹ Curry County Comprehensive Plan

Fish and Wildlife Habitat

The area encompassed by the City of Gold Beach and its urban growth area include fish and wildlife habitat areas of many species. However, the most significant of these habitats are located in the Rogue River and Hunter Creek estuaries and will be discussed in greater detail as part of the estuary inventory. Figure 3 shows special wildlife habitat areas identified in the vicinity of Gold Beach. These habitats are used by specific species which are both permanent residents and pass through the area in their migration pattern.

The Gold Beach area contains numerous species. This is attributed to the diversity of the area in which there are four classifications of habitat: offshore, estuarine, freshwater, and upland.

Offshore habitats include the area from the crashing surf to the broad expanses of rolling open ocean.¹ The listing that follows includes the various species that have been found within this region.

Salmon	Gray Whale	Purple urchin
Pacific Herring	Sei Whale	Littleneck clam
Pilchard	Harbor Seal	Octopus
Shad	Fur Seal	Starfish
Anchovy	Steller Sea Lion	Peanut Worm
Albacore	California Sea Lion	Tube Worm
Pacific hake	Porpoises	Keyhole Limpet
Pacific dogfish	Dungeness Crab	Bull Kelp

Estuaries are where freshwater from the land meets and mixes with the saltwater from the sea.¹ They are the most productive areas on the earth.¹ The various species that have been found within local estuaries are included in the following list:

Harbor seal	Shad	Black Brant
Salmon	White Sturgeon	Mallard
Steelhead trout	Starry Flounder	Coot
Cutthroat trout	Surf smelt	Surf Scoter
Striped bass	Jacksmelt	Bufflehead
Pacific herring	Silver Surf Perch	Western Sandpiper
Dungeness Crab	Redtail Perch	California Gull
Razor Clam	Staghorn Scuplin	Common Murre

¹ Fish and Wildlife Resources, Oregon Coastal Zone. Land Conservation and Development Commission, Oct. 1974

Freshwater habitats are ponds, lakes, reservoirs, and streams between mean high tide and the crest of the coastal mountain range.¹ Freshwaters are important to all wildlife as an essential part of their environment. The listing that follows includes the numerous species that are known to frequent freshwater habitats of this area:

Steelhead	Great Blue Heron	Blacktailed deer
Coho Salmon	Common Snipe	Black Bear
Chinook Salmon	Coot	Western Gray Squirrel
Cutthroat trout	Ruddy Duck	Mountain Quail
Mink	Canvasback	Mallard
River Otter	Shoveler	Pintail
Muskrat	Wood duck	Hawks
Beaver	American Widgeon	Owls

Upland habitats include the inland portions of the coastal zone extending from above estuarine influence to the crest of the coastal range. Numerous species are known to inhabit this area, as the following listing indicates:

Mountain Quail	Roosevelt Elk	Mink
Blue Grouse	Blacktailed Deer	Hawks
Ruffed Grouse	Black Bear	Owls
Mourning Dove	Mountain Lion	Mallard
Band-tail pigeon	Western Gray Squirrel	Pintail
Wood Duck	Great Blue Heron	Redhead
Common Snipe	Beaver	Longtail weasel
Green-winged teal	Muskrat	Raccoon

There are a number of rare, threatened or endangered species along the southwestern coast. The following list includes those species that have been found within the area.²

White-footed vole	Northern bald eagle
Ring-tailed cat	Southern Fork-tailed Petrel
Northern elephant seal	Caspian tern
Harbor seal	Western snowy plover
Northern Sea Lion	Rhinoceros Auket
California Sea Lion	Migratory Allen's Hummingbird
Sea Otter	Nicasio Scrubjay
California Brown Pelican	Northern Purple Martin
American Osprey	

The species lists given above reflect the wildlife which is known to exist in the vicinity of the City of Gold Beach but does not necessarily mean that these species reside within the geographic boundary of the city or its urban growth area.

¹ Fish and Wildlife Resources, Oregon Coastal Zone. Land Conservation and Development Commission, Oct. 1974

² Draft Environmental Impact Statement
Corps of Engineers Activities in the Chetco, Coquille, and Rogue River Estuaries and Port Orford, Oregon - Feb. 1975.

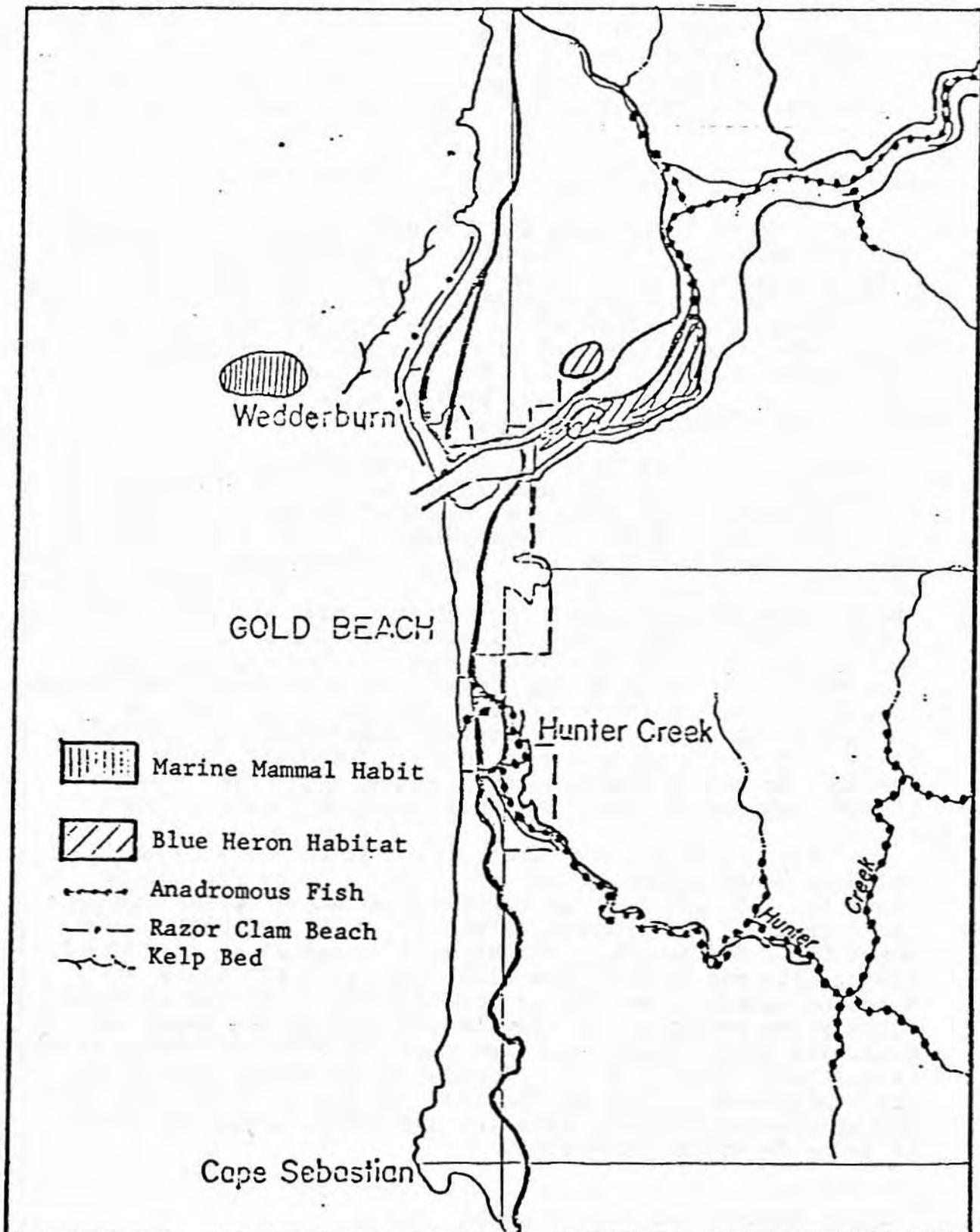


Figure 3

Wildlife Habitat Areas

Except for the estuary and offshore ocean areas the wildlife habitats included within the urban growth boundary are very limited. Freshwater habitats are limited to the Rogue River and Hunter Creek areas that are adjacent to the city and upland habitats only remain as the few wooded areas found along the eastern margin of the city and in the Hunter Creek urban growth area.

Ecologically Significant Areas and Scenic Views

The City of Gold Beach and its urban growth area contains one area which has been identified as having possible ecological significance. This area is identified as the Hunter Creek Hill botanical area which is located in the Hunter Creek part of the urban growth area. This site has not been specifically identified as to area of extent and is reported as being verified by reliable source. The site is described as a coastal meadow on serpentine, important as a botanical area for its wildflowers and rare plants.¹

Locally the area is known as Brooks Hill and is the site of extensive residential development with much of the eastern, northern and western slopes of the hill being occupied by the Buena Vista Subdivision. This subdivision has been platted many years and most lots are presently developed. Construction of the Hunter Creek Water District storage tank has also caused considerable alteration of the northeasterly slope of the hill. The only part of the Brooks Hill area that remains in a semi-natural state is the northerly slope of the hill which is presently occupied by a few homes. The ecological significance of the site will have to be re-evaluated in terms of the extensive alteration of the area by residential development. Evaluation of the area should include the exact extent of the resource including the species of plant which make the area significant and the specific area in which they are found.

Figure 4 shows the location of scenic view sites in the Gold Beach urban growth area. These sites are located along the U.S. 101 highway right-of-way where vistas are provided from U.S. 101 approximately $\frac{1}{2}$ mile northwest of the Rogue River Bridge where the highway passes along a southerly facing hill overlooking the river (see site A, Figure 4). A second scenic view site is located along U.S. 101 at Buena Vista state park where a view is provided of the beach and coastline toward Cape Sebastian from the mouth of Hunter Creek (see site B, Figure 4). Both of these scenic view sites are designated as such by the State of Oregon Department of Transportation, Highway Division and are protected by virtue of being in public ownership.

¹Oregon Natural Heritage Program (1977).

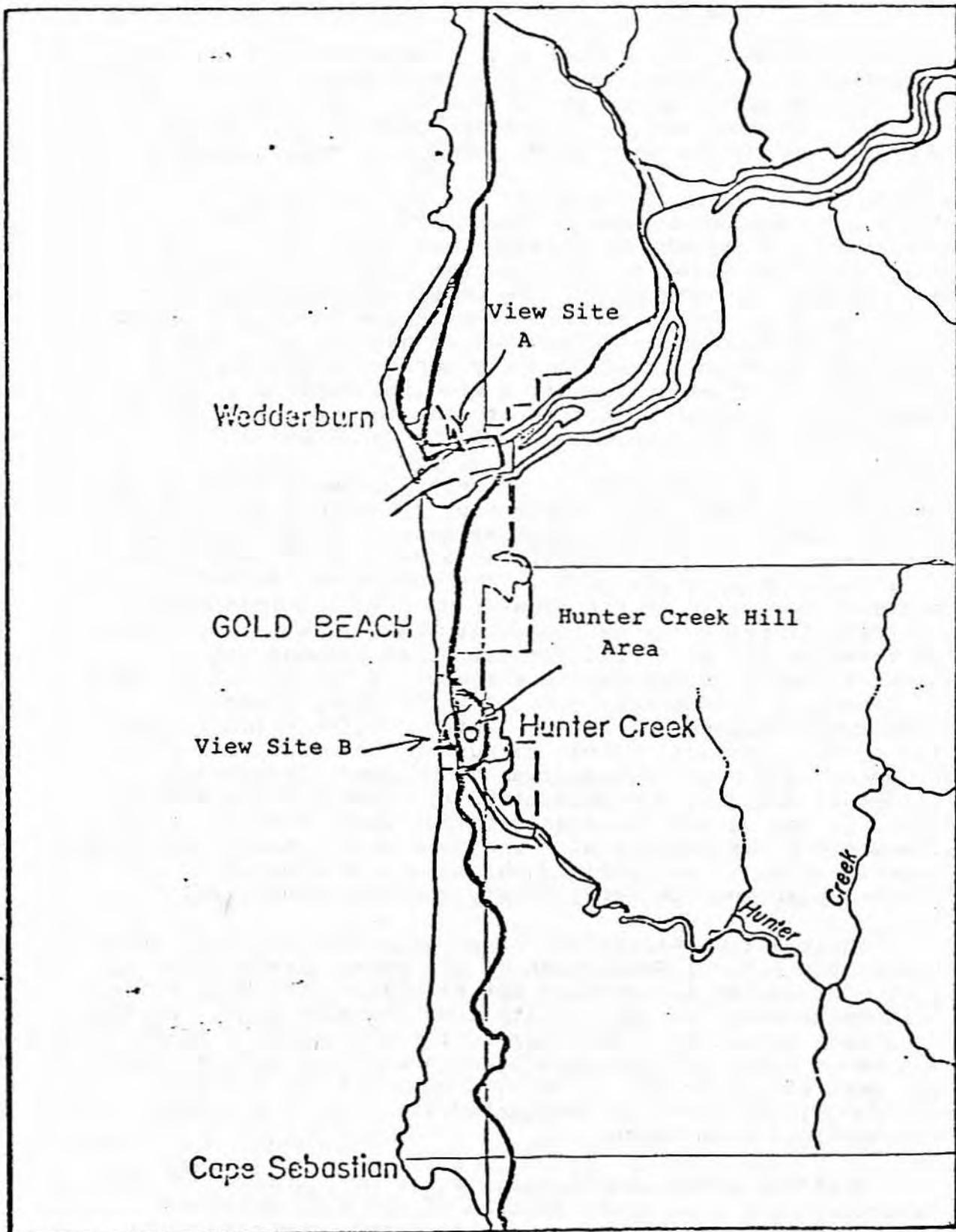


Figure 4

View Sites and Ecological Areas

Other Natural Resources

Statewide Planning Goal 5 also requires that the city inventory other factors which are not present in the city or its urban growth area or are discussed in other parts of this comprehensive plan. There are several small wetland areas in and around Gold Beach which are described below.

The U.S. Fish and Wildlife Service has compiled the "National Wetland Inventory" maps for Oregon in 1977. The inventory map for the Gold Beach area indicates that there are estuarine, riverine and pond wetlands within the city and its urban growth area. The only significant wetland areas are those associated with the Rogue River and Hunter Creek estuaries and are discussed as part of the estuary plans for those rivers. The only wetland areas which are not part of the estuaries are a riverine wetland at Riley Creek near the center of the city and an artificial sewage lagoon pond north of the mouth of the Rogue River.

The Riley Creek area is presently altered for most of its length due to urban development along both sides of the creek. The creek is also used as the discharge site for the city sewage treatment facility at a point about one-fourth mile upstream from its mouth. The pond area identified north of the mouth of the Rogue River is the Wedderburn Sanitary District sewage lagoon system. These are a series of three small artificially constructed lagoons used to provide treatment for sewage effluent in the Wedderburn part of the urban growth area. Neither the Riley Creek or Wedderburn wetland areas are significant for wildlife habitat or other natural values because of their artificial nature or extensive alternation by adjacent land uses. Therefore the City has determined that these two wetland areas do not need to be preserved for their habitat value. The Rogue River estuary also contains some areas of riparian vegetation and tidal wetland which are inventoried in the estuary plan and the Curry County Comprehensive Plan.

There are no wilderness areas or scenic waterway areas within the City of Gold Beach or the urban growth area. Curry County has inventoried the Kalmiopsis and Wild Rogue Wilderness areas as part of its comprehensive plan; however, these areas lie many miles to the east of Gold Beach. The Rogue River is also designated a wild and scenic river for part of its length in Curry County but the nearest section of the river so designated lies over ten miles northeast of Gold Beach.

Historic sites and cultural areas of significance are inventoried in a separate section of the plan which describes the socio-economic aspects of the community. The Oregon Coast Hiking and Bike Trails pass through the community and these trails are inventoried as part of the recreation section of the plan.

5. Air, Water and Land Resources Quality

The intent of the statewide Goal 6 is to maintain and improve the quality of the air, water and land resources of the state. Waste and process discharges from existing and future development shall not exceed the carrying capacity of such resources, considering long range needs, degrade such resources, or threaten the availability of such resources.

The air quality of the City of Gold Beach is generally not a matter of any significant concern for the future planning of the city due to the wind regime of the region and the low level of waste discharge. The area experiences steady winds from northerly quadrants during the spring and summer months which preclude any concentration of air pollutants. The winter is dominated by storm systems which frequent the area every few days bringing high winds from the south so that there is no chance for air pollution during this season. Noticeable air pollution in the area occurs only during the fall when there are calm periods which are utilized to burn slash on the nearby forest lands. At these times visible air pollution is evident but actual concentrations of pollution do not rise to unhealthy levels before clearing by winds.

The DEQ Handbook was consulted with regard to air quality for the City of Gold Beach and it was found that the city does not lie within any "non-attainment", "air-quality maintenance", or "special air-quality study" areas and therefore there is no need to address any of the air quality issues associated with these areas.

The U.S. Environmental Protection Agency (EPA) established regulations for protecting the air quality in 1974 which require that air quality be maintained cleaner than the National Ambient Air Quality Standards (NAAQS). In Oregon air quality is the responsibility of the Department of Environmental Quality (DEQ). Gold Beach is subject to Class II "Prevention of Significant Deterioration" (PAD) classification which would allow moderate deterioration of air quality. There are many possible sources of air pollutants within the City of Gold Beach which could possibly contribute to air quality degradation: 1) industrial uses, 2) concentrated vehicle use, 3) open burning and 4) smoke created from the utilization of wood for residential heating.

There are no industrial uses located in the City of Gold Beach which contribute to air pollution. Industrial uses in the city are limited to small machine shops, fabrication and repair shops and seafood processing plants which

do not generate air pollutants. Air pollutants from vehicle use in the city do contribute to air quality degradation; however, there is no concentration of vehicles or vehicle use areas which would lead to significant degradation of the air in the city. The most concentrated area of vehicle use in the city is along U.S. 101 especially during the summer tourist season, but traffic does not become concentrated enough to create a localized air pollution problem.

The other possible sources of air pollution are from open burning in yards and smoke from fireplaces or wood stoves. Open burning is allowed in Gold Beach under permit from the city, however, it has never significantly contributed to air pollution because it is an occasional activity by citizens. It is doubtful that open burning could become a serious air pollution problem because the city can control it through the issuance of burning permits. The use of wood stoves and fireplaces for heating purposes has increased in recent years, but not to the extent that chimney smoke significantly contributes to air pollution. The city does not know how many dwellings in the city use wood heat, but there has never been an occasion when chimney smoke has produced significant visible air pollution. The installation of wood burning heating fixtures is under the jurisdiction of the City Building Official so that all wood burning fixtures meet DEQ emission standards so that it is unlikely that an air pollution problem will ever develop in the city from this type of source.

In conclusion, air pollution is not a significant problem in the City of Gold Beach due to the climate of the region. The city is located on the coast which is subject to almost continuous air circulation by the prevalent winds. The coastal winds cause the air to rapidly disperse any pollutants generated within the city so that they never become a significant problem. The worst air pollution situation, which occasionally occurs in the area around the city, is when conditions allow the burning of slash material during reforestation operations in the mountains east of the city. Smoke from these fires sometimes will drift over the coastal area when there is no wind; however, it is usually dispersed within a few hours when the wind resumes. Aside from this occasional occurrence there are no other air pollution problems within the city of Gold Beach.

Water quality in the United States is controlled by the Federal Pollution Control Act with the intent of this law being to improve the water quality of all waters in the nation by limiting pollution. Oregon implements this law

through OAR Chapter 340 which empowers the Department of Environmental Quality to set water quality standards throughout the state. The water quality standards of Oregon regulate the discharge of waste material into the waters of the state with respect to the following: 1) thermal discharge, 2) turbidity, 3) coliform bacteria, 4) dissolved gasses, 5) radioisotopes, 6) dissolved chemicals, and 6) other materials which may alter water quality.

The City of Gold Beach has both surface and groundwater resources within its boundaries that could be subject to pollution. There are no discharges of thermal, dissolved gas, radioisotopes, dissolved chemicals or other material wastes within the city which must be inventoried. The main sources of water pollution within the city are from the city's waste water treatment and from leakage of subsurface sewage disposal systems where there is no public sewer available. Presently, the city has a DEQ permit to discharge the effluent from its sewage treatment plant into Riley Creek for final disposal. Dwellings located in the Hunter Creek part of the urban growth area use on-site sewage disposal and some of these systems may be leaking due to their age and lack of maintenance. Thereby, potentially polluting both groundwater and surface water. The City has studied the feasibility of extending sewage disposal service into the Hunter Creek area as part of the urbanization of this part of the urban growth area. These studies indicate that sewer service is technically feasible, but to be financially possible the area would need to be annexed to the city. Sewer service is available to the Wedderburn Sanitary District which disposes of their sewage in a lagoon system located near the mouth of the Rogue River. This system is presently at capacity and will have to either be enlarged to accommodate future development in the area or the Wedderburn area will have to be attached to the Gold Beach treatment plant to provide for sewage disposal.

The City of Gold Beach participates in the Curry County Solid Waste disposal program which includes the collection of waste within the City for disposal at DEQ approved landfill sites or separation centers. The Curry County Solid Waste disposal program involves the use of consumat burners which incinerates the waste into a more compact volume for landfill. Energy produced by burning the waste as fuel may eventually be utilized by a lumber mill located adjacent to the consumat facility.

As with other resource quality problems, the city presently experiences minimal problems with regard to noise pollution. The only existing potential sources include the airport and Highway 101. The DEQ Handbook indicates that

most Oregon roads with average daily traffic volumes greater than 10,000 have noise pollution potential. The only road within the city which approaches this volume is Highway 101 from Moore Street to Fourth Street. This entire area is presently in commercial and public facilities use and impact from traffic generated noise is minimal.

A second potential source of noise pollution is the airport, which is located along the western boundary of the city on property owned by the Port of Gold Beach. The Gold Beach Airport Master Plan 1980/2000, contains an analysis of potential noise conflicts associated with continued use and development of the airport. The guidelines established by the Oregon Aeronautics Division for areas of "moderate noise impact" (55-65 Day Night Average Sound Level (Ldn) Value) state that most uses in such areas are compatible or conditionally compatible. The only existing residential uses that are within the 55 Ldn noise contour for 1980 are two houses adjacent to the southeast corner of the airport. The 60 Ldn contour for 1980 is completely contained within the airport property. Due to projected increases in aircraft operations, noise level contours for the year 2000 impact a considerably larger area, although most of the 60 Ldn contour for the year 2000 is within airport property or over areas of insignificant noise impact. The 65 Ldn contour for the year 2000 is completely within the airport boundary. Figure 5 indicates the 1980 noise contours, and Figure 6 projects the year 2000 noise contours.

Knowledge of groundwater distribution in the Gold Beach area is limited. Gold Beach is underlain by marine terrace deposits which contain permeable horizons overlying cemented zones or unpermeable bedrock. These permeable horizons contain groundwater, generally at depths of 50 feet or less. Presently there is not enough information to accurately define the volume and extent of the groundwater body in the Gold Beach area.

Groundwater quality of the marine terrace geological units is generally good in coastal Curry County; however, where water is derived from shallow depths contamination from surface pollutants is possible. The present use of groundwater in the City of Gold Beach and its UGA is unknown but believed to be very small due to the area being fully serviced by a public water system. Groundwater is not anticipated to be a significant source of water for any future development of the city or urban growth area.

Figure 5

1980 Noise Contours

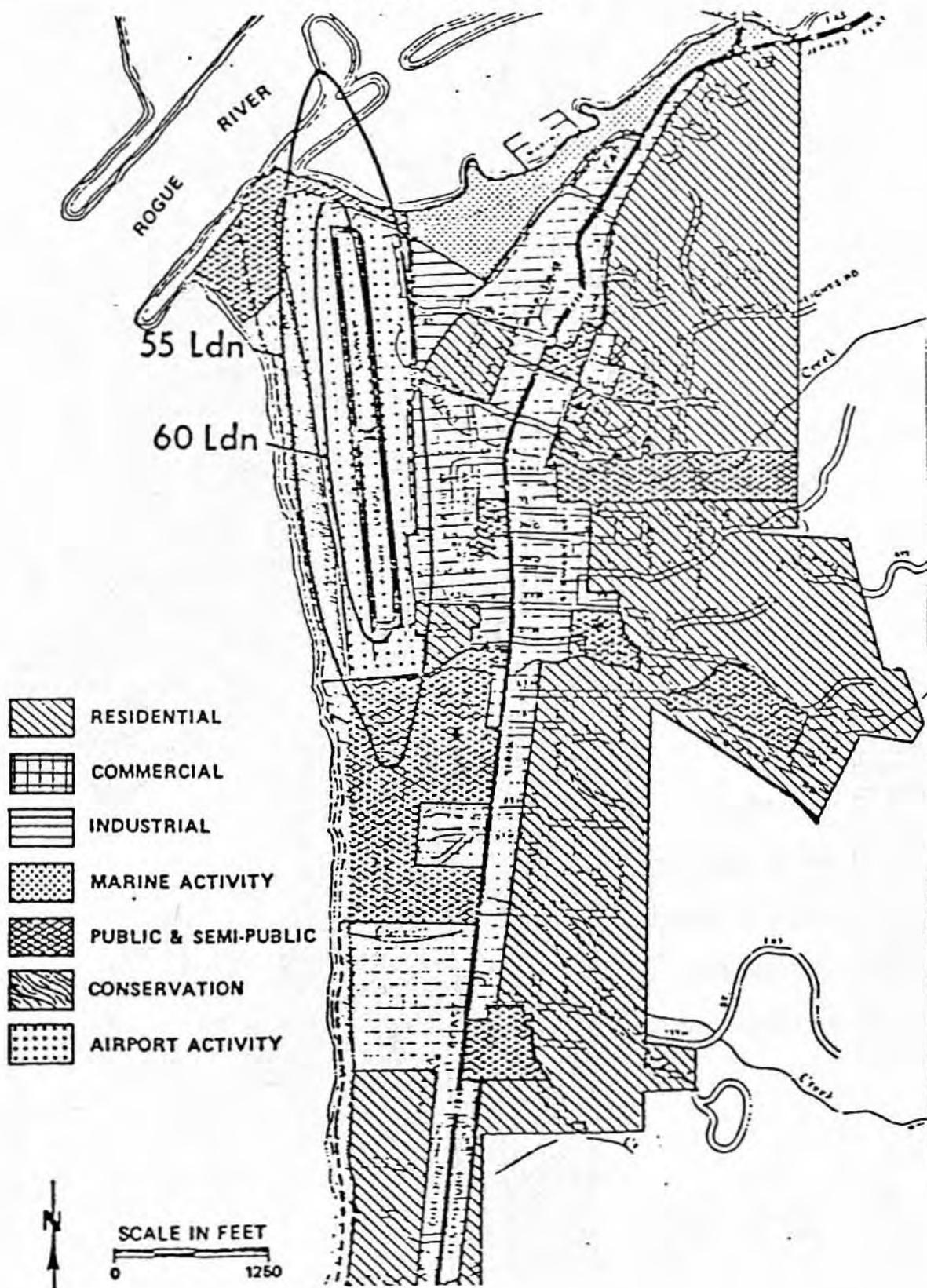
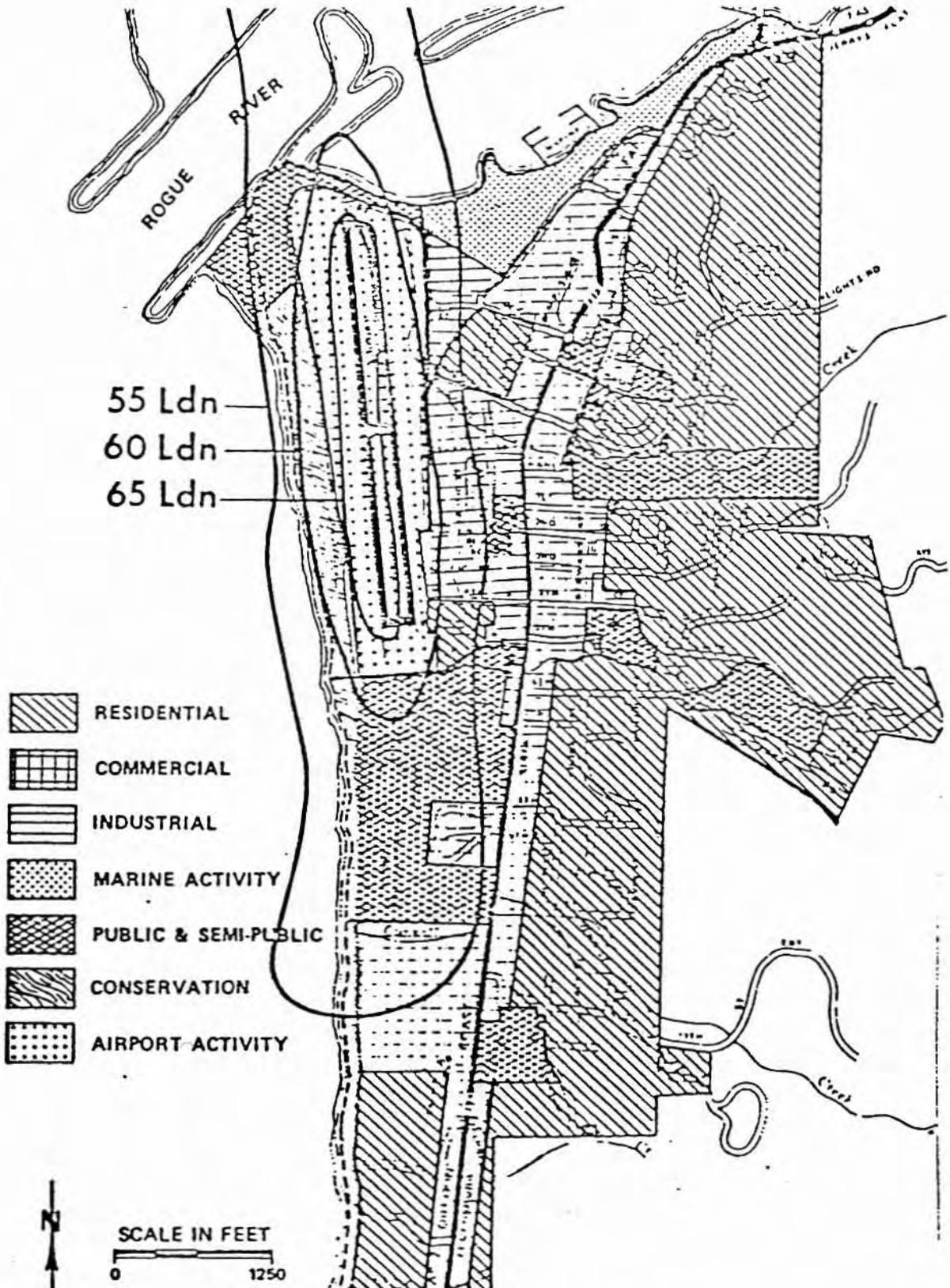


Figure 6
2000 Noise Contours



The Oregon Environmental Quality Commission has designated the groundwater in the Gold Beach area as a "sensitive groundwater aquifer". The Environmental Quality Commission has further determined that in areas designated as sensitive groundwater aquifers that highest and best practicable treatment and control of sewage, industrial wastes, and landfill leachates is required so as to minimize potential pollutant loading to groundwater. Among other factors, energy, economics, public health protection, potential value of the groundwater resource to present and future generations, and time required for recovery of quality after elimination of pollution loadings are considered in arriving at a case-by-case determination of highest and best practicable treatment. In Gold Beach, at this time, there is no industrial waste; most of the city is sewerred and sewage is treated according to DEQ requirements; and, there is no landfill that could leach into the groundwater body.

6. Natural Hazards

Statewide Planning Goal 7 requires the comprehensive plan to identify and protect life and property from natural disasters and hazards known to exist in the area. The natural hazards of the Gold Beach area include flooding, mass movement of earth, wave erosion and deposition, and possible earthquake damage. These hazards are related to the presence of the Rogue River and Pacific Ocean, the varied topography, and the geologic units and structure of the area. The geologic units of the area include beach and dune sand, marine terrace deposits, Quaternary fluvial terrace deposits, sandstone and siltstone of the Otter Point Formation, and serpentinite.¹

These units are described below:

Stable Dune Sand (Ss)

Stable Dune Sands are found adjacent to or to the west of U.S. Highway 101. The unit consists of fine to medium-grained sands that have been stabilized by vegetative cover. Vegetative cover or temporary protection to protect the stabilized dune lands from erosion is encouraged in areas of construction. Hazards, locally include flooding and wave action.

Unstable Dune Sand (Su)

Unstable Dune Sands are found north of the mouth of the Rogue River. The unit is unprotected or poorly protected from the wind by vegetative cover. The unit is composed of fine-to medium-grained sands that are directly connected to their sand source (Beach Sand). Hazards include flooding and wave action.

Beach Sand (Sb)

Beach Sand deposits are found north and south of the mouth of the Rogue River. The unit consists of unconsolidated sand which extends from the low water line eastward to the next geologic unit (Stable Dune Sand). Hazards include flooding.

Quaternary Fluvial Terrace (Qft)

The Quaternary Fluvial terrace deposits are associated with Riley, Dean, Cunniff, and Saunders Creeks and the Rogue River. The unit consists of clay and silt near the surface, with sand and gravel at deeper depths. Possible hazards include flooding where proper management of water runoff is not exercised. The unit exhibits few hazards, and is suited for a variety of uses.

¹

Quaternary Alluvium (Qal)

The Quaternary Alluvium deposits are associated with the flood plains of the Rogue River and Hunter Creek. The Unit consists of unconsolidated deposits of poorly sorted gravel, sand, and clay. Hazards, locally include flooding, ponding, and stream bank erosion.

Middle Marine Terrace (Qmtm)

The Middle Marine terrace deposit forms the majority of the flat bench area (adjacent to the ocean) that has undergone most of the urban development within the study area. The unit consists of indistinctly bedded sand, silt, and clay. The unit has moderately high foundation strength and excavation is relatively easy. Hazards locally, include flooding, and the associated problems with poor drainage.

Otter Point Formation (Jop)

The Otter Point Formation forms the foothills that are the predominant feature of the Study Area, and underlies the surface materials of the remaining areas. The unit consists of a heterogeneous assemblage of sandstone, marine basalt, conglomerate and minor chert. The unit has good foundation strength and is capable of supporting almost any structure. Due to the hardness of the unit, excavation may require blasting. Hazards include rockfalls in very steep terrain, mass movement on irregular or moderately steep slopes (the middle reaches of Riley Creek and in the Wedderburn area).

Serpentine and Periodotite formations (Spp)

The Serpentine and Periodotite formations are interspersed throughout the foothills adjacent to Hunter Creek, Gold Beach, and Wedderburn. The unit has a moderately high foundation strength and is capable of supporting structures of moderate size in areas free from mass movement. Geologic hazards associated with large bodies of serpentine include sliding (immediately north of Wedderburn) where as, smaller bodies (adjacent to Gold Beach) are stable.

Figure 7 is a geological map of the Gold Beach area which shows the area distribution of these geologic units. In general, the beach and dune sands are located in the vicinity of the Rogue River jetty system and along the ocean shoreline below the marine terrace. The Quaternary marine terrace deposits are located at the base of the coastal mountains and form a relatively flat topographic surface at an elevation of about 50 feet above sea level. The city of Gold Beach occupies the marine terrace immediately south of Gold Beach. Quaternary fluvial terraces are the relatively

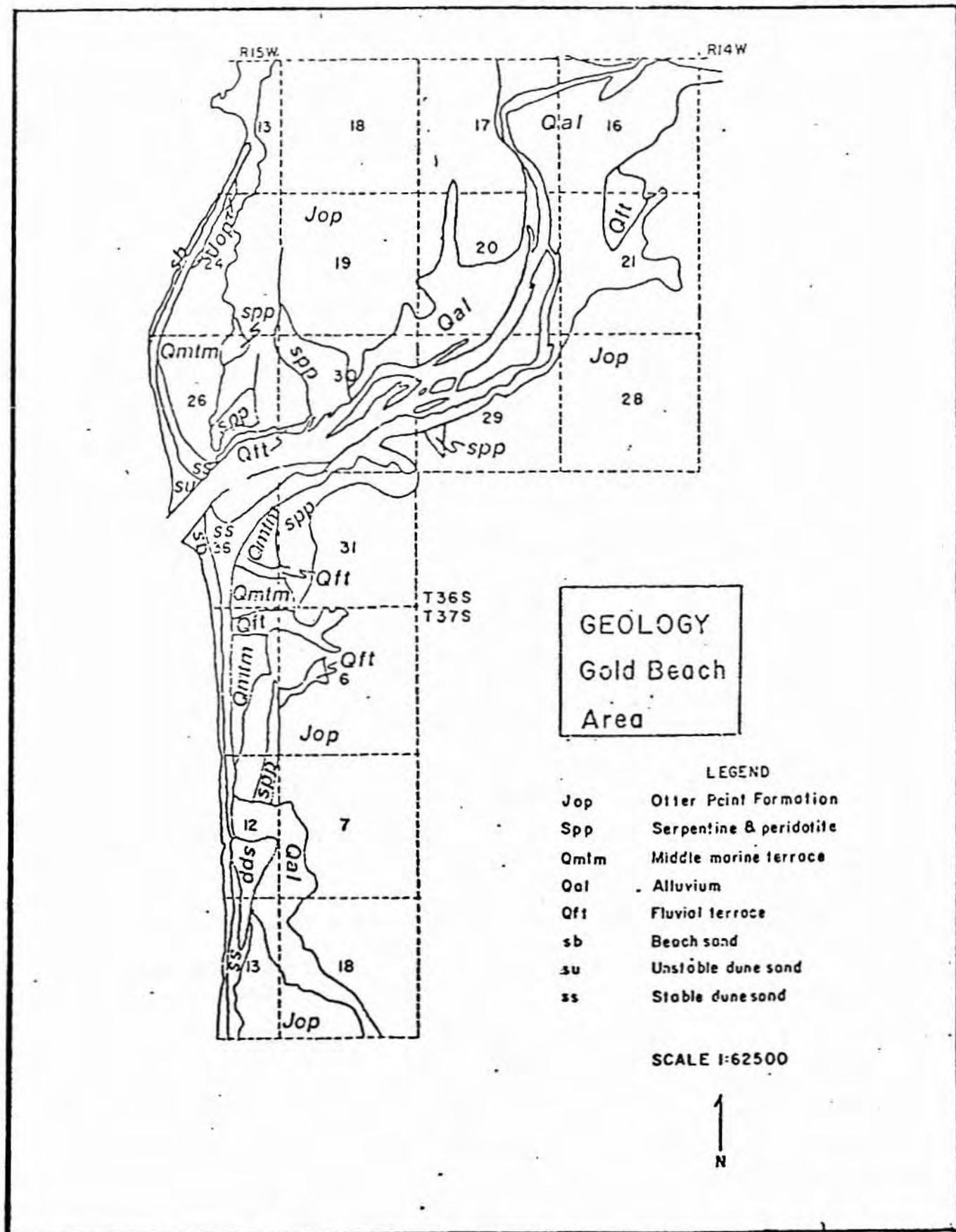


Figure 7

flat topographic surfaces found along the sides of the major surfaces found along the sides of the major rivers and streams at various elevations above the stream bed. The Otter Point Formation and serpentinite rock formations underlie the moderately steep and steep slopes of the inland areas east of Gold Beach.

Natural hazards of the Gold Beach area have been inventoried in the form of maps which show the general places where such hazards occur. In most cases the specific extent of the areas affected by the hazard must be determined by an onsite investigation of the site in question.

Erosion and Deposition

Erosion and deposition of land in the Gold Beach area is confined to specific places along the ocean shoreline and along the river banks of the Rogue River and Hunter Creek. Appendix C shows the natural hazard sites which have been identified in the Gold Beach area. Most of the shoreline in the Gold Beach area is subject to sand accretion because of the configuration of the jetties at the mouth of the Rogue River; however, there are areas known to be subject to beach erosion within the urban growth boundary.

Flooding

Parts of the City of Gold Beach and the urban growth boundary are subject to flooding by river and by the ocean. Appendix C shows the extent of these areas, as determined by the 100 year flood plains of the Rogue River and Hunter Creek. The 100 year floodplain is a zone defined along a given river or stream in which there is a 1% chance of flooding within a given year. Ocean flooding has been determined by the maximum height to which the ocean can inundate the land and from historic records of areas that have been flooded in the past.

Mass Movement

Mass movement is the movement of the soil and rock material downslope in response to gravity. Areas prone to mass movement include terrain underlain by sheared bedrock (Otterpoint formation and serpentinite). Disturbance of these areas, by road cuts, can initiate sliding. Areas subject to this type of natural hazard are generally located in the steeply sloping mountains to the east of Gold Beach.

Hazards of this type must be identified on a site specific basis by a qualified professional geologist or engineer who can recognize a potential landslide or unstable soil situation. The potential for site specific hazards of this type are inventoried as slope and soil maps for the city and

urban growth areas. These maps, however, only identify those places which require further study if development is proposed. Final evaluation of any site is not based upon these inventories but rather a site specific determination in terms of the proposed development project.

Earthquake

The urbanized areas (Gold Beach and Wedderburn) are situated on solid bedrock and semiconsolidated deposits. The possibility of a future quake of Mercalli intensity VII-VIII is inferred, however, the recurrence frequency of quakes of this intensity is very low. Damage that could be associated with a quake (intensity VII-VIII) includes craked walls, toppled chimneys, and destruction of poorly constructed buildings.

7. Estuarine Resources

Introduction

The City of Gold Beach lies between two estuaries; the estuary of the Rogue River which lies adjacent to the city on the north and the estuary of Hunter Creek which lies to the south of the city but is within the city urban growth boundary. The Rogue estuary is the only estuary in this area which has been classified by the Oregon Land Conservation and Development Commission and was designated as a shallow-draft development estuary in recognition of the present navigational development of the water body. Hunter Creek is a minor coastal creek that is estuarine during part of the year when stream flow is sufficient to keep the mouth open to the ocean. Little is known of the physical and hydrological characteristics of this estuary since it is non-estuarine during part of the year.

Rogue River Estuary

The Rogue Estuary is located on the central part of the Curry County Coast at the mouth of the Rogue River. Among Oregon coastal rivers the Rogue River is second only to the Columbia River in size of drainage basin; however, it has one of the smallest and least productive estuaries of the entire coast. The Rogue River has its headwaters in the Cascade Range of central Oregon and flows west through the Rogue River Valley and Klamath Mountains to the Pacific Ocean at Gold Beach. Although the headwaters of the Rogue River are located in the Cascade Mountains physiographic province of the river main-stream and its estuary are located in the Klamath Mountains province. The Rogue Estuary is typical of those estuaries located in the Klamath Mountain province in that the geological faulting and folding of the rocks in the coastal area have resulted in the recent uplift of the coastline thereby limiting the landward extent of the tide and hence the size of the estuary. The Rogue Estuary only extends 4.5 miles upstream from the mouth of the river to head of tide with no development of broad tidal flats or marshes.

The Rogue Estuary is a drowned-river valley estuary which extends a short distance inland along the river course. The river valley in this case is essentially a wide canyon with a total relief of almost 1000 feet from the river bed to the crest of the mountain ridge east of the City of Gold Beach (see Figure 8). Just upstream from the head of tide the river valley narrows abruptly and continues easterly as a deep canyon through the Klamath Mountains. Due to the topographic constraints of the area there is relatively little development along the estuary shoreline. The City of Gold Beach is located on the coastal terrace just to the south of the mouth of the river. The community of Wedderburn is located on the north side of the river at the mouth of the estuary. Most of the remaining estuarine shoreline is either vacant or has low density residential use. The only remaining plywood mill in the Gold Beach area is located on the south side of the river at the head of tide.

Table 2 lists some of the general statistics of the Rogue River and Rogue Estuary. The Rogue River has the largest watershed in southwestern Oregon of which about half is located upstream from Grants Pass in the Cascade Range and the other half downstream in the Klamath Mountains. The Illinois River is the Rogue's largest tributary contributing 40% of its total yield, and is located entirely within the Klamath Mountains. The Rogue Estuary is short in length and small in area.

TABLE 2

Rogue River - Rogue Estuary

<u>Parameter</u>	<u>Dimension</u>
Rogue River length	211 miles
Rogue River drainage basin area	5,160 square miles
Rogue River (mouth) mean annual discharge	8,200 cubic ft./sec.
Rogue River (mouth) maximum flow of record	500,000 cu. ft./sec.
Rogue Estuary total area	627 acres
Rogue Estuary tideland area	149 acres
Rogue Estuary submerged area	478 acres

The Rogue Estuary is essentially a river channel that lacks the bay and slough subsystems typically found in other Oregon estuaries. A marine and riverine subsystem can be defined with an arbitrary line of separation being located at the Rogue River Bridge.

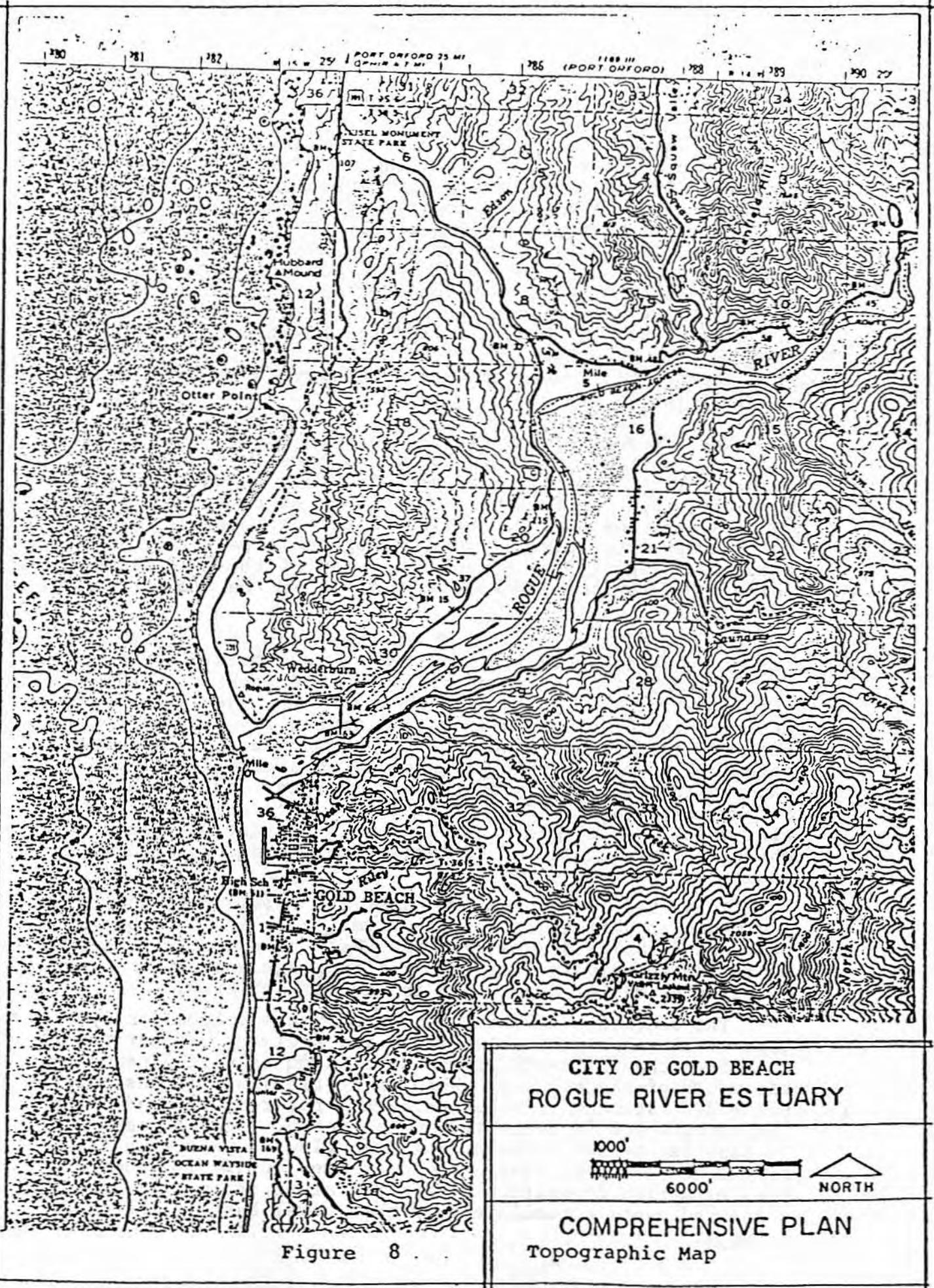


Figure 8

Geographic - Geological Characteristics

The Rogue Estuary is classified by physiographic and geomorphic characteristics as being a "drowned river valley" estuary. Drowned river valley estuaries are those estuaries which were formed when the lower portion of a river valley was inundated by a rise in sea level. This type of estuary is typical of the large embayments of the east coast of the United States where there is a broad coastal plain. The Oregon Coastal Plain is particularly narrow in Curry County and the Rogue River has a steep gradient at the coast so that the rise of sea level has limited the penetration of tidal influence in the river valley. This combination of geomorphic factors has caused the Rogue Estuary to be relatively small in length and size.

The Rogue Estuary is located within the Klamath Mountain geologic province. This geologic province is typified by highly faulted and folded metamorphic rock formations of Mesozoic age. The folding and faulting of rocks is relatively complex and erosional dissection of the terrane has resulted in the characteristically steep topographic nature of the province. Figure 9 is a geological map of the Gold Beach area which shows the bedrock rock formations in the vicinity of the estuary.

The predominant formation exposed near the estuary is the Otter Point Formation (Jop) which is a rock unit that is a structural association of highly varied rocks of various origins which are faulted and sheared. The rock types typical of this formation include sandstones, conglomerates, basalts, cherts, and blue schists which have all undergone some form of metamorphic alteration. A second formation exposed in the vicinity of the estuary near Gold Beach is Serpentinite (Spp). Serpentinite is a rock composed serpentine which is a single mineral group. Serpentinite is a rock which is typically found as large slabs in association with faulting:

These bedrock geological rocks are overlain by surficial sediments of various types; alluvium (Qal), fluvial (Qft), beach sand (Sb) and dune sand (Su, Ss). The surficial sediments are relatively recent in geologic age and are the result of river or marine deposition in the estuary area.

The sediments in the Rogue Estuary are predominantly terrestrial in origin. River flow and sediment depositions in the river channel restrict the deposition of marine sands to the mouth of the estuary. When river flow is high most of the suspended sediment transported by the river is carried out of the estuary and is deposited in the ocean. Bedload sediment transported by the river during high flow is predominantly gravel; however, as river flow decreases during the summer and fall estuarine deposition of finer-grained sediment increases. Those sediments accumulate over the gravel base in the upper estuary.

GEOLOGIC LEGEND

- 1. Stable dune sand (Ss)
- 2. Unstable dune sand (Su)
- 3. Fluvial terrace (Qft)
- 4. Serpentine & peridotite (Spp)
- 5. Middle marine terrace (Qmt)
- 6. Alluvium (Qal)
- 7. Otter Point formation (Jop)
- 8. Beach sand (Sb)

T. 36 S.

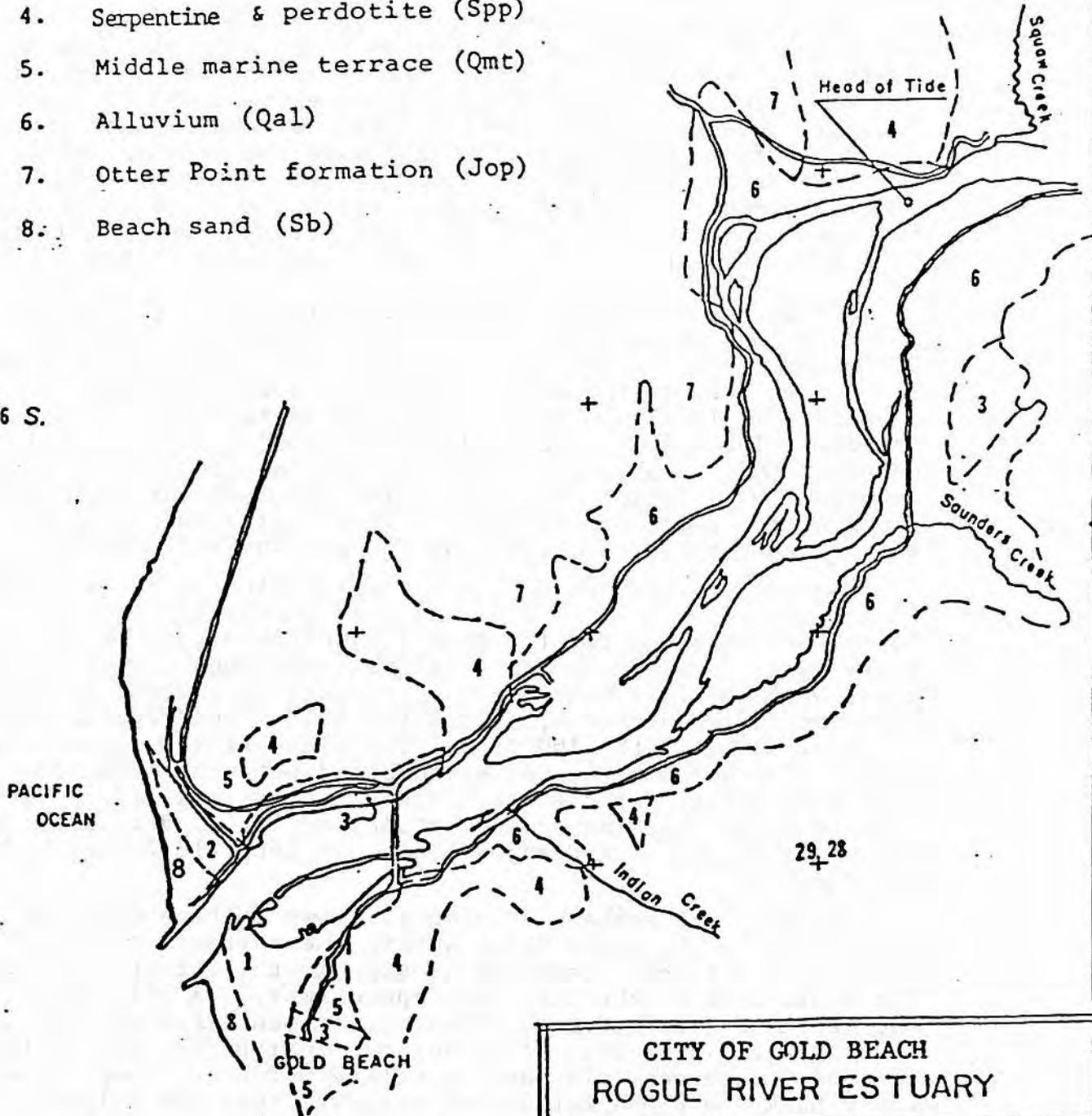


Figure 9

<p>CITY OF GOLD BEACH ROGUE RIVER ESTUARY</p>	
<p>1000'</p> <p>6000'</p>	<p>NORTH</p>
<p>COMPREHENSIVE PLAN Geologic Map</p>	

The Rogue Estuary is characterized by extensive sand and gravel bottom sediments and a lack of silts, mud and organic substrates. A comprehensive bottom sediment sampling program has not been carried out in the estuary but a generalized inspection of aerial photos and on-site visits of specific sites indicates that most of the estuary has cobble/gravel and coarse sand intertidal flats. Historically at least three of these areas have been used as aggregate sources.

Historically there was a sand spit at the mouth of the estuary which is composed of angular fine sands with low organic content (COE 1975). These sands are of marine origin and were typically transported along the coast and into the mouth of the river. Since the jetties have been constructed at the mouth of the river the waves move the material along the jetties and into the entrance channel. A shoal area forms along the south jetty and at times extends most of the distance between the jetties. Waves and tidal currents move sand from this shoal area into the Port of Gold Beach boat basin.

Estimates of sediment movement at the mouth of the estuary indicate that the volumes of sediment transport are quite large. The gross longshore transport rates at the mouth of the Rogue River have been estimated at 500,000 to 1,000,000 cubic yards a year (COE, 1975). River flooding of up to 4,000,000 cfs can transport 1,000,000 cubic yards of sand and gravel through the estuary (COE, 1975). This type of sediment transport regime creates a very dynamic physical environment in the lower portions of the Rogue Estuary which often causes sudden changes in the topographic configuration of bars and tidal flats.

Geological hazards in the estuary include: 1) flooding, 2) streambank erosion, and 3) areas of geological instability. Figure 16.3.C shows the 100 year floodplain of the Rogue River, those sites at which there is critical streambank erosion, and areas when there is potential for geological instability due to slumping or earthflow. Virtually all of the Rogue Estuary is located within the 100 year flood plain of the river. The relatively narrow river valley combined with the large discharge potential for the Rogue River can essentially result in a complete flooding of the estuary during significant floods. The Rogue River has had major floods in 1861, 1890, 1927, 1955, and 1964.

Critical streambank erosion is known to have occurred on both banks of the Rogue River within the estuary. The most pronounced area of streambank erosion in the estuary is along the south bank of the river for approximately a mile and a half east of Indian Creek. This stream bank erosion site is also located in an area of geological instability due to the presence of serpentinite and there are periodic slumps which cause bank and slope failure of material into the estuary. Most areas of streambank erosion have been protected by riprap.

LEGEND

- ☼ Riparian vegetation (rivers edge)
- Critical streambank erosion
- ≡ Critical streambank erosion & rip rap
- 100 year floodplain
- ▨ Slump topography

T. 36 S.

PACIFIC OCEAN

GOLD BEACH

Head of Tide

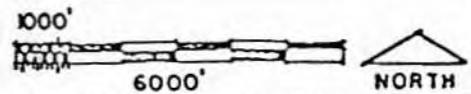
Squaw Creek

Saunders Creek

Indlan Creek

29, 28

CITY OF GOLD BEACH
 ROGUE RIVER ESTUARY



COMPREHENSIVE PLAN
 Vegetation/erosion/flood

Figure 10

The only areas of geologic instability in the Rogue Estuary are those areas underlain by serpentinite. This rock type at certain sites is highly sheared and fractured and upon weathering and erosion becomes unstable. The most pronounced site of geological instability is located on the south side of the Rogue River from the Rogue River Bridge east to near the mouth of Saunders Creek. This area is a steeply sloping hillside which has slumped causing damage to the county road, and other utility facilities in various places. Remedial measures have been taken to stabilize the failures and the problem has become less critical in recent years.

Hydrological Characteristics

The Rogue Estuary is dominated by river flows. The Rogue River drains a large area of the western slope of the Cascade Range and the Klamath Mountains. Although the river is dammed in several places these dams have not significantly altered the flow pattern at the mouth (Perry et al, 1974). Mean monthly discharge of the Rogue River at the mouth is shown in Figure 11.

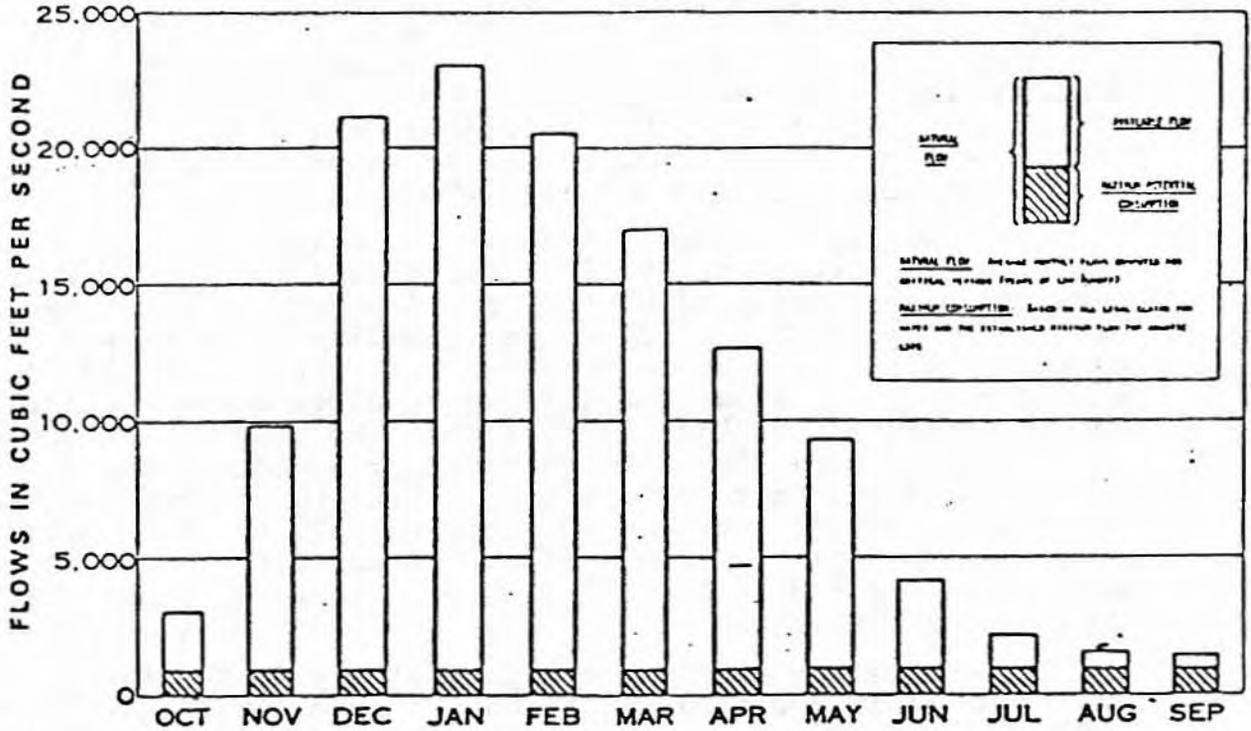
The Rogue Estuary follows the shape of the river channel with extreme flood tides extending upstream 4.5 miles. The flow in the upper estuary is split around a large island (Elephant Rock) and the head of tide for most tidal levels is in the vicinity of this island. A dike constructed on the south side of the river near the mouth created the Port of Gold Beach Boat Basin and altered the hydrology of the lower estuary. The shallow area of the boat basin was essentially cut off from the flow of the main channel on the north side of the dike.

The bathymetry of the estuary varies with the movement of the main channel of the river through the estuary. This channel has continually altered its location by erosion and deposition so that the water depth in the estuary is altered with changes in flow. Catastrophic changes in bathymetry are associated with major floods that often result in major re-alignments of the river flow pattern. Generally minimum depths at low tide vary from about twenty feet near the north jetty to about five feet in the main channel near Elephant Rock (ODFW, 1979)

The mean high tide at the mouth of the Rogue Estuary is +6.0 feet (NOAA, 1976). Other tidal datums for the Rogue Estuary are as follows:

Extreme High Tide....	10.00
MHHW.....	6.70
MHW.....	6.00
MSL.....	3.55
MLW.....	1.10
MLLW.....	0.00
Extreme Low Tide	-3.00

WATER RESOURCE AVAILABILITY
 ROGUE RIVER
 SM 0



CITY OF GOLD BEACH
 ROGUE RIVER ESTUARY

1000'
 6000'
 NORTH

COMPREHENSIVE PLAN
 River Flow

Figure 11

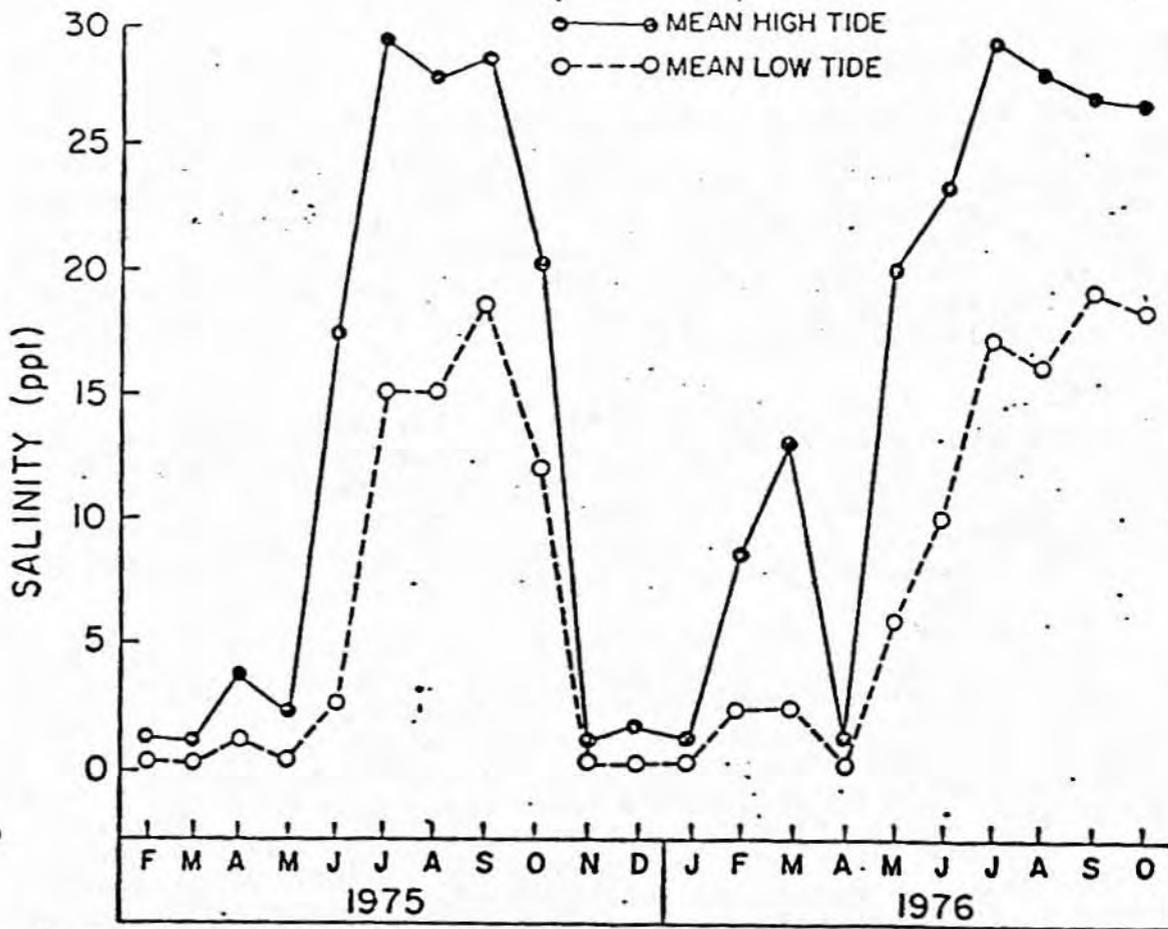
Since the hydrology of the estuary is dominated by the river flow it can be expected that the penetration of the tide is reduced by the river flow; however this effect has not been measured. The tidal prism of the Rogue Estuary is estimated at 1.6×10^8 cubic feet which is the volume of water between MHW and MLW (Johnson, 1972). The freshwater flow of the river produces a volume of water equal to the tidal prism in the summer months. Winter high water flows are several times greater than the volume of the tidal prism which easily overwhelm the effects of the incoming tide.

Salt water intrusion in the Rogue Estuary is limited due to the steep river gradient and large volume of the river discharge. The limited salinity measurements in the estuary indicate that salt water intrusion has reached RM 3.6. However, it appears that a shallow riffle just above Snag Patch Slough is the first barrier to marine water during low river flows and tides less than +6 feet (ODFW, 1975).

Salinity measurements in the Rogue Estuary indicate that the estuary is never fully mixed. Figure 12 shows the average seasonal distribution of bottom salinity for the entire Rogue Estuary. A partially mixed wedge of saline water extends to RM 2.2 at high tide and to RM 1.9 at low tide (ODFW, 1979). During high river flows the salt water wedge generally does not penetrate the estuary further than the base of the north jetty even at high tide. Another factor affecting the salinity of the Rogue Estuary is the spit that has formed between the jetties at the mouth of the estuary. It has been noted that when the spit restricts flow that salinity levels in the estuary during the fall are lower than the early summer levels at the same flow rates.

Water quality within the Rogue Estuary is generally good and is maintained within DEQ standards even during low flows (ODFW, 1979). The poorest area for water quality is the Port of Gold Beach Boat Basin due to its restricted flushing. Hydrological analysis indicate that it takes three tidal cycles to flush the basin (Slotta and Noble, 1977). Flushing in the main estuary has not been studied but is much more rapid due to the high river flows. During low flow periods flushing is somewhat restricted by the sand spit which forms at the mouth of the estuary.

Other water quality measurements in the estuary include dissolved oxygen concentration, temperature, and nutrient levels. Measurements made from April, 1975, to October, 1976, indicated that dissolved oxygen concentrations were generally above 80% of the saturation level (Lichatowich and Marten, 1977). Low concentrations at the bottom were reported in the estuary during low flow which indicates accumulation of organic material on the bottom when currents are reduced.



Mean bottom salinity during mean high and low tides in 1975 and 1976 (Lichatowich and Martin 1977).

CITY OF GOLD BEACH
 ROGUE RIVER ESTUARY

COMPREHENSIVE PLAN
 Salinity

Figure 12

Temperature measurements in the Rogue Estuary indicate the presence of a two-layer system. Cool ocean water concentrates on the bottom, while the surface water temperature fluctuates with the river water temperatures (ODFW, 1979). Nutrient measurements in the Rogue Estuary indicate that the river carries large amount of phosphates into the estuary. High river flow was accompanied by higher phosphate concentrations at the bottom (Lichatowich and Martin, 1977). Nutrient concentrations being lowered at the surface due to a significant uptake of nutrients by phytoplankton.

Biological Characteristics

The Rogue Estuary biological habitats can be divided into two general subsystems; a marine subsystem and a riverine subsystem. The bay or slough subsystems typical of other Oregon estuaries is not present in this estuary. The marine subsystem includes the boat basin and estuarine area west of the U.S. 101 bridge. The riverine subsystem includes the remainder of the estuary upstream from the bridge to head of tide at River Mile 4.5 (Figure 13)

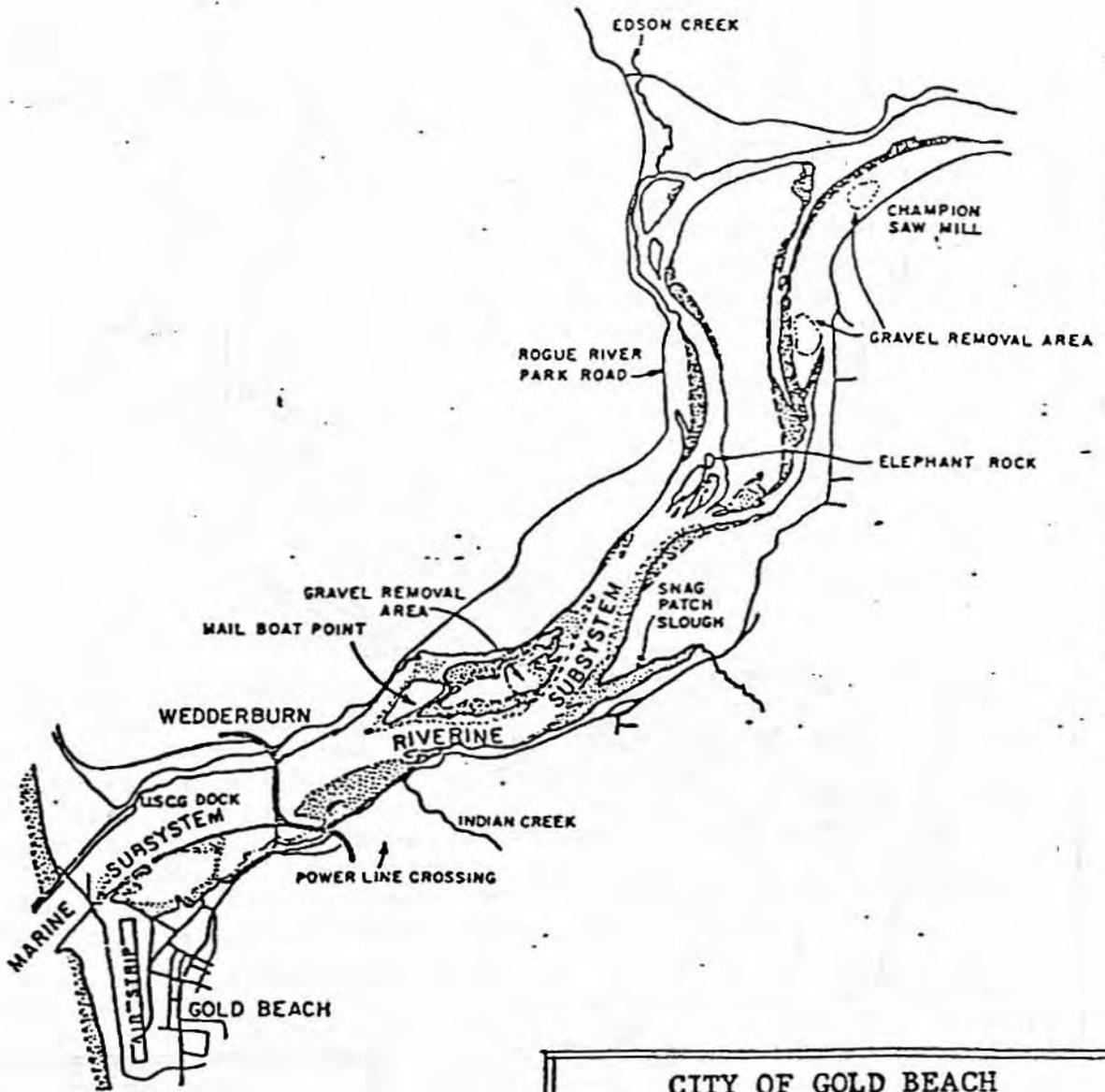
The marine subsystem is almost continually influenced by the ocean with some salt water penetration during each tidal cycle. During most of the year the river discharge is high enough to prevent saltwater from entering the riverine subsystem; however when flow is low the saltwater wedge penetrates along the bottom and partially mixes with freshwater.

The habitats of the Rogue Estuary were described by ODFW in a natural resource survey done in 1978-79 (ODFW, 1979). As part of that survey a habitat map was prepared which is shown in Figure 14. The habitats of the marine subsystem can be divided into three areas: the main channel, the subtidal areas behind the port boat basin dike, and the intertidal areas. The habitats of the riverine subsystem are the subtidal river channel and the intertidal bars and flats. Intertidal areas in this subsystem generally fall into two categories 1) summer intertidal (tidally influenced during low flow and submerged during high flow) and 2) winter intertidal (tidally influenced during high flow and always exposed during low flow).

Habitats in the marine subsystem have a variety of substrates ranging from mud to boulders. The main channel has not been sampled in the subtidal environment but is probably partly sand and partly cobble/gravel. Subtidal substrate in the boat basin range may range from mud to sand. Substrate in the channel near the Coast Guard dock are sands and fine gravel which contain a benthic fauna that are important in the diet of salmonids (ODFW, 1979).

LEGEND

-  THE LINE OF MEAN HIGH TIDE (BELOW THE HEAD OF TIDE)
-  THE LINE OF ORDINARY LOW WATER (ABOVE THE HEAD OF TIDE)
-  TIDELAND BETWEEN THE ELEVATION OF MEAN HIGH TIDE AND MEAN LOW TIDE
-  ORDINARY HIGH WATER WHEN DIFFERENT FROM MEAN HIGH WATER
-  GRAVEL BETWEEN THE ELEVATIONS OF MEAN HIGH TIDE AND ORDINARY HIGH WATER



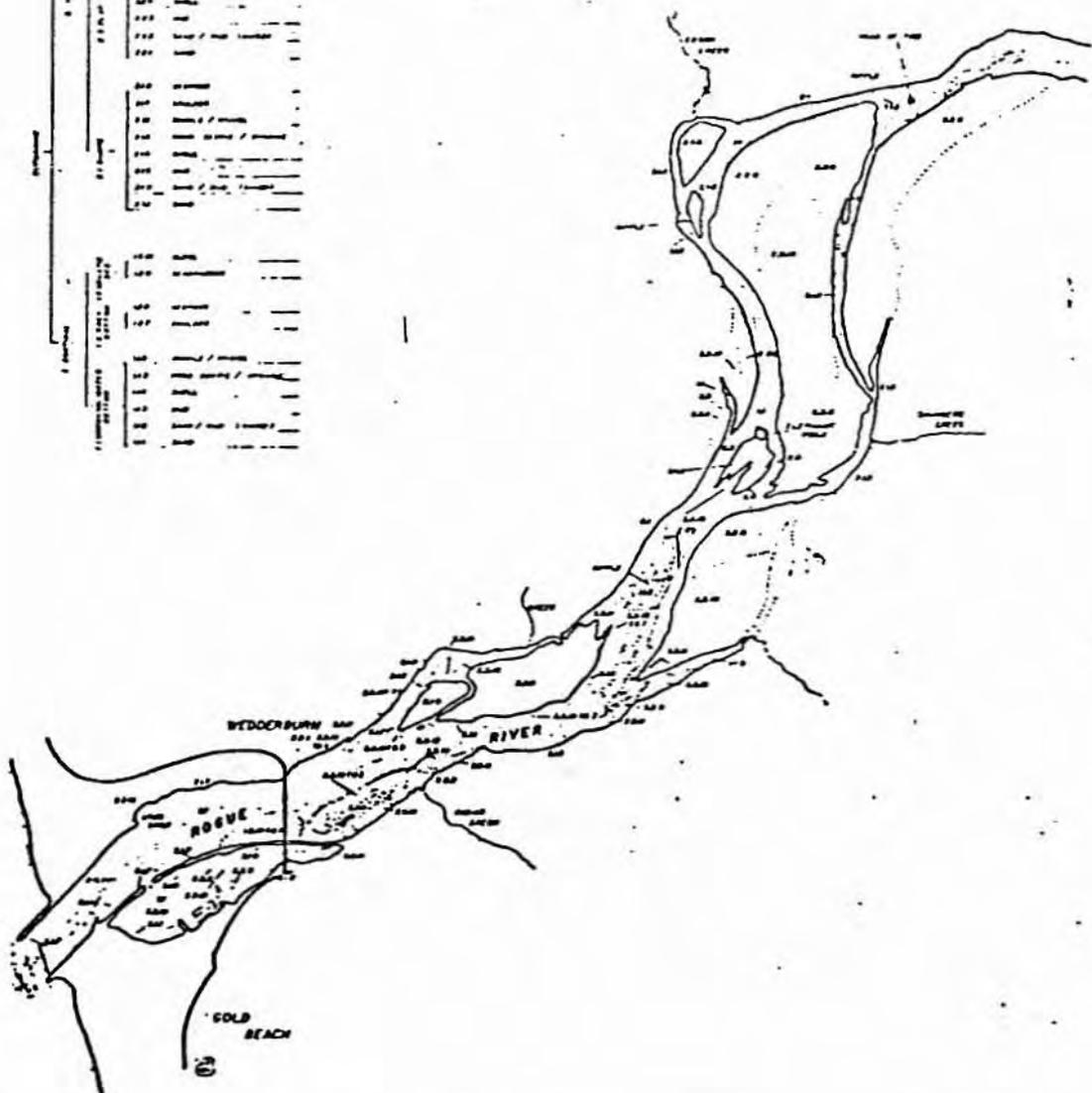
<p>CITY OF GOLD BEACH ROGUE RIVER ESTUARY</p>
 <p>NORTH</p>
<p>COMPREHENSIVE PLAN</p>
<p>Subsystems</p>

Figure 13

Notes:
 1. This map is based on aerial photography taken in 1970.
 2. The map shows the distribution of various habitat types.
 3. The map is a base map for the Comprehensive Plan.
 4. The map is not to scale.
 5. The map is a preliminary map and subject to change.
 6. The map is a base map for the Comprehensive Plan.
 7. The map is not to scale.
 8. The map is a preliminary map and subject to change.

LEGEND

1	Open Water
2	Shallow Water
3	Deep Water
4	Marsh
5	Wetland
6	Barren Land
7	Forest
8	Urban
9	Road
10	Railroad
11	Canal
12	Dike
13	Levee
14	Other



**HABITAT MAP
 ROGUE ESTUARY**
 RESEARCH AND DEVELOPMENT SECTION
 OREGON DEPT. OF FISH AND WILDLIFE
 SEPTEMBER 1970

DATA SOURCE:
 Aerial photography taken in 1970.
 Field data collected by the Oregon Department of Fish and Wildlife.
 Data provided by the City of Gold Beach.
 Data provided by the Oregon Department of Geology and Mineral Industries.
 Data provided by the Oregon Department of Transportation.
 Data provided by the Oregon Department of Agriculture.
 Data provided by the Oregon Department of Forestry.
 Data provided by the Oregon Department of Parks and Recreation.
 Data provided by the Oregon Department of Public Safety.
 Data provided by the Oregon Department of Health Services.
 Data provided by the Oregon Department of Education.
 Data provided by the Oregon Department of Social Services.
 Data provided by the Oregon Department of Community Development.
 Data provided by the Oregon Department of Economic Development.
 Data provided by the Oregon Department of Energy.
 Data provided by the Oregon Department of Environmental Quality.
 Data provided by the Oregon Department of Fish and Wildlife.
 Data provided by the Oregon Department of Geology and Mineral Industries.
 Data provided by the Oregon Department of Transportation.
 Data provided by the Oregon Department of Agriculture.
 Data provided by the Oregon Department of Forestry.
 Data provided by the Oregon Department of Parks and Recreation.
 Data provided by the Oregon Department of Public Safety.
 Data provided by the Oregon Department of Health Services.
 Data provided by the Oregon Department of Education.
 Data provided by the Oregon Department of Social Services.
 Data provided by the Oregon Department of Community Development.
 Data provided by the Oregon Department of Economic Development.
 Data provided by the Oregon Department of Energy.
 Data provided by the Oregon Department of Environmental Quality.

**CITY OF GOLD BEACH
 ROGUE RIVER ESTUARY**

1000'

 6000'

NORTH

**COMPREHENSIVE PLAN
 Habitat Base Map**

Figure 14

The Oregon Department of Fish and Wildlife has made the following management recommendations regarding the habitats of the marine subsystem of the Rogue Estuary:

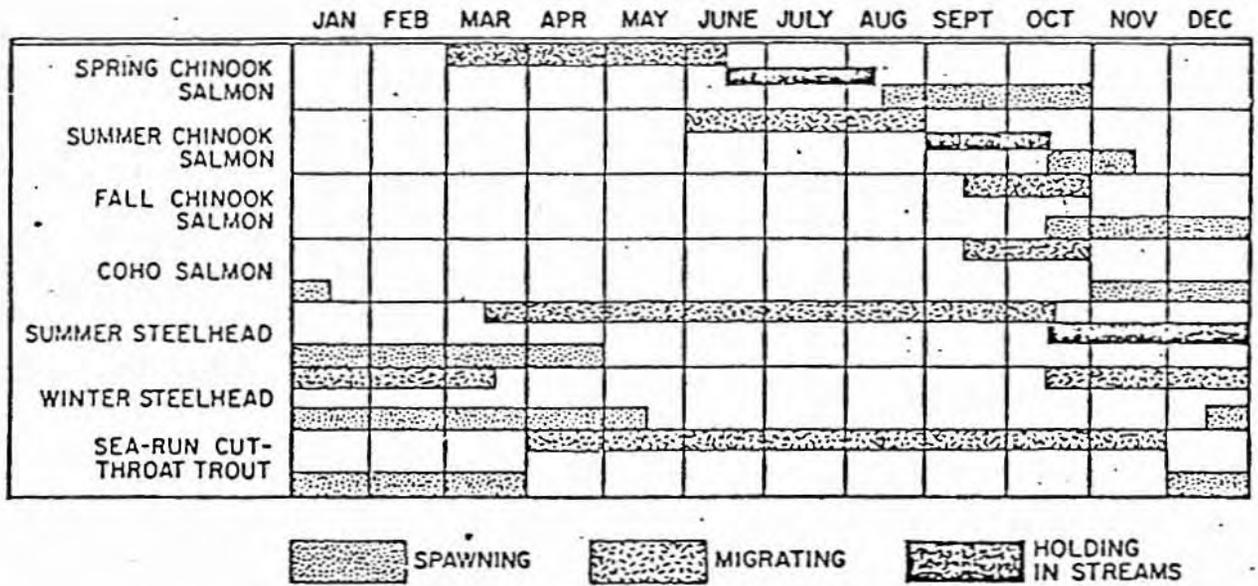
1. "the few undisturbed intertidal and shallow subtidal habitats remaining in the lower estuary should not be altered except as part of a restoration project;"
2. "the shallow subtidal land outside the boat basin dike (where the island was formerly located) is also a potentially important fish rearing area that should not be dredged or filled;"
3. "tidelands within the boat basin, particularly along the eastern end should not be dredged or filled... algal beds, mudflats, and fringing marsh along the shore within the basin may be especially important..."

The riverine subsystem has twice as much subtidal area as the marine system. The riffle areas have a cobble/gravel substrate as well as most other areas of the channel. The upper intertidal boundary is drawn at the mean higher high water line and the generally cobble/gravel flats and shrub tidal marsh are winter intertidal habitats.

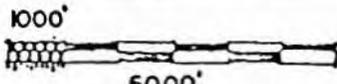
More than half of the riverine area is gravel bar and shrub wetland above MHW which is only flooded during higher tides and high river discharge. The main river channel has shifted and branched creating low islands with shrubs. The channel is also characterized by deep holes and shallow riffles which restrict the penetration of tidal influence such that high tides which are lower than MHW do not penetrate beyond the second riffle above Elephant Rock and higher high tides only extend to the third riffle at RM 4.5.

The typical habitats of the riverine subsystem include the cobble/gravel substrates of the channel and riffles, silt substrate areas away from the areas of strong current, and the cobble/gravel or shrub marsh intertidal areas. The subtidal habitat area is a prime feeding and rearing area for fish with juvenile salmon and cutthroat trout being abundant in this area (see Figure 15). Shiner perch, surf smelt, and Pacific herring are also present during summer with white and green sturgeon in the deeper areas throughout the year.

Much of the intertidal areas below saltwater intrusion contain productive habitat for *Corophium* spp. and *Anisogammarus* spp. which are food for other species which inhabit the estuary. The shrub intertidal marsh are winter intertidal habitats which are found along the islands and both shores. These dense shrub areas may contribute nutrients and organic material to the estuary. On the south shore at the lower end of the riverine



CITY OF GOLD BEACH
ROGUE RIVER ESTUARY




COMPREHENSIVE PLAN
Fish Cycles

Figure 15

subsystem is a tidal flat and island which have been modified by construction of the boat basin dike. The island has a gravel base that is covered with a layer of fine sediment and an intertidal algal bed grown there during summer. The island and intertidal flat is characterized by the spike rush (*Eleocharis* spp.) and scattered forbs which grow on the gravel substrate (Akins and Jefferson, 1973). This marsh type is typical of a few southern Oregon Coast estuaries of which this site is the largest remaining occurrence of this habitat in the Rogue Estuary.

Another major intertidal area is located on the north shore in the vicinity of Mail Boat Point. Mail Boat Point has a gravel substrate but its location between the river channel and the mouth of the north slough shows the current and increases sediment deposition. The area is known to have beds of amphipods in the fine sand and mud, productive algal beds occur on the gravel and a fringing low marsh is found on the shore (ODFW, 1979).

Snag Patch Slough is located on the south shore of the estuary and is the most densely vegetated marsh in the Rogue Estuary. It has a mud substrate and is bordered by a low freshwater marsh (ODFW, 1979). This slough provides excellent habitat for juvenile fish, terrestrial wildlife, and waterfowl (Riikula, 1977).

Other parts of the estuary which are important estuarine habitats are the gravel bars lying downstream from Elephant Rock and the cobble/gravel river shores.

The Oregon Department of Fish and Wildlife has made the following management recommendations regarding the habitat areas of the riverine subsystem of the Rogue Estuary:

1. "the intertidal flat and island along the south shore above highway 101 should be protected";
2. "the habitats at Mail Boat Point, the north slough and the island dividing the river channel should be preserved;"
3. "the shoreline gravel areas in the mid and upper estuary are important for amphipod production";
4. "slough and creeks entering the riverine subsystem including Indian, Saunders, and Edson Creeks should not be filled or diked";
5. "Snag Patch Slough and its productive marsh are valuable habitats for aquatic and terrestrial species and should be protected."

The principal wetland areas in the Rogue Estuary are the 1) spike rush and forb marsh located on the south side of the estuary just upstream from highway 101; 2) the fringing low marsh at Mail Boat Point and 3) the marsh at Snag Patch Slough. These wetland areas provide valuable habitats for birds, mammals and other species which frequent the estuary. Figure 16 shows the distribution of salt marsh vegetation in the Rogue Estuary.

The flora and fauna of the Rogue Estuary can be described in the following general categories of organisms: plants, invertebrates, fish, birds and mammals.

Plants:

Phytoplankton, algae, marsh plants and organic detritus carried downriver to provide the base of the food chain in the Rogue Estuary. The estuary lacks seagrass beds and salt marsh commonly found in most Oregon estuaries; however, there are a few areas of sparsely vegetated intertidal gravel marsh and algae beds found on cobble substrate (Adkins and Jefferson, 1973). The primary production from these sources has not been studied in the Rogue Estuary.

The riparian vegetation adjacent to the estuary is predominantly mixed stands of coniferous and deciduous trees. This fringing vegetation is found in various parts of the estuary with the most continuous riparian strip being located on the south shore between river miles 2 and 4 (see Figure 10).

Invertebrates:

The benthic invertebrate community of the Rogue Estuary is somewhat different from other Oregon Estuaries due to the strong currents, unstable gravel substrate, and low salinity of the waters in winter which requires a summer recolonization. The Rogue Estuary lacks bay clams, ghost shrimp, and mud shrimp; however, larger invertebrates which are mobile such as crabs and true shrimp are found in the estuary when conditions are favorable. Dungeness crab (*Cancer magister*) are caught in the estuary during late summer and fall. Also large populations of amphipod *Corophium spinicorne* and *Anisogammarus confervicolus*, have been sampled in various parts of the estuary (Boyce, 1979).

Fish:

Few fish species are permanent residents of the estuary. The runs of spring and fall chinook salmon, and summer and winter steelhead are greater than any coastal river in Oregon except the Columbia (Percy et al., 1974). Coho salmon, sea-run cutthroat trout and a small population of chum salmon have been noted in the estuary (See Figure 15).

Thomasson (1979) found that the cutthroat trout mostly remain in the estuary prior to their first spawning rather than entering the ocean and that some fish remain in the estuary two years prior to spawning. He also found that 90% of the cutthroat trout caught in the Rogue Estuary were first time migrants and that the young age of the trout population may indicate that they are overfished.

Marine fish such as shiner perch, surf smelt, and starry flounder come into the estuary during the summer. Some of the perch species are believed to spawn in the estuary when conditions are favorable. Starry flounder feed in the estuary and may even enter freshwater above normal tidal influence. The smelt and lamprey migrate through the estuary to spawn in the river system. Riikula (1977) has reported that about 100,000 adult shad migrate into the Rogue River during the year. Other species such as lingcod, stickleback, herring, and sturgeon are also found in the estuary although there has been no general sampling to determine the numbers or their seasonal distribution.

Birds and Mammals:

The Rogue Estuary is not of major significance for the migrating waterfowl and shorebirds due to the lack of tidelands and marshes. However, there are two known great blue heron rookeries in the vicinity of the estuary and herons feed along the estuarine shoreline. Brown pelicans are late summer and early fall residents of the Rogue Estuary which probably has the largest concentration of this species along the Oregon Coast. Ospreys and eagles are also common visitors to the estuary and include it as a frequent hunting area.

The Rogue Estuary has the largest population of sea lions on the Oregon Coast except for the Columbia River. The California sea lions are common in the estuary from October to June with peak counts of about 70 animals in the spring. Steller sea lions are much less numerous but have been observed in the estuary from January through October. A maximum number of six animals have been counted in the estuary. Most sealions remain in the tidewater area but they have been observed as far as thirty miles upriver. The major food of the sea lion is believed to be lamprey although a variety of other fish are also eaten by the species (James Harvey, pers. comm.)

Harbor Seals are periodically observed in the estuary feeding, resting, and molting. Seals are present all year but are most abundant in the spring when 80-100 seals have been counted. They are least frequently seen during the summer months while the adults are bearing their pups. Other marine mammals occasionally stray into the estuary but are not regular residents.

Terrestrial mammals also make extensive use of the estuary. Mammals commonly found in the vicinity of the estuary include deer, bear, beaver, otter, muskrat, mink, bobcat, and coyote (Riikula, 1977).

Natural Areas:

The Rogue estuary contains two natural areas as identified in the "Oregon Natural Areas" inventory (Nature Conservancy, 1977). These sites are described as follows:

Site CU-5 The "Rogue River Estuary" located in Township 36S., Range 14W., Section 30 which contains a waterfowl wetland and intertidal gravel bars.

Site CU-11 The "Elephant Rock Herony" located in Township 36S., Range 14W., Section 29 and is a heron rookery in live oaks surrounded by madrones.

Site CU-5 essentially refers to the Rogue Estuary which is the topic of this part of the co-prehensive plan. Resource values of this site will be considered in the overall plan for the estuary. Site CU-11 has been recently investigated and is no longer an active heron rookery (Personal communication, D. Werschull, 1981).

Social and Cultural Characteristics:

The Rogue Estuary lies in an area that has a combination of land uses. The lower part of the estuary lies within the City of Gold Beach Urban Growth Boundary (UGB). The urban growth boundary crosses the estuary just upstream from the Highway 101 bridge. Lands within the UGB are generally used for a combination of residential, commercial, marine related and public facility uses. That part of the estuary outside the UGB generally has resource related uses in upland areas adjacent to the estuary with clustered rural residential uses in various places along both shores.

Shoreland areas along the south side of the Rogue Estuary are commercial timber lands with scattered clusters of residences from the Gold Beach UGB to Saunders Creek. Upstream from Saunders Creek to the head of tide the south shore of the estuary in a residential area known as Jerry's Flat which is a small rural community. The density of development in the Jerry's Flat is higher than most rural areas in Curry County due to the availability of public water from the City of Gold Beach main water line. The Champion plywood mill is located on the south shore of the estuary at the head of tide.

Land use on the north shore of the Rogue Estuary upstream from the Gold Beach UGB is predominantly agricultural and forestry resource uses. Pasture lands are located adjacent to the estuary along most of the north shore except for that area between Elephant Rock and the mouth of Edson Creek which is forested. There are scattered residential uses along the north shore especially near the head of tide just downstream from the mouth of Squaw Creek.

Lands within the UGB are of moderate intensity land use and generally are of a water-related nature. Virtually all of the lands within the UGB on the south shore are within the Port of Gold Beach and include the boat basin area and the jetty. Commercial uses at the boat basin include a fish cannery, seafood buying station/restaurant, boat repair, commercial jet boat trip office and loading facilities, and charter boat offices and loading facilities. Public facilities include port offices, shops, boat ramp, docks, parking lots, airport office-shops, hangers and an recreational vehicle park.

Uses within the UGB on the north shore of the estuary include an industrial site which is a quarry, asphalt-cement plant, rock crusher facility; commercial jet boat trip offices and loading facility, restaurants, a resort motel-condominium complex; a boat building facility and scattered residential uses. Public facilities on the north shore in this area include the Coast Guard Station and the North Jetty recreation area. Figure 17 shows the generalized land use in the uplands adjacent to the Rogue Estuary.

Land ownership along the Rogue Estuary shorelands is a combination of public and privately owned lands with a wide range of parcel sizes. Most publically owned lands are located at or near the mouth of the estuary and include the jetties, the Coast Guard Station, and the Port of Gold Beach facilities. Other small public land holdings are located upriver from U.S. 101 and are either vacant lands or are used for specialized facilities such as water pumping stations or other utilities.

Most other lands bordering the estuary are privately owned and vary in parcel size from residential home sites of less than an acre to large resource land holdings of over 1000 acres. Most of the resource lands adjacent to the estuary are part of even larger contiguous lands that extend some distance away from the estuary. Private lands in other uses are generally on small lots of five acres or less and tend to be clustered in specific areas along the river. Figure 18 shows the general distribution of public and private lands along the Rogue Estuary.

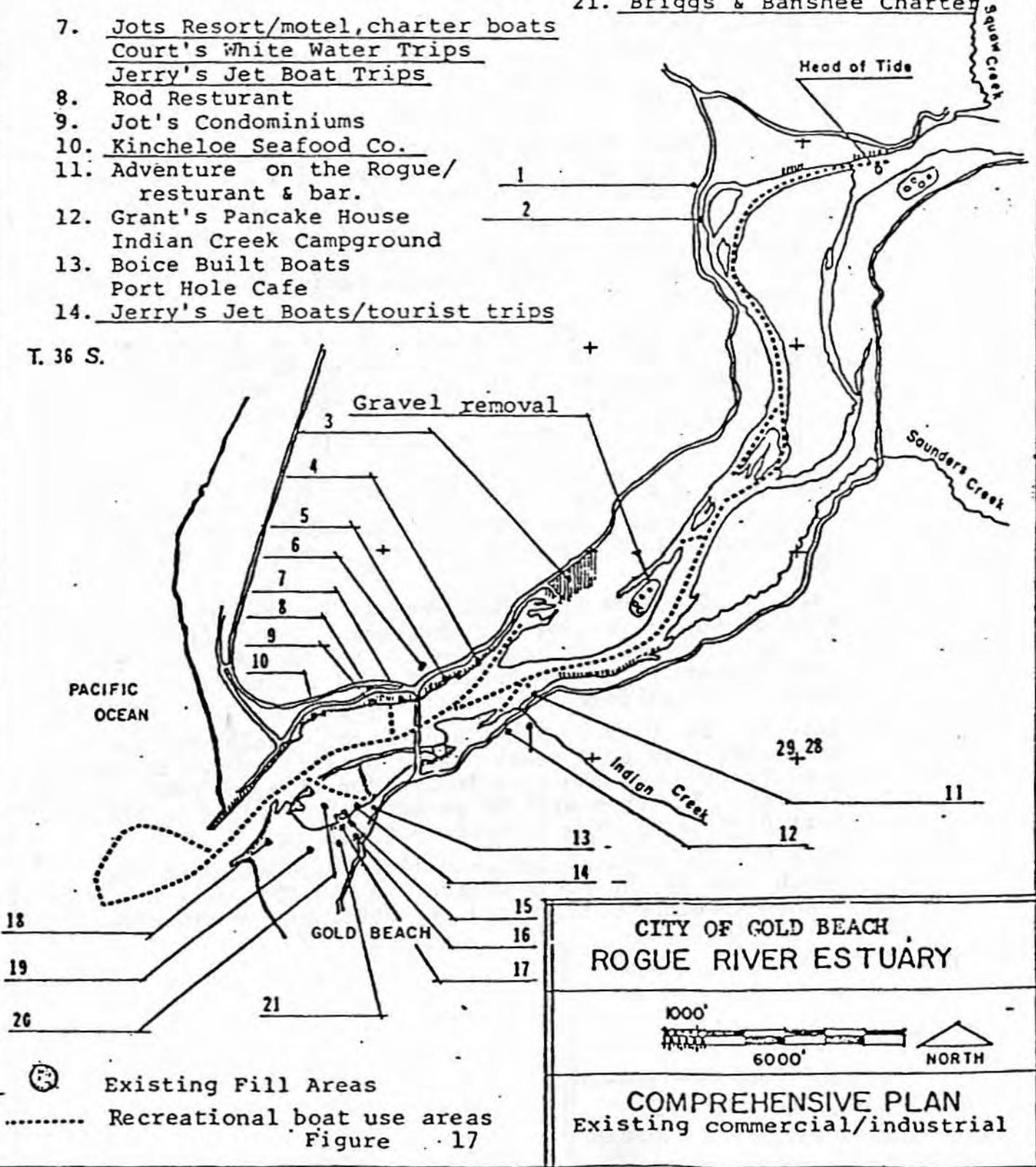
EXISTING COMMERCIAL & INDUSTRIAL

R.14W.

(Water dependent are underlined)

- | | |
|---|---|
| 1. Rogue Woods Apartments | 15. <u>Rogue River Shrimp Inc.</u> |
| 2. Red Baron Apartments | 16. Drift Inn Motel |
| 3. Tidewater Rock Pit | 17. <u>Norwester/resturant, fish</u> |
| 4. <u>Mail Boats/tourist trips</u> | 18. Sandy Camp/R.V.park |
| 5. <u>Wedderburn Boat Works</u> | 19. Port's Boat repair area |
| 6. <u>Wedderburn Apartments</u> | 20. <u>Marina & future commercial</u> |
| 7. <u>Jots Resort/motel, charter boats</u> | 21. <u>Briggs & Banshee Charter</u> |
| 8. Rod Resturant | |
| 9. Jot's Condominiums | |
| 10. <u>Kincheloe Seafood Co.</u> | |
| 11. <u>Adventure on the Rogue/</u>
<u>resturant & bar.</u> | |
| 12. Grant's Pancake House | |
| 13. Boice Built Boats | |
| 14. <u>Jerry's Jet Boats/tourist trips</u> | |

T. 36 S.



Existing Fill Areas
 Recreational boat use areas
 Figure 17

CITY OF GOLD BEACH
 ROGUE RIVER ESTUARY

1000'
 6000'

NORTH

COMPREHENSIVE PLAN
 Existing commercial/industrial

There are various public access points to the estuary which are available on both public and private lands. Most of these access points are associated with a recreational facility such as a campground, commercial boating operation or resort facility. Public boat ramps are located on both shorelines of the estuary and in the Port boat basin so that there is adequate marine access for fishermen and recreational boating.

Several historical and archeological sites are identified as being located within the Rogue Estuary. Figure 18 shows the locations of these sites in the estuary. These sites are described as follows:

Site 1: The Potato Patch Battle Site, now obliterated by construction, was the scene of a skirmish between the white settlers and Indians in March, 1856.

Site 2: Hunt Rock, greatly changed by highway construction, stood overlooking the river on the north bank. It was named after a gold seeker in the 1850's, James E. Hunt.

Sites 3, 4, & 5: The original site of early settler Robert D. Hume's home is also located by the shoreland study area, as is the site of his company town of Wedderburn. The historic McClay Estate Building, built in 1920 is also located nearby.

Site 6: The Elephant Rock monolith stands in the river as a reminder to the historic past of the Rogue River/Gold Beach area. The rock was carved with the name of a schooner of an early exploration, and dated May of 1850.

Site 7: The Hume Fish Hatchery was located on the south side of the river near Indian Creek. The hatchery site of the river near Indian Creek. The hatchery site has been extensively obliterated by road construction; however, a few pilings and iron fixtures remain at the site.

Site 8: The Mary D. Hume is a historic ship that was constructed in Gold Beach over 100 years ago which has been returned to the area for restoration and public display. The ship will be permanently berthed in the Port Boat Basin as a historic exhibit.

Site 9: The Tututni Indian Village site stood on the south bank of the river at its mouth. This site has been completely obliterated by subsequent construction activities .

HISTORIC & ARCHAEOLOGIC

1. Potato Patch Battle
2. Hunt Rock
3. Wedderburn Oregon
4. Robert D. Hume's Home
5. McClay Estate Bldg.
6. Elephant Rock
7. Richard D. Hume's Fish Hatchery
8. Mary D. Hume Historic Boat Berth
9. Tutuni Indian Village

PUBLIC FACILITIES

- A. Hwy. 101
- B. Gold Beach Airport
- C. Jerry's Flat Road
- D. North Bank River Road
- E. Port of Gold Beach
- F. U.S. Coast Guard

PUBLIC ACCESS & RECREATION, R.14 W.

- Public Access
- Camping
- Boat Ramp
- ☰ Jet Boat
- ☷ Resort Facilities

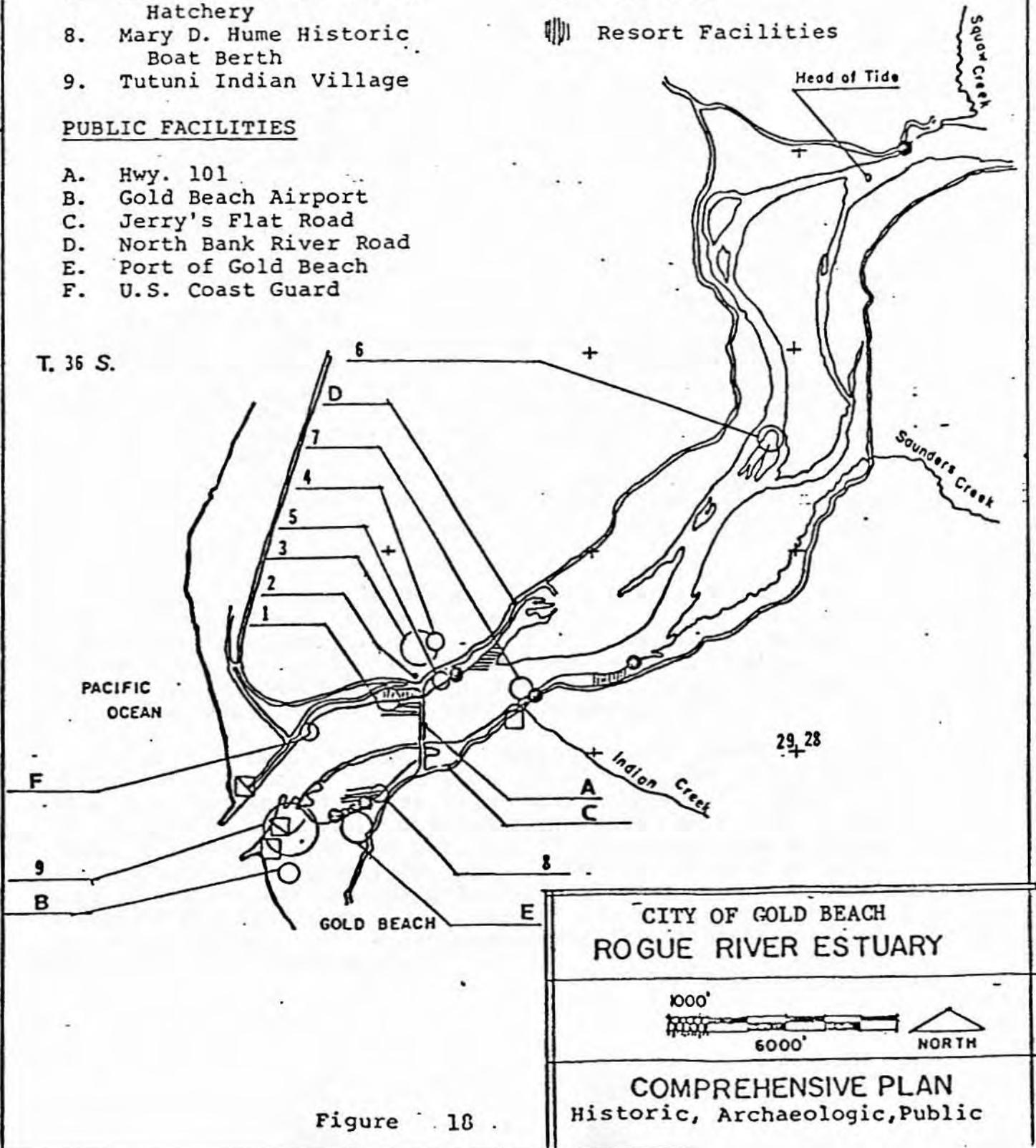


Figure 18

The Rogue Estuary is served by a well developed transportation and public utility system. The Rogue River provides the water source for the City of Gold Beach and surrounding areas. The city has its pump house upstream from the head of tide with the main supply line being located in the right-of-way of the Agness Road. This line provides water service to users along the south side of the estuary. Other distribution lines from this system extend across the highway 101 bridge to serve the Wedderburn area on the north side of the estuary.

Public sewage disposal is available in the City of Gold Beach and the Wedderburn area on the north side of the estuary. Within the City sewage is treated by a regional treatment plant; however, in Wedderburn treatment is by a small lagoon system located near the north jetty. Public sewage lines do not extend outside the UGB so that most development adjacent to the estuary must utilize individual septic systems.

The Rogue Estuary is bordered by a well developed system of roads for transportation of goods and services. U.S. 101 crosses the lower end of the estuary at the highway bridge. This highway is the main transportation link through the county and provides access to the Oregon coastal areas to the north and California to the south. There is a two-lane paved road which is adjacent to the south shoreline of the estuary and extends over thirty miles up the Rogue River Canyon to the community of Agness. This road provides access to the City of Gold Beach for land along the south side of the estuary. Other secondary roads in the City of Gold Beach, Wedderburn, and Jerry's Flat provide direct access to the shoreline from these arterials.

The Rogue Estuary also has transportation facilities related to marine transportation in the form of a maintained shallow draft channel from the Port boat basin dock to the ocean. The channel is also authorized to serve docking facilities in the Wedderburn area; however, this part of the channel has not been maintained in recent years.

The Gold Beach airport is located on Port lands adjacent to the south jetty. This airport is a "basic utility airport" that can accommodate almost all propeller aircraft under 12,500 pounds and is the busiest airport in the county. The airport approach area and portions of the runway lie adjacent to or within the estuary boundary. The City of Gold Beach Comprehensive Plan and the Gold Beach Airport Master Plan identify the importance of the airport to the area. Future plans for the airport include upgrading the facility to a "general utility airport".

That part of the estuary included within the City of Gold Beach urban growth boundary is planned to be urbanized during the twenty year planning period. Urbanization of this area will probably involve further development of the port facility, development of commercially designated lands in the area, and infilling of residential lands with additional housing. This development will also involve future improvement of the public water and sewage systems, fire and police protection and roads. A final step of urbanization could involve the annexation of the Wedderburn area to the City of Gold Beach.

Economic Characteristics

The economy of Curry County has three main sectors: forest products, commercial fishing and tourism. The Rogue Estuary contributes to all three of these sectors of the local economy in various ways.

The forest industry has been a major industry in Curry County since 1940. The economy of the Gold Beach area is largely based on timber and tourism. Timber industry manufacturing consists of logging, milling and plywood production. Employment from these has been steadily decreasing due to declining timber supply, improved technology, poor transportation, and a widely fluctuating market. The lack of deep water port facilities and rail service in association with poor road access to major market areas have contributed to a lack of competitive advantage in the marketing of Rogue basin lumber.

The abundant forms of seafood found off the coast of the Rogue River basin provide a substantial resource base which supports the Gold Beach fishing fleet. Fisheries harvested include albacore tuna, bottom fish, salmon, Dungeness crab and other fish and shellfish. Of the three ports in Curry County Gold Beach received the lowest volume of fish (Corps of Engineers, 1975). Table 3 displays landing figures.

TABLE 3
Commercial Fish Landings and Values
Gold Beach, 1980

<u>Species</u>	<u>Pounds</u>	<u>Estimated Value</u>
Chinook	116,443	\$ 264,939.
Crab	69,419	45,620.
Coho	24,151	29,448.
Pink Shrimp	35,000	15,000.
Rock Fish		4,397.
Ling Cod	23,844	1,837.
TOTAL	268,857	\$ 361,241.

Source: 1980 Pounds and Value of Fish and Shellfish Landed in Oregon, ODFW, 1981, CCD-EIA, 1980.

The emphasis on only two marketable species, salmon and crab, has made the Gold Beach area susceptible to fluctuations in catch resulting from shortages in supply. However, these poundage figures represent a total increase of 27,934 pounds, or 14% increase over 1972 landings. This increase can largely be attributed to the establishment of the seafood processing plant which processes crab, salmon and shrimp. Fish products processed in the Gold Beach area are primarily marketed in the western United States. A significant portion of this is sold locally, largely to the tourist trade, thus contributing to the basic economy.

The fishing industry of the Rogue River-Gold Beach area could have considerable potential for growth if some of the indigenous problems were overcome. Current constraints include inadequate jetty design which aggravates shoaling problems and thus makes port access difficult during the peak fishing season, lack of diversified market opportunities for fish products, and competition from other domestic and foreign fishers in harvesting the fisheries resource resulting in a less diversified catch for Gold Beach fishermen (Curry County, 1978; Corps of Engineers, 1975).

The moorage facilities located in the boat basin area have 221 permanent slips plus three transient docks which can accommodate an additional 80 boats. Approximately one third of the boats are commercial vessels with the remaining two-thirds being sports boats. There are currently 80 boats moored and no waiting list. Between 1980 and 1981 a number of commercial vessels have left the Rogue to permanently moor at other bays.

The Oregon Department of Fish and Wildlife (ODFW) has established a hatchery in the upper Rogue in the Lost Creek area. The hatchery is stocked with steelhead, chinook and coho species indigenous to the area. The program was established to mitigate fish losses incurred by the construction and operation of the Lost Creek Dam. According to an ODFW representative, it is not anticipated that the program will increase sport or commercial landings in Gold Beach (ODFW, personal communication).

Rough bar conditions and shoaling problems have been responsible for extensive commercial boat damage and resultant lost fishing time. At times shoaling conditions have been such that channel navigation has become impossible for shallow draft vessels.

Improvements to the Rogue River channel could be expected to dramatically increase fish landings at Gold Beach.

Recreation/tourism is an important industry in Curry County. The actual dollar value of the industry and its economic impact are difficult to estimate. It is therefore difficult to establish its overall effect on the economy of the Gold Beach area. In general, the heaviest visitation occurs during the summer months. Based on estimates of employment of persons in the travel industry, it is noted that the tourist industry increased throughout the 60's and early 70's.

The availability of anadromous fish has allowed for the development of an extensive sport fishery in and just outside of the Rogue. In Curry County almost 12% of all recreational days were spent fishing (EDA, 1973). Employment and income associated with the sport fishery varies from year to year, but continues to be an important and highly visible part of tourism and recreation in Gold Beach.

The scenic Rogue River Jet Boat trips have attracted thousands of visitors to the Gold Beach area. In 1970 approximately 35,000 persons paid for rides. This has increased to 44,900 persons by 1977 and was expected to be as high as 68,000 in 1980.

Fishing and boating are just two of the many recreational activities which occur in and on the Rogue. The emphasis for development of future recreational and tourist attractions, maintenance of river navigability and an expansion improvement program for port facilities (EDA, 1973).

San and gravel are extracted from the Rogue River bottom in the channel dredging process. These materials have commercial value and are normally used locally. The Generalized Land Use Map (Figure 19) indicates the location of aggregate operations which are located within the study area.

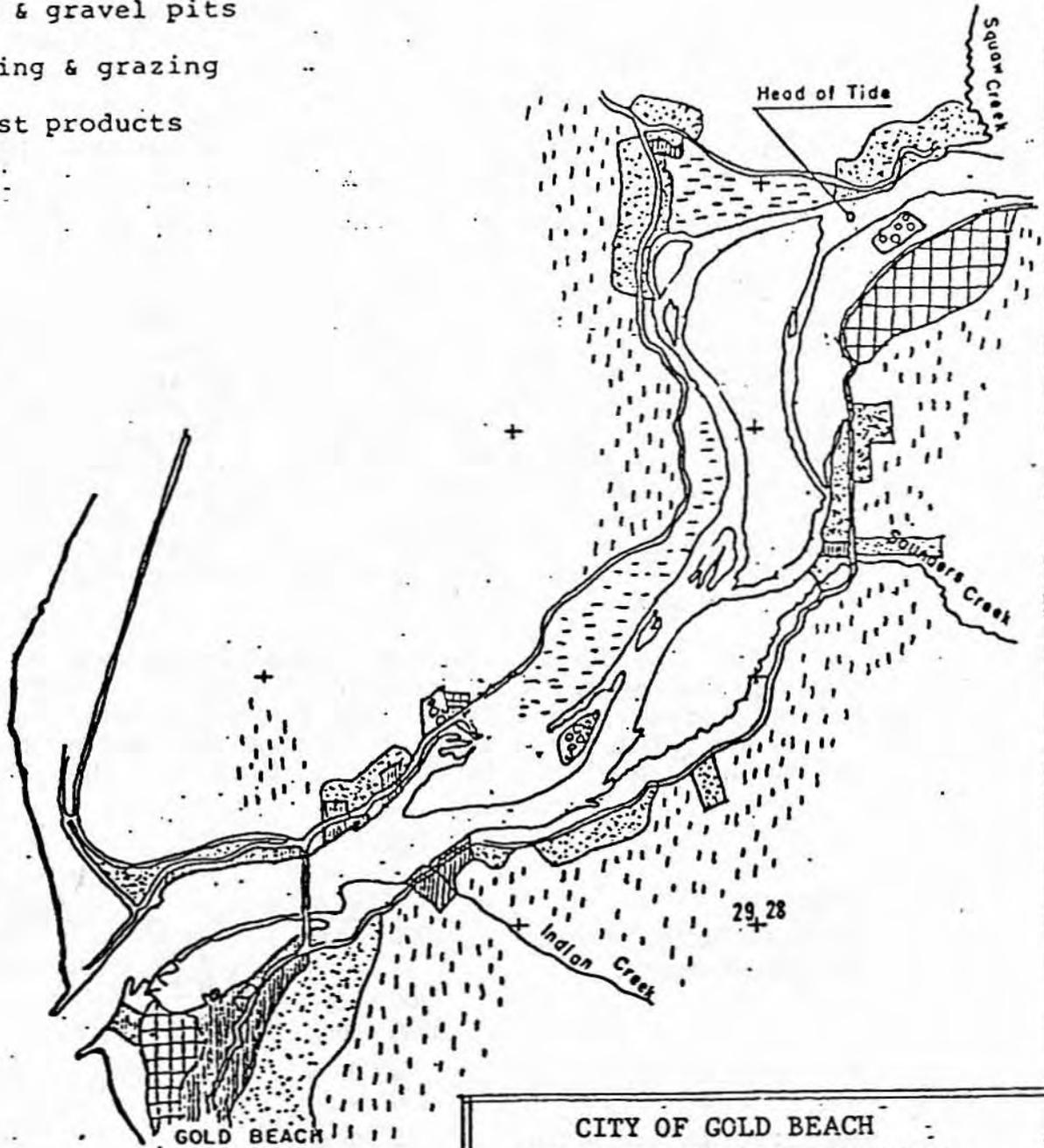
Marine transport within the Rogue River is maintained by the dredging of the U.S. Army Corps of Engineers. Waterborne traffic through the bay in 1969 totalled 106,000 tons of which over 90% was lumber (Percy, 1974). Since 1970 there has been essentially no shipping. Operations were halted at this time due to extensive shoaling conditions which prevented ingress and egress by shallow draft barges (COE, 1975). The main channel in the Rogue River is annually maintained by the Port of Gold Beach to its docking facilities. High dock areas are located on the north shore of the estuary in Wedderburn and in the Port boat basin; however, neither facility is presently used for shipping.

LAND USE SYMBOLS

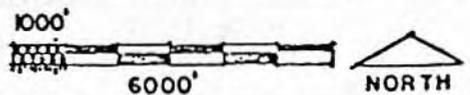
-  Industrial
-  Commercial
-  Residential
-  Rock & gravel pits
-  Farming & grazing
-  Forest products

T. 36 S.

PACIFIC OCEAN



CITY OF GOLD BEACH
 ROGUE RIVER ESTUARY



COMPREHENSIVE PLAN
 General Land Use

Figure 19

Statewide Planning Goal 17 requires that, "Shorelands in urban and urbanizable areas especially suited for water-dependent (ESWD) uses shall be protected for water-dependent recreational, commercial, and industrial uses". Four criteria for identification of ESWD areas are suggested in the goal as follows:

1. Deep water close to shore with supporting land transport facilities suitable for ship and barge facilities;
2. potential for aquaculture;
3. protected areas subject to scour which would require little dredging for use as marinas; and
4. potential for recreational utilization of coastal water or riparian resources.

Three ESWD areas in the lower Rogue River Estuary have been identified. The first ESWD area is the Sause Brothers site on the north bank in Wedderburn. This site is adjacent to the authorized channel and has supporting land transport facilities. The channel adjacent to the site is not currently maintained, but may be in the future. The second and third ESWD areas are the gravel area just west of the boat basin and the boat basin parking lot/back-up land, respectively. These areas are considered to be "close" to deep water (they are also adjacent to the ten foot boat basin channel), and considered as having "potential for recreational utilization of coastal water".

The Rogue Estuary has undergone alterations of various types including the construction of jetties, dredging of navigation channels, land fills, and the use of bank protection revetment. The table below summarizes the marine construction and dredging projects in the Rogue Estuary. (See Figure 20).

TABLE 4

<u>Project</u>	<u>Dimensions</u>	<u>Construction Completion</u>
North and South jetties	1000' apart	1960
Navigation channel	13' deep 300' wide 3000' long	1961
Boat basin channel	10' deep 150' wide	1972
Boat basin turning basin	10' deep 600' long	1972
Bank protection (north shore) (COE, 1975)	2100' long	1972

DREDGE MATERIAL DISPOSAL SITES

- △ North Jetty Upland
- △ South Jetty Upland
- △ South Jetty Surf Zone

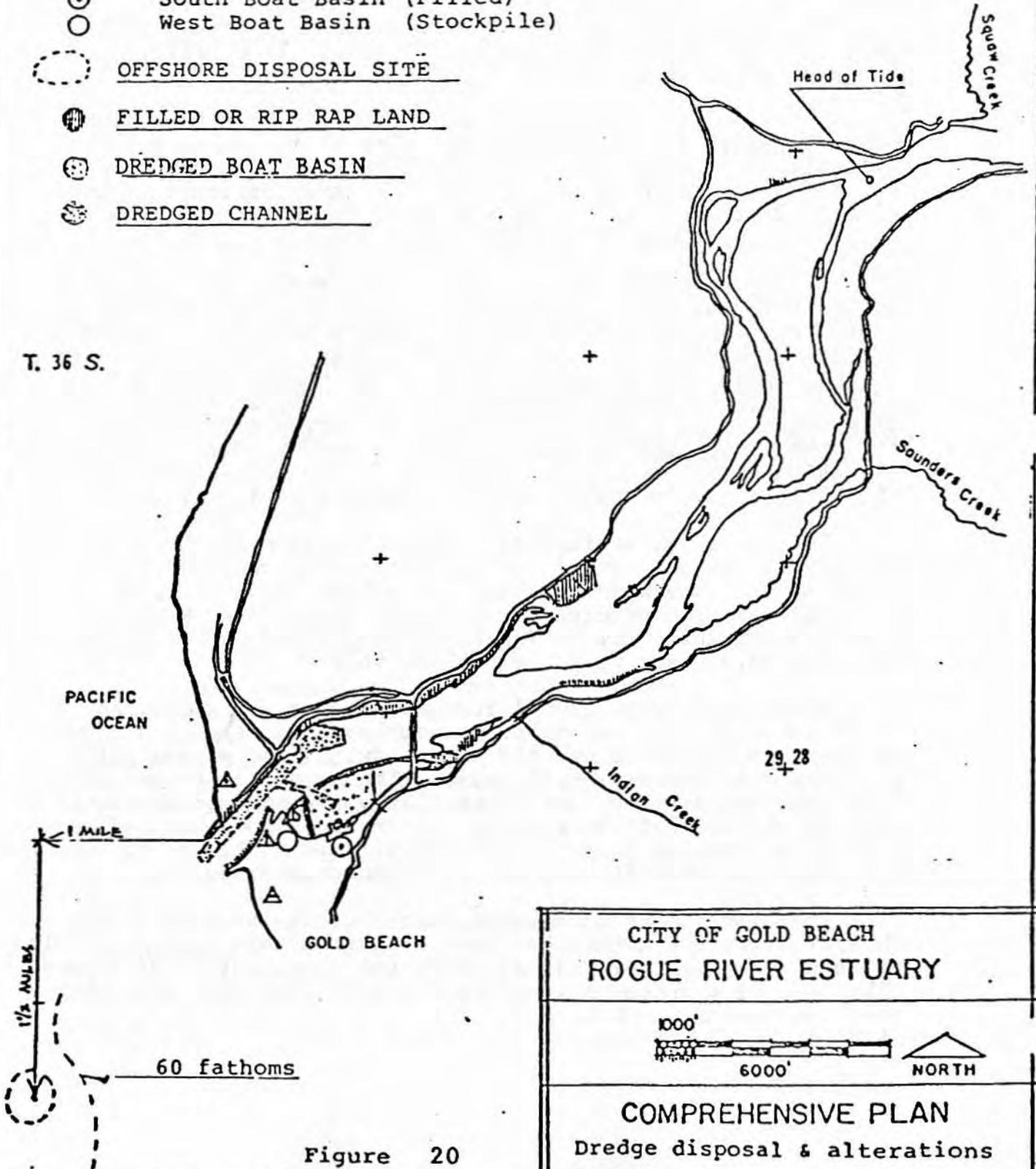
DRAGLINE DISPOSAL SITES

- ⊙ South Boat Basin (Filled)
- West Boat Basin (Stockpile)

OFFSHORE DISPOSAL SITE

- ⊕ FILLED OR RIP RAP LAND
- ⊙ DREDGED BOAT BASIN
- ⊙ DREDGED CHANNEL

T. 36 S.



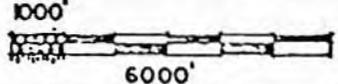
CITY OF GOLD BEACH ROGUE RIVER ESTUARY	
1000'  6000'	 NORTH
COMPREHENSIVE PLAN Dredge disposal & alterations	

Figure 20

Various areas in the Rogue Estuary have been filled for various purposes. There are 26.99 acres of landfill on submerged and submersible lands in the Rogue River estuary. Approximately 13.97 acres of landfill are located on state-owned submerged land with the remaining 13.02 acres being located on submersible lands. The majority of these landfills were constructed during the past 14 years with heavy emphasis on recreational use and bank revetment. There has been particular emphasis toward filling for heavy navigation or marine-oriented business. (State Land Board, Division of State Lands, 1972).

The cumulative effect of alteration to the Rogue Estuary has apparently altered the productivity of the estuary. The historic shoaling at the mouth of the Rogue which occurred before construction of the jetties may have increased estuarine productivity, providing more food to enable juvenile chinook salmon to attain optimal size prior to ocean migration.

A comparison of 1945 and 1975 adult scales indicate that juvenile spring and fall chinook spend much less time rearing in the Rogue estuary than they did twenty years ago. It is possible that channelization at the estuary mouth has reduced estuarine productivity and, consequently, decreased the period of residence by juvenile chinook salmon. If, as Reimers' (1973) data suggest, an extended period of estuarine rearing increases the probability that juveniles will return as adults, then extensive modifications to the mouth of the Rogue may have had significant impacts on chinook populations in the river.

Perhaps the most important characteristic of the upper estuary is change. The river boundaries and channels constantly fluctuate with seasonal variations in river flow. Although dams constructed on the upper Rogue River will have a moderating influence during flood conditions, river levels and channel courses will continue to vary.

There is a large gravel removal site on the north side of the estuary on what was once an island. A road constructed to the area has diked off the old roadway. The gravel pit probably was formerly shrub marsh. The gravel flats are often sparsely vegetated by herbaceous plants and pioneering shrubs, such as willow, but these flats are probably more critical as a floodway than as primary production sites. The use of these areas by fish when flooded has not been documented.

The development management unit includes an area within the port boat basin that has been altered by previous activities which is proposed for fill to allow the construction of a road dike. It is proposed to construct a 1000 foot long dike that

will be 180 feet wide at the base and 50 feet wide at the top and have a riprap surface on the side facing the boat basin. The proposed dike is necessary to provide vehicular and equipment access to the south Rogue River jetty and adjacent beach as a replacement for the existing road which must be relocated or terminated on the east side of the Gold Beach Airport.

This proposed fill will remove from the estuary a mostly intertidal area which is subject to rapid accretion from sediments entering the boat basin. This is the only subtidal alteration that is currently proposed in the estuary. Biological values are minimal because of the rate of accretion. The groins recently constructed on the south jetty near this area are designed to reduce the accretion of sediment in the boat basin, which is expected to prevent the recurrence of this problem once this accreting area is filled. It may be concluded that cumulative effects of proposed alterations in the boat basin will be minimal, considering the low productivity of the altered areas and mitigation in the productive area at the east end of the boat basin.

It is also concluded that all proposed actions (approved in this management unit except where resource capability findings have been deferred) 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. Therefore, the proposed design of the fill has been limited to the minimal area needed for the road.

Estuary Boundary Determination

Figure 21 shows the Estuarine Boundary and the Estuary Shorelands Boundary in the Rogue estuary. These boundaries are based on the available data for MHW from the Oregon Division of State Lands (DSL) flood elevation data from the U.S. Federal Emergency Management Agency floodplain maps, local aerial photographs, and field inspection of specific sections of the shoreline. Generally, the Estuarine Boundary is based on the line of Mean Higher High Water (MHHW) as determined by local modification of the Mean High Water line shown on the DSL maps or line of non-aquatic vegetation, whichever is higher. The MHHW line is considered to be a representative boundary for the inclusion of all intertidal areas in the estuary and as a logical separation between the "estuarine" and "shoreland" areas except in certain scattered locations where aquatic vegetation is found above the MHHW-elevations. The Division of State Lands and Corps of Engineers

claim jurisdiction up to the line of non-aquatic vegetation in the permit process (see DSL Administrative Rule on Removal and Fill, OAR 141.85-105). As the scale of the plan map does not permit these areas to be identified accurately, the DSL and Corps will identify the line of non-aquatic vegetation on a case-by-case basis during permit review.

The estuary Shorelands Boundary is based upon the seven criteria stated in Statewide Planning Goal 17 which states the following:

- "(1) Lands which limit, control, or are directly affected by the hydraulic action of the coastal water body, including floodways;
- (2) Adjacent areas of geologic instability;
- (3) Natural or man-made riparian resources, especially vegetation necessary to stabilize the shoreline and to maintain water quality and temperature necessary for the maintenance of fish habitat and spawning areas;
- (4) Areas of significant shoreland and wetland biological habitats;
- (5) Areas necessary for water-dependent and water-related uses, including areas of recreational importance which utilize coastal water or riparian resources, areas appropriate for navigation and port facilities, and areas having characteristics suitable for aquaculture.
- (6) Area of exceptional aesthetic or scenic quality, where the quality is primarily derived from or related to the association with coastal water areas; and
- (7) Coastal Headlands."

These criteria are general and are intended to be interpreted specifically with each situation to which they are applied.

The estuarine Boundary was determined for the Rogue River by interpreting the boundary criteria as follows:

1. Lands considered to "limit, control, or...directly affected by the hydraulic action of the water body" are interpreted to be those lands which are located within the floodway. The use of this criterion is based upon the best available information on the

location of the Rogue River floodway. Most of the Estuarine Shoreland Boundary is defined as the floodplain boundary defined on the Rogue River floodplain maps.

2. Areas of adjacent areas of geologic instability as interpreted to mean "slump topography" are not found along the Rogue. Several areas of "critical streambank erosion" (as defined by Department of Geology and Mineral Industries) are found, and are noted on the maps.
3. "Needed riparian vegetation" has been identified in numerous areas. Most of these occur along the south bank where the effects of stream shading are greatest.
4. Three areas in the lower estuary influence the identification of the Estuarine Shoreland Boundary through the Goal criteria. These areas are the old Sause Brothers high dock in Wedderburn, and the boat basin back-up land. Due to their proximity to the authorized channels and existing development, these areas are considered to be "especially suited for water-dependent uses" (ESWD) and are included within the shoreland boundary.

Figure 21 shows the location of the Estuary Shorelands boundary for the Rogue Estuary based on the above determinations.

Estuary Management Unit Designation

Statewide Planning Goal 16 requires that "local governments, special districts, state and federal agencies shall classify the Oregon estuaries to specify the most intensive level of development or alteration which may be allowed to occur within each estuary." Goal 16 further requires that "based upon inventories, the limits imposed by the overall Oregon Estuary Classification, and needs identified in the planning process, comprehensive plans for coastal areas shall:

- (1) identify each estuarine area;
- (2) describe and maintain the diversity of important and unique environmental, economic and social features within the estuary;
- (3) classify the estuary into management units; and

- Estuarine Boundary (mean higher high water datum)
 - Estuary Shoreland Boundary (100 yr floodplain bndry)
 - ☉ Area between estuarine boundary & ordinary water level
 - ⊗ Area between estuarine boundary & estuary shoreland boundary
- 1, 2 etc. River miles

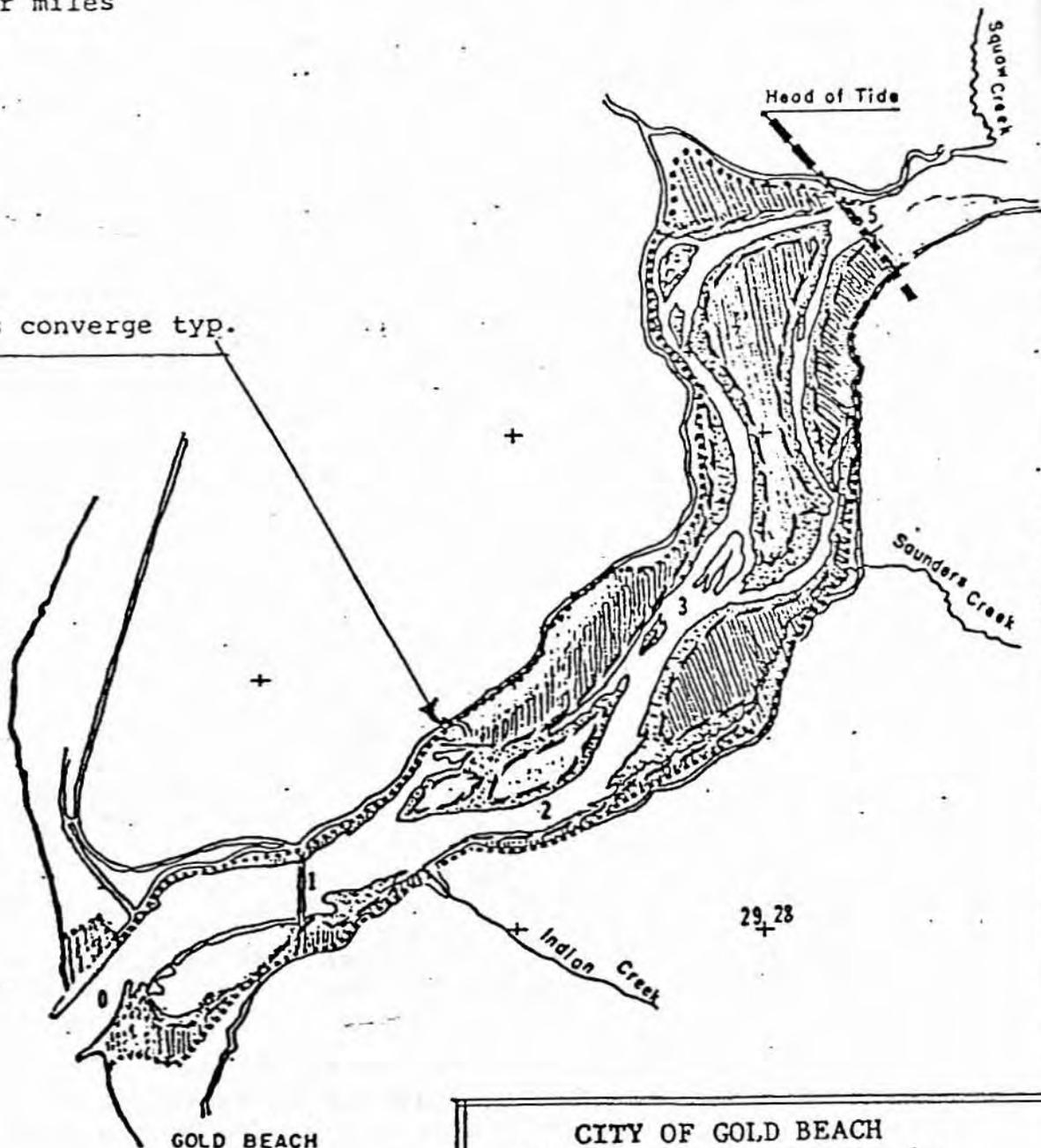
Boundaries converge typ.

T. 36 S.

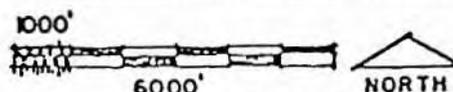
PACIFIC OCEAN

GOLD BEACH

- 0.1 Marine subsystem (river miles)
- 1.5 Riverine subsystem



CITY OF GOLD BEACH
ROGUE RIVER ESTUARY



COMPREHENSIVE PLAN
Estuary Boundary

Figure 21

- (4) establish policies and use priorities for each management unit using the standards and procedures set forth below."

Goal 16 further requires the following with respect to the management unit classification:

"When classifying estuarine areas into management units, the following shall be considered in addition to the inventories:

- (1) Adjacent upland characteristics and existing land uses;
- (2) Compatibility with adjacent uses;
- (3) Energy costs and benefits; and
- (4) The extent to which the limited water surface area of the estuary shall be committed to different surface uses."

Goal 16 specifies that three types of management units shall be applied, where appropriate, to Oregon estuaries 1) natural units, 2) conservation units, and 3) development units. These units each have specific purposes and where applied have allowed uses which are related to the intended purpose.

Natural Management Units:

Natural estuarine designations are managed to preserve the natural resources in recognition of the dynamic natural geological and evolutionary processes. Natural areas may include tidal marshes, mud-sand flats, seagrass and algae beds that because of factors such as size, biological productivity and habitat value, play a vital role in the functioning of the estuarine ecosystem. Natural areas are designations:

- low intensity water dependent recreation
- research and educational observation
- navigational aides such as beacons and buoys
- passive restoration
- ⁿand where consistent"
- aquaculture
- communication facilities
- active restoration
- low water bridges
- maintenance and protection of existing man-made features
- riprap limited to the protection of uses existing as of October 7, 1977.

Conservation Management Units:

Conservation estuarine designations are managed for low to moderate intensities of uses and activities with emphasis on maintaining the integrity and continuity of aquatic resources and recreational benefits. Conservation areas are designated for long-term uses of renewable resources that do not require major alteration of the estuary, except for purposes of restoration. Conservation areas include oyster and clam beds and fish and wildlife habitat smaller or of less biological significance than natural designations. Conservation areas also include partially altered areas adjacent to existing development of moderate intensity.

The following uses and activities are allowed within Conservation estuarine designations:

- uses allowed in "Natural" designations
- active restoration measures
- aquaculture facilities
- communication facilities
- "and where consistent with resource compatibilities of the areas and the purposes of maintaining conservation management designations"
- high intensity water-dependent recreation
- maintenance dredging of existing facilities
- minor navigational improvements
- mining aggregate rock and mineral extraction.
- water-dependent uses requiring occupation of water surface area by means other than fill
- bridge crossings
- dredged marinas and boat basins without jetties or channels (use natural channels)
- waste discharge meeting state and federal water quality standards.

Shallow Draft Development Management Units:

Shallow Draft Development areas are managed for navigation and other water-dependent uses, consistent with the need to minimize damage to the estuarine system. Shallow Draft Development areas include: areas suitable for shallow draft navigation, including shipping and access channels or turning basins; in water dredged material disposal sites; and areas adjacent to developed or developable shorelines which may need to be altered to provide navigational access or create new land areas for water-dependent uses.

The following uses and activities are allowed within Shallow Draft Development designations:

- uses allowed in "Natural" and "Conservation" designations;
- navigation;
- water-dependent commercial;
- water-dependent industrial
 - "and where consistent with resource capabilities of the areas and the purposes of this management designation"
- water-related and non-dependent, non-related uses not requiring fill; and
- mining, aggregate rock and mineral extraction.

Curry County has identified a shallow draft development management unit, and four natural management units in the Rogue Estuary. Figure 22 shows the location of these management units within the estuarine boundary. Each of these management units has a specific location and description which is discussed below.

Shallow Draft Development Management Unit:

This designation includes the Army Corps of Engineers authorized dredged entrance channel, turning basin, and boat basin access channel as well as the existing dredged small boat basin and areas of planned expansions within the boat basin. Within this management unit the Port of Gold Beach is proposing to construct a road access dike across the western end of the boat basin for access to the south Rogue River Jetty. The proposed dike will involve approximately two acres of fill in an intertidal area which is essentially barren sand and gravel substrate of minimal biological productivity. The proposed dike is determined to be a water dependent use because of the necessity to provide vehicular and equipment access to the south jetty for maintenance of the jetty as a navigation aid and to provide ocean access for sportfishing and swimming. This use of dredging and fill for a water dependent road are found to be consistent with the development management unit of the estuary and the already altered character of the area based on the following findings:

A. Water dependent use:

- 1) The proposed dike will be a southerly extension of the south Rogue River jetty which is an existing improvement for the navigation channel into the Rogue River.

- 2) The dike is needed to provide vehicular and equipment access to the jetty for periodic maintenance to the jetty itself and the pile dike in the river channel.
- 3) The road will also provide access to the jetty and adjacent beach for water dependent recreation such as fishing and swimming and will maintain an identified public beach access point.

B. Public Need:

- 1) There is a public need for the proposed dike and road because when the existing road is terminated the boating public will be endangered by failure to adequately maintain the jetty as a navigational aid.
- 2) There is a public need for the proposed dike and road to provide vehicular access to the jetty and adjacent beach for water dependent recreation such as sport fishing and swimming.
- 3) When the existing road is terminated, the public will be denied ocean access at an identified recreational site which will create a hardship for local citizens and tourists in using the public beach.
- 4) The existing road must be relocated to a point which is a distance greater than 250 feet from the Gold Beach Airport runway by FAA order.
- 5) The Gold Beach Airport is a public airport which serves central Curry County and the City of Gold Beach as a needed transportation link for commerce and the travel of persons.

C. Alternatives

- 1) Alternatives for the proposed road dike project which would involve fill:
 - a) relocation of the runway away from the existing road;
 - b) reduce the length of the existing runway;
 - c) limiting access over the existing road to times when the airport is not in operation; and
 - d) construction of the road on a pile bridge.

- 2) Alternative a) above is impossible because the land immediately to the south of the airport is utilized as a school site and the controlled airspace for aircraft approach cannot be extended toward the school buildings and playing fields.
- 3) Alternative b) above is to shorten the length of the runway to provide the required distance from the existing road, however, this alternative would result in restricting the use of the airport by certain size and weight aircraft and would increase the probability of airplane crashes.
- 4) Alternative c) above would consist of limiting the use of the existing road to vehicular access only for maintenance of the jetty, at such times there is a necessity for repair; however, this alternative would essentially eliminate recreational access to the jetty and beach and would result in the suspension of airport use at such times the road is in use. Use of the road for regular maintenance could be accommodated by scheduled closure of the airport for landings and take-offs but periods of extensive use such as repair of the riprap or pile dikes or disposal of dredged material near the jetty would result in closure of the airport for lengthy periods resulting in economic and personal hardship to users.
- 5) Alternative d) above would propose the construction of a piling bridge over the intertidal area instead of a fill. This is an impractical alternative because the piling structure necessary to support the road must be exceedingly strong to support heavy loads with a density of piling that would totally disrupt the intertidal area and destroy habitat value.

Therefore, it is concluded that this proposed action in the designated development management unit which could potentially alter the integrity of the estuarine environment has been based upon a full consideration of the impacts of the proposed alteration and a demonstration of the public need and gain which warrant the proposed modification.

Conservation Management Unit:

The shoreline gravel areas in the middle and upper estuary are important for amphipod production. Since the channel is scoured by high flows during winter, these protected areas are probably critical for overwintering adult amphipods. Alteration of these gravel habitats will have an adverse impact on

— Estuarine Boundary (mean higher high water datum)

SHORELAND PLAN DESIGNATIONS

- T Timber
- FG Forest-Grazing
- R Residential
- C/I Commercial-Industrial
- P Public Areas
- C Conservation

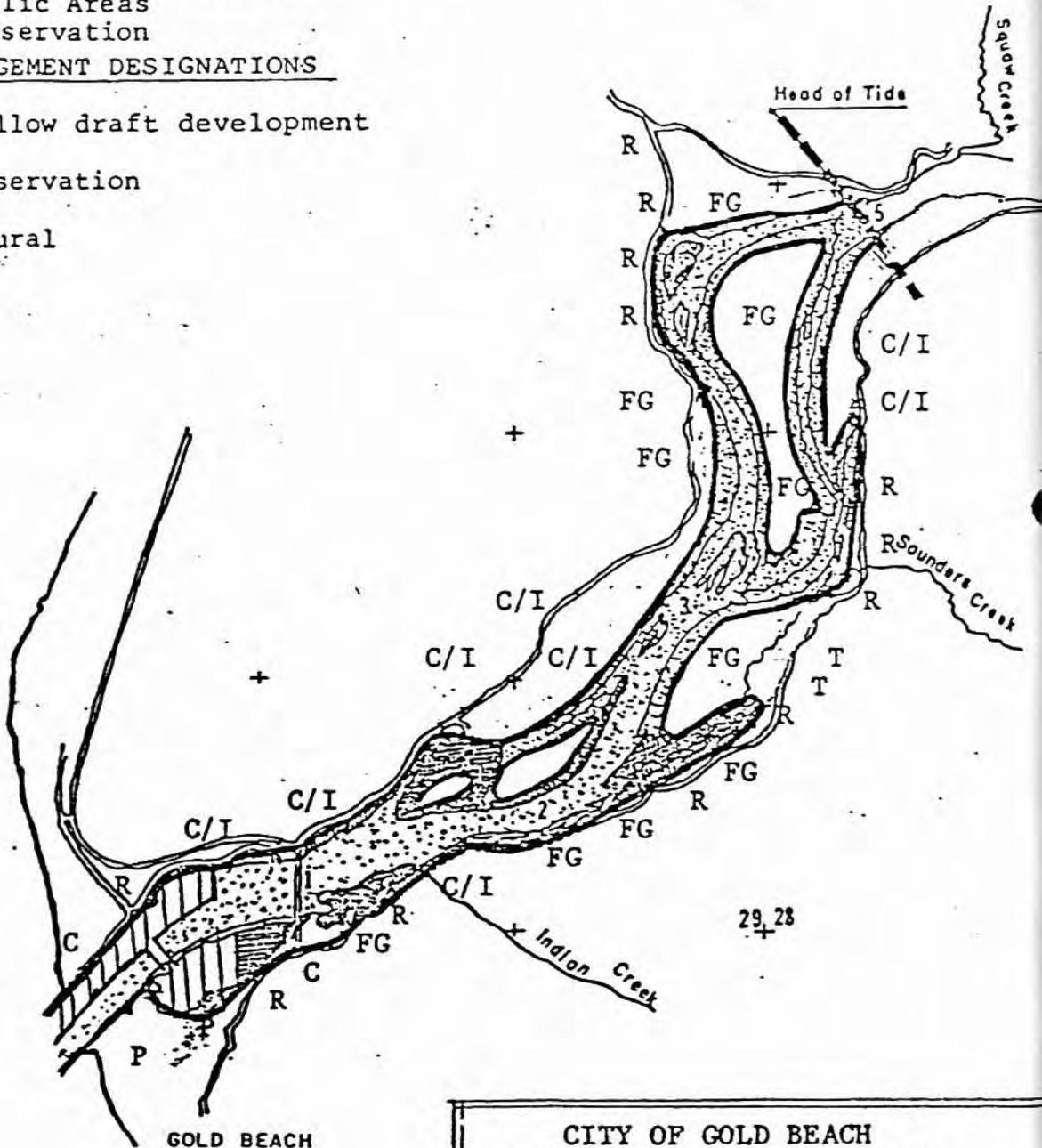
MANAGEMENT DESIGNATIONS

-  Shallow draft development
-  Conservation
-  Natural

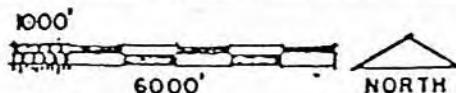
T. 36 S.

PACIFIC OCEAN

GOLD BEACH



CITY OF GOLD BEACH
ROGUE RIVER ESTUARY



COMPREHENSIVE PLAN
Management Designations

Figure 22

the amphipod populations, which could, in time, influence production of juvenile salmonids. This area is also the natural channel for upriver travel and is also utilized for the extraction of gravel at various sites. Minor dredging occurs annually to maintain the the natural channel over the shallow riffles and allow up-river travel in jet boats.

Natural Management Unit #1

This is the intertidal areas at the eastern end of the Port of Gold Beach Boat Basin which includes a high diversity of habitat types, including sand and cobble/gravel shores, mud and mixed sand/mud flats, algal beds, and low fringing saltmarsh. Such areas provide shallow habitats where small fish can rear and birds feed and may make a significant contribution to the productivity of the estuary. The boat basin provides a protected, highly saline environment within the Rogue estuary...Algal beds, mudflats and fringing marsh along the shore within the basin may be especially important in this natural unit. This area may also be utilized for future mitigation/restoration projects which will further enhance its productivity. Future improvements to U.S. 101 at the southernly end of the Rogue River Bridge may involve rerouting the Agness Road under the bridge for better and safer traffic circulation at the 101-Agness Road intersection. Routing of the road under the bridge will be on shoreland adjacent to this management unit. It is anticipated that there will be no alteration of the natural area due to this construction; however, a final determination will be made once plans are prepared for the road relocation.

Natural Management Unit #2

At the lower end of the riverine subsystem (RM 1.2) on the south shore is an intertidal flat and island. The intertidal island was formerly part of a peninsula that extended below the bridge and separated a slough from the main river. The slough emptied into the area currently occupied by the boat basin...Atkins and Jefferson (1973) described part of the island as an intertidal gravel marsh characterized by spike rush (*Eleocharis* sp.) and scattered forbs growing on a gravel substrate. Unlike the densely vegetated high marshes of bays and sloughs in many Oregon estuaries, this marsh type is unique to a few south coast estuaries. The largest remaining example in the Rogue is located in the low salinity intertidal zone of this island. The gravel marsh is an unique habitat and serves to maintain diversity in the estuary. The algal beds and benthic organisms associated with the fine sediment provide food for fish. Although the island and much of its sediment again accumulates and the marsh, algal, and benthic communities are renewed when the river subsides. This

periodic scouring may also contribute important organic material to the estuarine system. If the island were stabilized or removed from seasonal and tidal cycles, vital and productive habitat would be lost. (ODFW, 1979).

Natural Management Unit #3

Another major intertidal area is located on the north shore, slightly upstream. Mail Boat Point, the tip of the much larger island, is a site where juvenile salmon and cutthroat congregate. Peak abundance occurs during July and August (Creamer and Martin, 1978). Mail Boat Point has a gravel substrate like other shores and flats in the Rogue River Estuary, but its location between the river channel and the mouth of the north slough slows the current and increases sediment deposition. There are beds of *Corophium* amphipods in the fine sand and mud. Productive algal beds occur on the gravel and fringing low marsh is found along the shore. (ODFW, 1979).

Oregon Department of Fish and Wildlife believes that the habitats at Mail Boat Point, the north slough, and the island dividing the river channel from the slough should be preserved. The shallow, protected waters of the slough are productive and should not be disturbed. The eddies and slack water areas around the island are productive habitats for benthic organisms and the fish that feed on them. To protect the dynamic relationship between river and island, potential river channels should not be blocked and island banks should not be diked.

Natural Management Unit #4

The mouth of Snag Patch Slough is on the south shore (RM 1.5) and leads directly from Flood Creek during summer. Snag Patch Slough is the most densely vegetated marsh in the estuary. It has a mud substrate and is bordered by low fresh marsh. This slough provides excellent habitat for juvenile fish, terrestrial wildlife, and waterfowl (Riikula, 1977). Saunders Creek enters the estuary at RM 1.9 into the south channel of the river. During high winter flow, Saunders Creek also empties into Snag Patch Slough through a channel that cuts through a gravel flat used as a pasture. There have been no major alterations of the habitats of Saunders Creek channel and Snag Patch Slough. Snag Patch Slough and its protective marsh are valuable habitats for aquatic and terrestrial species and should be protected (ODFW, 1979).

Mitigation and Restoration

The Rogue Estuary lacks diked intertidal marsh areas and other sites of biological potential which are suitable for the creation or restoration of intertidal habitat in fulfilling mitigation requirements.

The best habitat areas in the estuary have been designated as Natural Management units to ensure that these areas will not be lost to the overall integrity of the estuarine ecosystem. Within these areas there is the potential for additional enhancement and restoration of habitat as part of future dredge or fill activity. The potential for future dredge and fill activity during the twenty year planning period is probably limited to the authorized channel and Port Boat Basin. These planned activities are intended to be mitigated by further enhancement of the habitats in the eastern part of the boat basin (natural management unit #1). Future dredge or fill projects other than the port development plans will have to include suitable mitigation. Other potential mitigation or restoration sites cannot be identified with certainty at present. However, it may be possible to identify upland areas next to the estuary above the Highway 101 bridge in sheltered areas which could be lowered to intertidal level. The critical question is whether such mitigation actions would be reasonably permanent in view of the dynamic nature of the river system. Three areas that could be examined are adjacent to natural management units on the south bank immediately above Highway 101 bridge, at Snag Patch lough and around Mail Boat Island/North Slough. The Division of State Lands suggests that areas of low pasture along the north bank could also be examined as possible mitigation sites (personal communication, Earl Johnson, DSL). Restoration of areas subject to excessive sedimentation or erosion is a possibility in some areas upstream. However, such actions may not qualify for mitigation credit under Division of State Lands Administrative Rules for Estuarine Mitigation unless additional estuarine area is created from upland, or unless they qualify as "enhancement" (see OAR 11-85-242(7) and (8)).

Dredge Material Disposal

The navigation channel at the mouth of the Rogue River and maintenance dredging within the Port Boat Basin require the disposal of dredged materials in authorized sites or in authorized fill areas. Historically dredged material has been used to construct fill areas on the north shore of the river and in the vicinity of the port facilities.

The annual maintenance dredging program by the U.S. Army Corps of Engineers has disposed of dredge material in the ocean off Gold Beach. The authorized disposal site is approximately one mile offshore from Gold Beach at a depth of sixty feet. This site has accepted all dredged material from the dredging of the main channel for many years and is proposed as the principal disposal site for this annual maintenance program.

Figure 20 shows the Rogue River and Port Boat Basin project area and other authorized dredged material disposal sites. This project area presently has three authorized pipeline disposal sites which are located as follows:

- 1) at the base of the north jetty which fills an upland shoreline area north of the jetty;
- 2) at the base of the south jetty which fills an upland shoreline area south of the jetty; and
- 3) an intertidal surf zone disposal area located at the beach just south of the south jetty which allows wave transport disposal of material.

The project area also has two dragline disposal sites which are located as follows:

- 1) an upland site located at the south end of the boat basin; and
- 2) an upland site located at the west end of the boat basin.

"Note: This site will be partially filled for the relocation of the jetty road, which may limit its capacity for future dredged material disposal, however, it will remain as a DMD site at least until the first comprehensive plan update."

The dredged material at the southern dragline disposal site has been used to raise the elevation of this area above the floodplain and is now used as a parking lot. Dredged material is frequently stockpiled at the western dragline disposal site and then subsequently sold for upland fill and aggregate.

Pipeline dredging of the boat basin utilizes either of the two authorized disposal sites at the south jetty. The Port has at times filled upland areas south of the jetty and also disposed of material in the surf zone at this site for their various channel maintenance projects. It is anticipated that these presently authorized dredge disposal sites will be adequate to handle all future dredging needs for the planning period.

Zoning and Plan Implementation

The comprehensive plan for the Rogue Estuary is implemented by the Zoning Ordinances for Curry County and the City of Gold Beach. The principal zone utilized by these ordinances to implement those aquatic areas within the Estuary Shorelands Boundary is the Estuary Resource (ER) zone. This zone specifies the outright and conditional uses allowed on the aquatic areas of the estuary by management unit designation. The uses specified in this zone are consistent with the resource values and characteristics of the defined estuary management units.

ZONING CLASSIFICATION

R.14 W.

Aquatic (ER= estuary resources)

- ER-N Natural
- ER-C Conservation
- ER-D Development

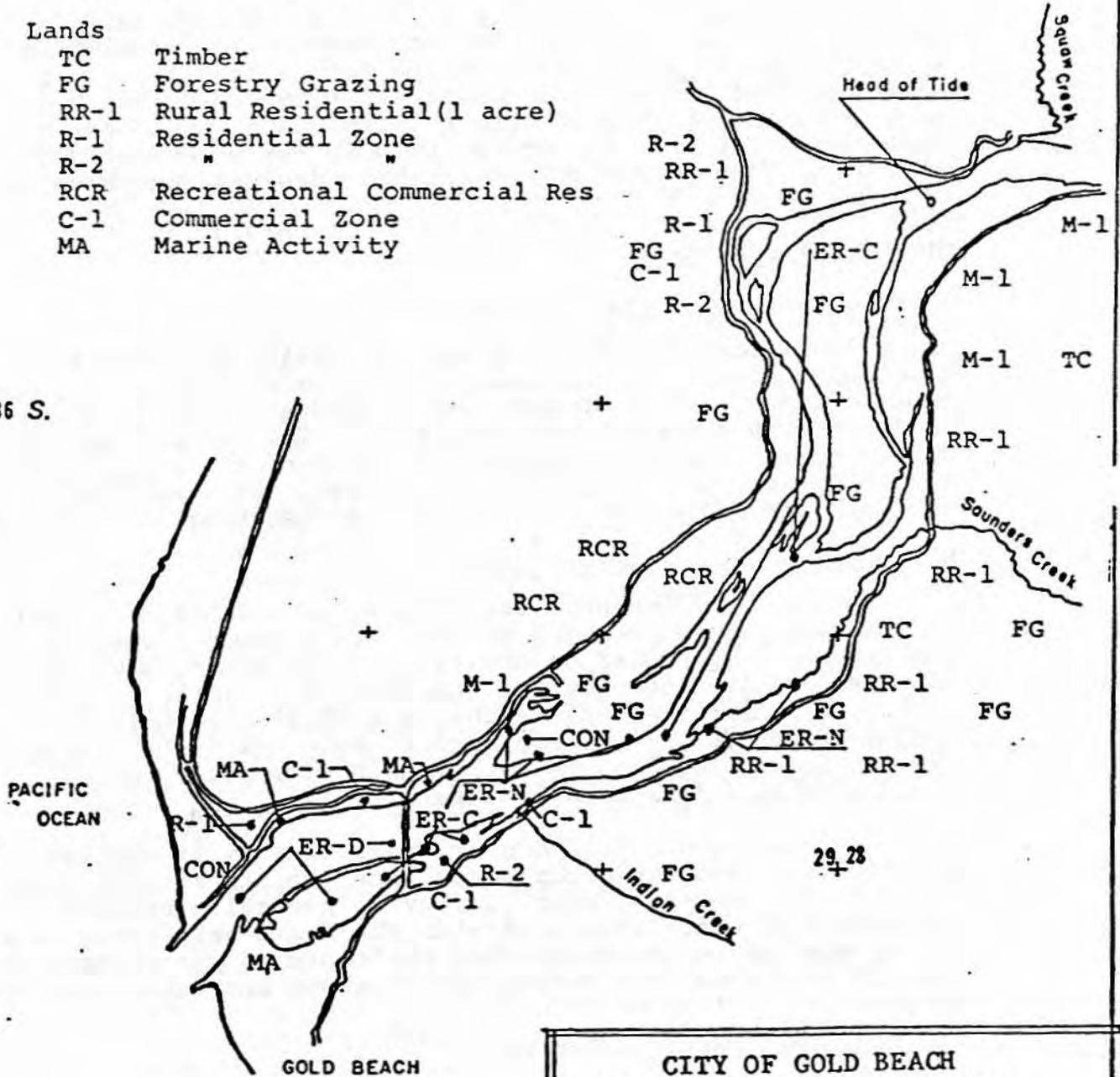
Shoreland

- CON Conservation

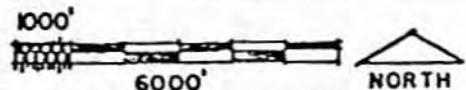
Lands

- TC Timber
- FG Forestry Grazing
- RR-1 Rural Residential (1 acre)
- R-1 Residential Zone
- R-2 " " "
- RCR Recreational Commercial Res
- C-1 Commercial Zone
- MA Marine Activity

T. 36 S.



CITY OF GOLD BEACH
ROGUE RIVER ESTUARY



COMPREHENSIVE PLAN
Zoning Map

Figure 23

Upland areas bordering the estuary are designated for various uses ranging from resource use (forestry, agriculture, etc.) to relatively intense use (commercial, industrial, etc.) These plan designations are implemented with the various zones described in the city and county plans. Upland areas in proximity to the development management unit of the Rogue Estuary are designated as ESWD areas which are implemented by the Marine Activity Zone.

Curry County and the City of Gold Beach have designated those upland areas adjacent to estuaries which are ESWD as being "Marine Activity" areas. The Marine Activity designation is implemented with Marine Activity Zones that have uses which are consistent with existing or planned activities and reserve the area for water-dependent or water-related activity. Figure 23 shows where these designations have been applied.

Hunter Creek Estuary:

a) Geographic-Geological Characteristics:

The Hunter Creek drainage system drains the coastal mountains between the Rogue River and Pistol River. The head of tide for this estuary is located about 1.25 miles upstream from the mouth of the stream. The estuary has essentially no tideland with most of the area of the estuary being stream channel with small sand and gravel bars near the mouth of the river. The tidal estuarine area is about fifty acres.

b) Hydrological Characteristics:

The mouth of Hunter Creek Estuary is essentially fixed in position by the presence of the U.S. Highway 101 bridge and several large rocks on the beach. The mouth, however, does seasonally close due to sand migration at the beach. During this time the water exchange with the ocean is prevented except during extreme high tides. The Hunter Creek Estuary is shallow for its full length with water depths being generally less than five feet.

The water quality of Hunter Creek Estuary is similar to that described for Euchre Creek and the other small estuaries in the county. Water quality is generally related to the volume of water exchanged with the ocean and stream flow. During the low summer flows when the mouth of the estuary is blocked with sand; the estuary is stagnant and water quality is poor.

c) Biological Characteristics:

The limited intertidal areas of the Hunter Creek Estuary are the sand and gravel bars found near the mouth. No tidal marshes, mud flats, or subtidal aquatic beds have been identified (USFW, 1978). Small areas of freshwater vegetation are found on the north side of the estuary and freshwater grass lies along the easterly boundary of the estuary.

Riparian vegetation is found in narrow strips in various parts of the estuary; however, no continuous riparian forest areas are present.

Salmonid species which use the estuary as a migration route to upstream spawning areas include fall chinook salmon, sea-run cutthroat and winter steelhead (OSCG, 1967).

d) Social and Cultural Characteristics:

The Hunter Creek Estuary is located within the city of Gold Beach Urban Growth Boundary so that there are residential, commercial and industrial uses established along the estuarine shoreline. Much of the land adjacent to the southern boundary of the estuary is presently developed in a variety of uses. Lands on the north and east side of the estuary are vacant and are in public ownership or used agriculturally for pasture land.

Lands adjacent to the Hunter Creek Estuary are subject to streambank erosion and have been protected by erosion protection devices (piling, riprap, etc.). The streambank protection structure that existed on October 7, 1977, have been documented from air photos dated 9/9/76. All existing commercial and industrial uses located adjacent to the estuary are non-water related or non-water dependent. The only identified water dependent use in the Hunter Creek Estuary is sport fishing from public access points near the mouth of the estuary. There are no identified historic or archeological sites identified in the Hunter Creek Estuary.

e) Economic Characteristics:

All gravel removal sites identified on Hunter Creek are located above the head of tide and all commercial/Industrial uses adjacent to the estuary are not water dependent or water related. The principal water dependent economic use of the estuary is for public recreation, especially sport fishing.

f) Estuary Classification and Boundary:

The Hunter Creek estuary is classified as a "Natural" estuary for its entire length and area. The "estuary boundary" is defined as mean higher high tide elevation and the line of non-aquatic vegetation where such vegetation is present. The "estuary shorelands boundary" is defined as the 100 year flood plain boundary.

parts of the estuary; however, no continuous riparian forest areas are present.

Salmonid species which use the estuary as a migration route to upstream spawning areas include fall chinook salmon, sea-run cutthroat and winter steelhead (OSCG, 1967).

d) Social and Cultural Characteristics:

The Hunter Creek Estuary is located within the city of Gold Beach urban growth boundary so that there are residential, commercial and industrial uses established along the estuarine shoreline. Much of the land adjacent to the southern boundary of the estuary is presently developed in a variety of uses. Lands on the north and east side of the estuary are vacant and are in public ownership or used agriculturally for pasture land.

Lands adjacent to the Hunter Creek Estuary are subject to streambank erosion and have been protected by erosion protection devices (piling, rip rap, etc.). The streambank protection structure that existed on October 7, 1977, have been documented from air photos dated 9/9/76. All existing commercial and industrial uses located adjacent to the estuary are non-water related or non-water dependent. The only identified water dependent use in the Hunter Creek Estuary is sport fishing from public access points near the mouth of the estuary. There are no identified historic or archeological sites identified in the Hunter Creek Estuary.

e) Economic Characteristics:

All gravel removal sites identified on Hunter Creek are located above the head of tide and all commercial/industrial uses adjacent to the estuary are not water dependent or water related. The principal water dependent economic use of the estuary is for public recreation, especially sport fishing.

f) Estuary Classification and Boundary:

The Hunter Creek estuary is classified as a "Natural" estuary for its entire length and area. The "estuary boundary" is defined as mean higher high tide elevation and the line of non-aquatic vegetation where such vegetation is present. The "estuary shorelands boundary" is defined as the 100 year flood plain boundary.

Pacific Ocean

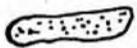
Hunters
Creek

HUNTER CREEK ESTUARY

----- Estuarine Boundary
 - - - - - Estuary Shorelands Boundary

(H)

Head of Tide



Coastal Dunes



Riparian Vegetation

Estuary Classification: Natural

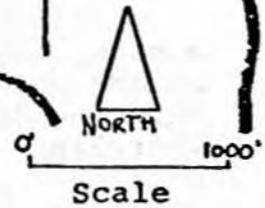


Figure 24

8. Coastal Shorelands

Coastal shorelands are defined as those areas immediately adjacent to the ocean, an estuary or wetland area, and all coastal lakes.¹ LCDC Goal 17 (Coastal Shorelands) requires that inventories be compiled to provide information for identifying coastal shorelands and designating uses and policies consistent with the goal. These inventories shall be conducted to provide information for identifying the coastal shorelands area within the geographic limits of the comprehensive plan and also identify the nature, location, and extent of the following:

- 1) Geologic and hydrologic hazards
- 2) Fish and wildlife habitat
- 3) Water dependent uses
- 4) Economic resources
- 5) Recreational uses
- 6) Aesthetics

Inventory information shall initially be applied within the "coastal shorelands planning area" which in the Gold Beach area is defined as all lands west of the Oregon Coast Highway and all lands within 1000 feet. The actual extent of lands which shall be identified as coastal shorelands must include:

- 1) lands which limit, control, or are directly affected by the hydraulic action of the coastal water body;
- 2) adjacent areas of geologic instability
- 3) natural or man-made riparian resources especially vegetation necessary to stabilize the shoreline and maintain water quality for the maintenance of fish habitat;
- 4) areas of significant shoreland and wetland biological habitat;
- 5) areas necessary for water dependent and water related uses;
- 6) areas of exceptional aesthetic or scenic quality where quality is related to association with coastal water areas;
- 7) coastal headlands.

The City of Gold Beach comprehensive plan has determined a coastal shorelands boundary within its planning area based on the above factors. Appendix Maps D show the location of this boundary and the prominent features within the coastal shorelands area. This boundary was determined using the available information regarding maximum extent of ocean flooding, known geological hazards, vegetation, habitat, and existing land use. Segments of the coastal shorelands

¹ LCDC, 1978

boundary defined within the Gold Beach urban growth boundary are specifically defined and have been determined as follows:

- 1) North of Rogue River - Wedderburn (Map A)
The coastal shorelands boundary in this area essentially parallels the Old Coast Highway from the northerly limit of the UGB to the Rogue River. The specific location of the boundary is at the base of the coastal terrace and the landward limit of potential ocean flooding as defined by engineering studies of the area.¹ This area is an ocean beach that has generally been accreting since construction of the Rogue River jetties; however, the northernmost 1/2 mile of beach has been subject to beach erosion. There are no known adjacent areas of geologic instability, areas of significant biological habitat, areas necessary for water dependent or water related uses, areas of exceptional aesthetic quality or coastal headlands in the area. The coastal shorelands area does include those lands which are hydraulically influenced by the ocean and lands which have vegetation that stabilizes the loose sand substrate.
- 2) Rogue River Estuary - (Maps A, B, C)
The coastal shorelands boundary in this area is defined by the Rogue River estuary boundary which is discussed in the Estuarine Resources of this plan.
- 3) City of Gold Beach - (Maps C, D)
The coastal shorelands boundary within the City of Gold Beach is partly defined by the estuary shorelands boundary at the Port of Gold Beach to the base of the south jetty and then by a line which parallels the shoreline to the southern city limit. This segment of the coastal shorelands boundary is defined by the airport perimeter road from the south jetty to Riley Creek, the area subject to flooding at the mouth of Riley Creek, and then by the base of the coastal terrace and landward limit of ocean flooding to the southern city limit. This area is an ocean beach that has historically not been subject to any significant erosion. There are no known adjacent areas of geological instability, biological habitats, areas of exceptional aesthetic quality, or coastal headlands in the area. The coastal shorelands area

¹ CH₂M Hill, 1982

does include those lands which are hydraulically influenced by the ocean and the ocean beach which is used for recreational purposes.

- 4) South Gold Beach - Hunter Creek (Map D)
The coastal shorelands boundary in this area is defined as a line which parallels U.S. 101 from the southerly city limits to the Hunter Creek estuary shorelands boundary. This segment of the coastal shorelands boundary is defined by the base of the coastal terrace and the landward limit of ocean flooding. The area included in the boundary is an ocean beach which historically has not been subject to erosion. The coastal shorelands boundary in the Hunter Creek area is defined by the Hunter Creek estuary boundary as described in the Estuarine Resources section of this plan.
- 5) South Hunter Creek (Map 3)
The coastal shorelands boundary in this area is defined as the Oregon Coast Highway (U.S. 101) from the Hunter Creek estuary boundary to the southerly limit of the city UGB. In this segment of the shorelands boundary the highway forms a physical barrier to the limit of hydraulic actions by the ocean and lands east of the highway are topographically much higher than the narrow coastal terrace. Lands included in the coastal shoreland boundary are an ocean beach and prominent rock. These lands are part of the Buena Vista State Wayside.

Once a coastal shoreland boundary has been determined Goal 17 specifies certain inventory requirements for the shoreland areas. The City of Gold Beach has completed these requirements for the shoreland area as part of the overall inventories for the planning area so that some inventories are discussed in other parts of this plan. The specific coastal shorelands inventories are as follows together with their discussion in this plan:

- 1) Hazard areas - see "Natural Hazards"
- 2) Existing land use, ownership, topography, economic resources, public facilities -- see "Introduction, Economy, Public Facilities, Land Use"
- 3) Areas of aesthetic and scenic importance -- see "Open Space, Scenic Areas & Natural Areas"

- 4) Coastal Shoreland and wetland habitat -- see "Open Space, Scenic & Natural Areas, Estuarine Resources"
- 5) Areas of recreational importance -- see "Recreation"
- 6) Areas of riparian vegetation -- see "Open Space, Scenic Areas & Natural Areas, Estuarine Resources"
- 7) Sedimentation sources -- see "Natural Hazards, Estuarine Resources"
- 8) Areas of present public access and recreational use -- see "Recreation"
- 9) Location of archaeological and historical sites -- see "Historic and Cultural Areas"
- 10) Coastal headlands -- there are no coastal headlands in the Gold Beach planning area.

These inventories include all resources within the coastal shorelands area since they were prepared for all lands included in the planning area.

LCDC Goal 17 also specifies coastal shoreland uses for lands included within the shorelands boundary which must be reflected within the policies and implementing measures of the comprehensive plan. These uses are basically divided into three categories: protected shorelands, urban and urbanizable shorelands, and rural shorelands. The area under consideration in the City of Gold Beach Comprehensive Plan meets the requirements of urban and urbanizable shoreland. Under this category of coastal shoreland, shoreland areas are to be protected for water dependent recreational, commercial and industrial uses based on the following factors:

- "a) deep water close to shore with supporting land transport facilities....,
- b) potential for aquaculture,
- c) protected areas subject to scour which would require little dredging for use as marinas;
- d) potential for recreational utilization of coastal water or riparian resources."¹

¹LCDC, 1978

The coastal shorelands boundary for the City of Gold Beach includes lands which are necessary for water dependent uses and they have been designated as such and are appropriately zoned for such uses. Most of the lands included in the coastal shorelands boundary is open ocean beach which is presently used for recreational purposes and has as its principal potential use for recreational utilization of coastal waters. These lands have been given a "conservation" designation which is implemented by a similar zone that limits most developmental uses because of potential ocean flooding hazard but allows recreational uses.

The coastal shorelands boundary and estuary boundary in the Rogue River includes lands which have water dependent commercial and industrial uses because of their proximity to the deep water created by the authorized dredge channels. These lands are specifically located on the north bank of the Rogue River next to the channel and turning basin and in the vicinity of the Port of Gold Beach boat basin. Presently these lands are in use for marine related activities (boat building, sea food processing, docks, fuel sales, etc.); however, there are some vacant lands which have potential for future water dependent use. These lands have been given a "marine activity" designation which is implemented by a similar zone that limits developmental uses to marine related activities. This zoning will ensure protection of these lands for water dependent use.

9. Beaches and Dunes

The City of Gold Beach is a coastal community whose western boundary is an ocean beach which has as its extreme topographic limits Otter Point, on the north and Cape Sebastian, on the south. The Rogue River divides the beach into two segments, a north beach which is about 2.5 miles long and a south beach which is 5 miles long. This beach has been described as a drift beach because the beach is the result of transport of sand along the beach by waves and current such that the sand is almost always in movement which is termed "longshore drift"¹.

The longshore transport of sand along this beach is northerly in winter and southerly in summer in response to the waves generated by the prevailing winds. Therefore, the sand on drift beaches moves up and down the coast seasonally as wave conditions change. It has been estimated that the longshore transport up and down the coast in the vicinity of the Rogue River may exceed 1,000,000 cubic yards of sand per year which partially explains the problem of sand deposition in the navigation channel.¹

A stable beach is a beach which experiences neither a net annual loss or gain in material so that the shoreline remains in a stable location. In terms of Gold Beach it means that what sand is moved northerly in winter is returned southerly by the summer waves. An eroding beach continually loses sand on an annual basis such that there is shoreline retreat. Accreting beaches are those which experience a net seaward growth due to an annual surplus in sand supply.

Segments of beach in the Gold Beach area are experiencing some erosion while other areas have undergone significant accretions in the recent past. The most northerly section of Gold Beach is subject to potential beach erosion under conditions where high tides are combined with high ocean waves (See Coastal Shoreland Map A). These conditions have occurred several times in the recent past and have resulted in dramatic recession of the shoreline and damage to shoreline structure. Beaches to the south of this area have remained stable or even accreted under these conditions.

Accretion of beaches in the vicinity of the Rogue River is undoubtedly related to the construction of the Rogue River jetties. The beach adjacent to the north jetty has been accreting for several years because the jetty acts as a trap for the southerly longshore transport of sand.² Prior to construction of the jetties the beach and river were a dynamic system with the mouth of the river shifting in response to the changing wave and river flow conditions.

¹ DOGAMI, 1976

² OCZMA, 1979

The jetty system confined the river to a specific channel and partially controlled the longshore transport of sands on the beach. Ocean waves, however, continue to move the sand along the beach depositing it adjacent to and in the channel between the jetties. This problem will continue until the jetty system is either modified or reconstructed in some manner to better accommodate the natural system.

Beaches to the south of the Rogue River have historically been stable with respect to erosion and accretion. Some modification of the beach occurs during severe storms but permanent movement of the shoreline position is most common. Beaches within the city and immediately south of the city are known to have been overtopped and experience ocean flooding of the backshore areas but these occurrences are not common.

The marine terrace in the Gold Beach area is protected from direct coastal erosion by the beach. There are no sites in the planning area where the terrace is subject to sea cliff erosion by waves and currents so that there is the possibility of landslide hazards. The potential for such erosion to occur in the future is very slight because of the tremendous amount of beach erosion which would have to occur prior to the initial phase of sea cliff erosion.

The beaches in the vicinity of Gold Beach generally have a reasonable width of backshore area before the base of the coast terrace is encountered. This is not true of the beaches between Hunter Creek and the southern limit of the UGB where highway 101 has been constructed essentially on the beach. In some cases dune structures have been formed on the backshore area by the wind. These dunes are not dune fields or even isolated coastal sand dunes typical of other places along the Oregon coast. Appendix D shows the distribution of the beach and dune soil types in the Gold Beach area but not the location of actual dune structures. Most of the places where dune sand occurs as a soil type do not have dune structures or the site has been modified to remove the dunes. As an example, the most extensive dune soil area in the City of Gold Beach is presently occupied by the airport.

The Coastal Shorelands Inventory Maps show the location of the presently existing dune forms in the Gold Beach area. These dune areas generally consist of a small foredune immediately adjacent to the beach with a few small hummocky dunes behind the foredune. In most places the dunes have been stabilized by beach grass and other vegetation. None of the dune areas have developed the typical sequence of structures of a coastal dune field (i.e. foredune - deflation plain - stable dunes).

The sand body that comprises the beach-dune areas in the vicinity of Gold Beach is quite limited in extent being confined to the strip between the coastal terrace and the shoreline. The sand also appears to be a relatively thin surficial layer overlying the marine terrace bedrock. Therefore because of its limited thickness it is not a groundwater aquifer and does not contain significant amounts of potable water. Gold Beach, Wedderburn and Hunter Creek are fully serviced areas with respect to domestic water so that water wells are not a significant source of domestic water.

All beach and dune areas in the Gold Beach Planning area have been given a "conservation" designation to meet LCDC Goal 18 requirements of conserving, protecting such areas, and reducing the hazard to human life and property from natural actions associated with such areas. This plan designation is implemented by plan policies and an appropriate zone which limits intensive land uses.

SOCIO-ECONOMIC INVENTORIES

1. Historic and Cultural Areas

This section of the plan discusses and inventories the history of Gold Beach, the historic areas, sites, and structures, and cultural areas. The intent of State-wide Goal 5 is to conserve open space and protect natural and scenic resources, including identified historic and cultural sites. These areas have been inventoried within the city limits and urban growth area to provide a factual base for development of plan policies and implementing measures.

History of Gold Beach

The first human inhabitants of the area that is now Gold Beach were several tribes of Coastal Indians who all spoke a common Athapascan language. Figure 20 shows the linguistic distribution of the various tribes in Northern California and Southwestern Oregon.

These people, collectively known as the Rogue Indians, were described by George Vancouver in 1792. He stated that "their stature was under the middle size; none that he had seen exceeded five feet six inches in height. They were tolerably well limbed, though slender in their person, and seemed to prefer the comforts of cleanliness to the painting of their bodies; in their ears and noses they had small ornaments of bone; their hair which was long and black, was tied in a club behind. They were dressed in garments made principally of skins of otter, bear, deer and fox. Their canoes were wrought out of a single tree and were of the shape of a butcher's tray and seemed unfit for use in sea voyages."¹

These people relied upon the bounty of the land and the sea and were not involved in agriculture. Salmon was their principal source of food. Their diet also included deer, elk, mussels, clams, acorns, pine nuts, and camas lily bulbs. The Indians were scattered about the area in bands which numbered 30 to 150 individuals.

The 1854 Indian census of the Port Orford district found that there were 1323 men, women, and children in 14 Indian villages.² These people pursued an easy peaceful life until the coming of the whites caused changes in their way of living.

1. Dodge, Orville, Pioneer History of Coos and Curry County Oregon, Capitol Printing Co., 1898; p.20-21.

2 Ibid p. 105

The earliest known exploration along the southern Oregon Coast was by Bartoleme Ferrelo, a Portuguese pilot for Cabrillo, in 1543. In 1603, a Spanish expedition including Marten D'Aquilar, Antonio Flores, and Sebastian Vizcaino visited the southern Oregon Coast. Vizcaino is known to have sailed as far north as Cape Sebastian which to this day carries his name. D'Aquilar and Flores are supposed to have reached and named Cape Blanco. Floras Lake (altered from Flores) was named after Antonio Flores.

The Rogue River acquired its name from a French navigator who saw the river when it was muddy and hence named it the River Rouge (red river), because of the reddish colored water flowing from it. Early arrivals to the area misread the French maps and hence the river became known as the Rogue River.

In April, 1792, Captain George Vancouver approached and named Cape Orford after his friend George Walpole the Earl of Orford. Alexander McLeod in 1827 was the first white man to visit the mouth of the Rogue River by land. Jedediah Smith passed through the county in June of 1828 on a trapping expedition.

The earliest settlement in the County occurred at Port Orford in 1851. On June 9, Captain William Tichenor unloaded nine men as an advance party for the construction of a settlement and a commercial depot. After initial problems with the Indians, the town prospered and by 1853 had a sawmill and a store.

In 1853 gold was discovered in the black beach sands north and south of the Rogue River. The possibility of instant wealth brought a great influx of people to the area. At the peak "mines extended along the beach for twelve miles on each side of the Rogue River and proved to be the most important beach mines ever found."³ For a time miners were taking as much as \$50 a day in gold out of the black beach sands.

The influx of whites increased the friction with the Indians and ultimately led to the Rogue Indian War in 1856.

On February 22, 1856, stirred up by a French-Canadian half-breed by the name of Enos, the Rogue Indians killed John Geisel and his three sons; took Mrs. Geisel and her daughter as temporary prisoners and murdered Indian Agent

¹ Dodge, Orville, Pioneer History of Coos and Curry Counties Oregon, Capitol Printing Co., 1898; p. 71.

Ben Wright. The citizens of the area sought refuge in Fort Miner where they remained until government troops arrived on March 21st. The war continued with minor skirmishes at Gold Beach and Pistol River, and finally ended with a battle at Big Bend near the confluence of the Rogue and Illinois Rivers on May 27, 1856. After that battle 710 Indians were removed from the county and shipped to reservations at Grande Ronde and Siletz. The half breed Enos was hanged by a lynch mob in July 1856 at Port Orford.

After the removal of the Indians, increased settlement occurred at the mouth of the Rogue River. Ferry Service across the river was established in 1857 and in 1863 a Post office was started and the plat of Ellensburg (Gold Beach) was filed. The name of the city remained Ellensburg (after William Tichenor's daughter Ellen) until 1890 when it was changed back to Gold Beach.

In 1877, R. D. Hume built a Salmon cannery and hatchery at Ellensburg. The hatchery was the first one on the Oregon Coast and the second one built in the state. Mr. Hume controlled the entire lower portion of the Rogue and in addition to the cannery and hatchery also operated a store, hotel, saloon, post office, race track and sawmill. Mr. Hume's cannery was destroyed by fire in 1893 and he subsequently relocated his operation on the North side of the river in the new town of Wedderburn, which he named after the ancestral castle of the Humes in Scotland. During his reign Mr. Hume employed the majority of the citizens in the area and truly had a monopoly on the region. His death in 1909 ended his control of the area.

By 1890 a wagon road from Coos Bay to Crescent City, California was completed and this ended the use of Indian and animal trails, which until that time had been the area's only transportation link to other cities.

Progress was slow in coming to Gold Beach and the first electrical service was established in 1924. In 1927 grading and rocking of U.S. 101 was completed providing an all weather route north/south through the county. In 1932 the Rogue River bridge was completed.

The City of Gold Beach was incorporated in 1945 and in 1951 a countywide hospital was established in the city. Population in the city has varied from 677 in 1950 to a high of 1930 in 1969. The population then declined to 1475 in 1971. Since that time the population has steadily increased to a present population of 1650 as of 1980.

Key Dates in Curry County and Gold Beach History

- 1543 - First European exploration along Curry Coastline.
- 1603 - Cape Sebastian and Blanco discovered and named by Spanish navigators.
- 1792 - English mapping of Curry Coastline and the naming of Cape Orford.
- 1826 - Trappers for Hudson Bay Company are the first white men in Curry County.
- 1827 - Alexander McLeod, first white man to reach the mouth of the Rogue River.
- 1848 - Oregon Territory created.
- 1851 - William Tichenor organizes first settlement in Curry County at Port Orford.
- 1853 - Gold discovered at Gold Beach.
- 1855 - County organized and named after Oregon Territorial Governor George E. Curry.
- 1856 - Rogue River Indian War.
- 1857 - First Rogue River Ferry.
- 1858 - Gold Beach (then called Ellensburg) became the county seat.
- 1859 - Oregon becomes 33rd state; Curry and Coos Counties are set up as a Congressional District.
- 1863 - Ellensburg plat filed and post office begun.
- 1877 - R. D. Hume hatchery and cannery started on Rogue River.
- 1890 - Ellensburg name changed to Gold Beach; wagon road connecting Gold Beach to Coos Bay and Crescent City completed.
- 1893 - Hume cannery burned; Hume relocates his operation in new town of Wedderburn.
- 1895 - Wedderburn post office organized.
- 1924 - First electricity in county at Gold Beach.
- 1927 - Old U.S. Highway 101 completed.
- 1932 - Rogue River bridge constructed.
- 1940- Coos-Curry Cooperative electric lines completed in County.
- 1945 - Gold Beach Incorporated.
- 1951 - Curry General Hospital established in Gold Beach.
- 1957 - New U.S. Highway 101 completed through Gold Beach.
- 1962 - New U.S. Highway 101 completed through County.

Historic and Archeologic Sites

There are numerous sites and structures having historic or archaeological significance within the Gold Beach area. These sites have been identified by the State of Oregon in its Historic Sites and Building inventories or have been identified as having local significance by members of the community. These sites located within the city limits and the urban growth area are indicated on Appendix E.

1. Fort Miner - was built in January of 1856 by Mr. Riley, D. S. Holten and numerous miners. Two cabins were constructed of logs hauled from the beach. Being surrounded by a ditch six feet deep filled with water, and an earth wall nine feet high, the fort was nearly impregnable.¹ The site was obliterated in 1950 by construction, though corner stones have been set.
2. Wedderburn, Oregon - A company town founded by Robert D. Hume, after the burning of his properties on the south bank of the Rogue River (1895).¹
3. McClay Estate Building - constructed in 1920. McClay purchased the Hume holdings in the Gold Beach and Wedderburn areas.²
4. Robert D. Hume's Home - was ferried across the Rogue River to its present site in 1895 with the relocation of his canning and commercial operations.¹
5. Potato Patch Battle - was fought in March of 1856 with the Tututni Indians. White refugees at Fort Miner found themselves short of supplies, a party of fifteen men were sent out to retrieve potatoes stored near a potato patch.¹ They were attacked, six white men were killed. The site was obliterated by construction.
6. Hunt Rock - A monolith named for James M. Hunt, a gold seeker of 1853. In 1895 the rock was renamed Hume Rock after the founder of Wedderburn. On November 26, 1908, Robert D. Hume was buried in a crypt on top of the rock, however in the 1930's he was removed to San Francisco for burial.¹ Bridge and highway construction have altered the site greatly.

¹ State of Oregon, Historic Sites and Building Inventories

² Conversations with Lena James, Ron Crook and other community members.

7. Rogue River Bridge - this structure, designed by C.B. McCullough is the first structure in America constructed with the Freysinnet method of arch decentering and stress control; the bridge is included in the ODOT Historic Bridge Study and is a National Historic Civil Engineering Land Mark.
8. Tututni Indian Village - was located at the mouth of the Rogue River during the 1800's. The site has been extensively altered by construction.
9. Gold Beach Cemetery - is the burial site of numerous early settlers of the Gold Beach area (Pioneer Cemetery).
10. Rogue River Cemetery - is a burial site of early settlers of the Gold Beach area.

The following sites are located in the surrounding rural areas and are inventoried in the Curry County Comprehensive Plan.

Geisal Monument - marks the graves of the four male members of the Geisal family who were killed during the Tututni Indian uprising on February 22, 1856.¹ (Refer to Curry County Plan p. 136.)

Tututni Indian Village - was located in the Squaw Valley area during the 1800's. The site has been obliterated over the years by construction.² (Refer to Curry County Plan p. 138.)

Wright Murder Site - is where Benjamin Wright, Indian Agent for the southern Oregon coast and a number of other white men were murdered during the February 22, 1856, Indian (Tututni) uprising.¹ (Refer to County Plan p. 136.)

Elephant Rock - is a large monolith where early explorers chiseled the initials of the Schooner (Samuel Roberts, S.R.) and the date of their departure (May, 1850) into the face of the rock.¹ (Refer to Curry County Plan.)

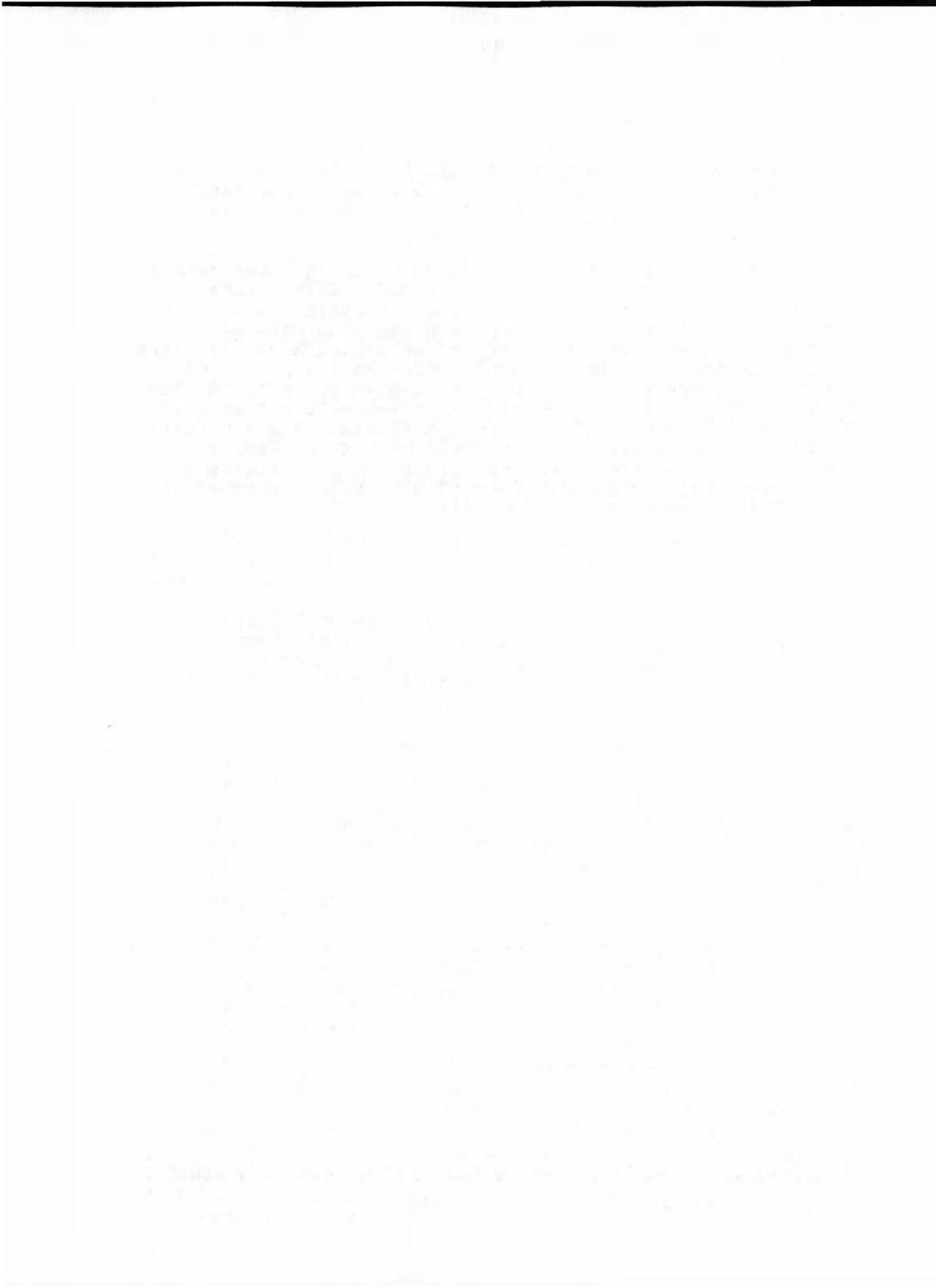
Richard D. Hume's Fish Hatchery - was the first hatchery on the Oregon Coast (1978) and the second one in the state. The site has been obliterated by construction. (Refer to Curry County Plan p. 136.)

¹ State of Oregon, Historic Sites and Building Inventories
² Conversations with Lena James, Ron Crook and other community leaders.

Cape Sebastian - was named Cape San Sebastian by the Spanish Commander Vizcaino in 1602 during the early exploration of the unknown coast. ¹ (Refer to Curry County Plan p. 137.)

Only two of the above identified historic sites remain as restorable structures (Hume House and McClay Estate Building). These are now in private ownership and are located in the UGB area. The comprehensive plan does not commit the city to active policy of acquiring historic sites for public preservation. The plan does have a policy of making the protection of such sites a high priority of plan implementation. All other historic sites have either been obliterated by construction; are cemeteries, or are natural features. Future preservation would amount to placing commemorative monuments on these sites. Other aspects of the comprehensive plan have no conflicts with the preservation of the remaining historic sites.

¹ State of Oregon, Historic Sites and Building Inventories.



2. Recreation

Recreational resources are of primary importance to the City of Gold Beach, both in meeting local needs and in providing opportunities for visitors to the area. Tourism is central to the city's economy and visitors to the area are attracted by the natural resources including the rugged coastline and beaches, the Rogue River, a portion of which is designated as a Federal Wild and Scenic River, the marine and anadromous fisheries, and the scenic mountain areas. Statewide Planning Goal 8 requires that jurisdictions satisfy the recreational needs of citizens and visitors. This section of the plan inventories the recreational needs of the city and the opportunities available to meet those needs. This information provides the basis for development of plan policies for recreation.

Recreational Facilities

Recreational opportunities within the city and urban growth area include two primary types; developed facilities and open spaces lands. Table 4 indicates the existing sites. In addition, there are numerous sites available in the adjacent rural areas and these are indicated on Table 5 and Figure 21. The Oregon State Parks and Recreation Division "North Curry County State Parks Master Plan" (1982) provides information regarding all state parks facilities in the vicinity of Gold Beach. This plan indicates the park development and management objectives for Geisel Monument Wayside, Buena Vista Ocean Wayside, Otter Point Wayside, and Cape Sebastian State Park. Development is proposed at Otter Point Wayside which will include improving the entrance road and parking lot, trail building and the construction of a vault-type restroom. Development is also proposed at Cape Sebastian State Park which will include trail improvements and new trail construction and the development of a hiker's camp near Hunters Cove.

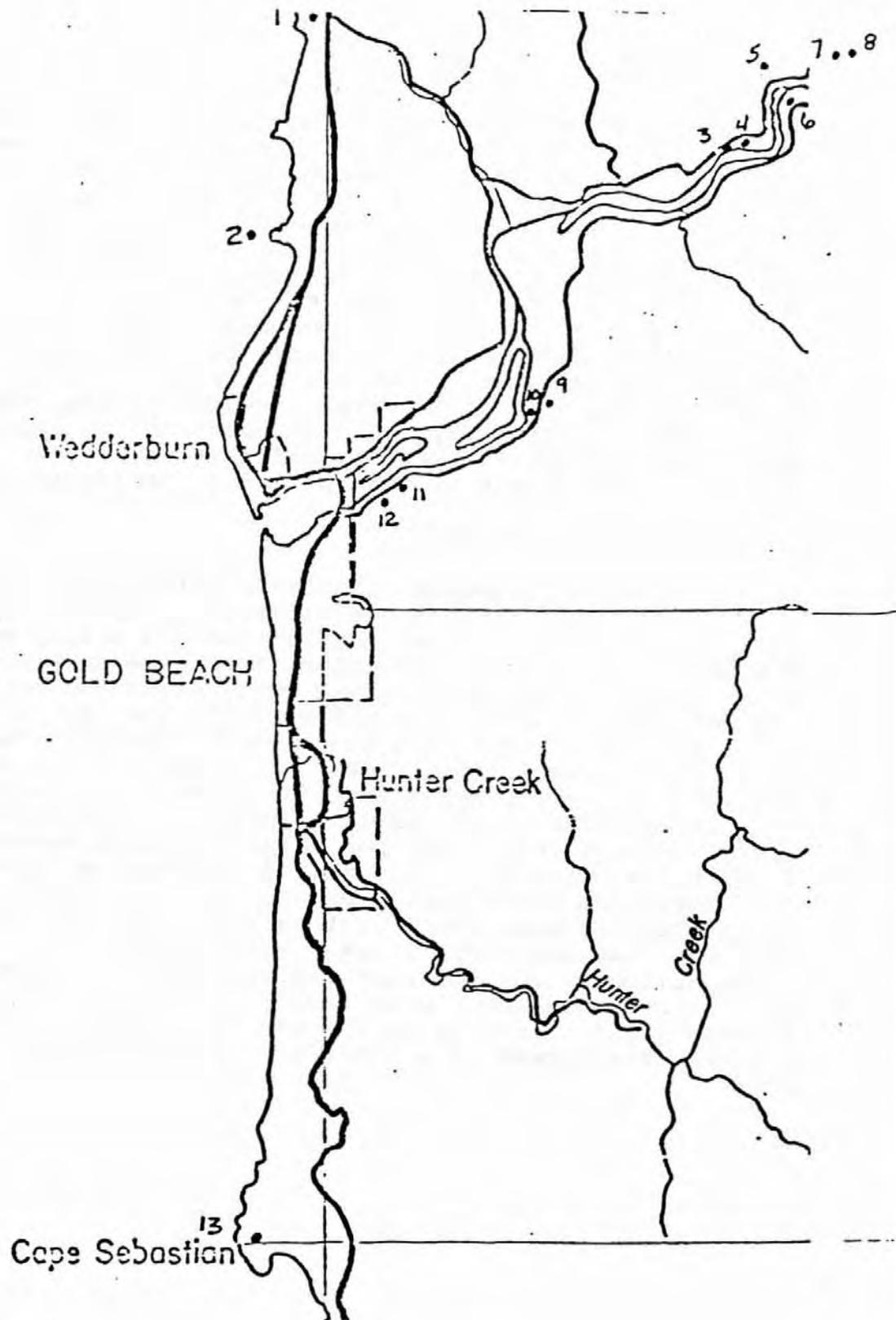


Figure 21

Recreational Facilities in Adjacent Rural Areas

TABLE 4
Recreational Facilities

<u>SITE</u>	<u>ACREAGE</u>	<u>FACILITIES</u>
1. Rogue Bay Cannery Trailer Court	2.4	R.V. Hookups
2. Jot's Resort		Charter boats, Jet boat trips.
3. Rogue River Mail Boat Service		Jet boat trips.
4. Port of Gold Beach	70.0	Charter Boats, Jet boat trips.
5. Sandy Camp	4.6	R.V.Hookups, Ocean access, Jetty fishing.
6. Gold Beach City Park	17.5	Picnic tables, Play area, Tennis courts Fitness trail, Pavilion.
7. Gold Beach Travel Park		R.V. Hookups
8. Rogue Autel	4.9	R.V. Hookups
9. Curry County Fairgrounds	11.5	Ocean access, Stables
10. Buena Vista Ocean State Wayside	54.9	Ocean access

TABLE 5

Recreational Facilities in Adjacent Rural Areas

<u>SITE</u>	<u>ACREAGE</u>	<u>FACILITIES</u>
1. Geisel Monument State Park	4.0	Tables, Restrooms Historic Site
2. Otter Point State Wayside	85.5	Ocean access
3. Four Seasons Trailer Resort	31.0	R.V. hookups, River access
4. Tu Tu Tun Lodge	7.0	Lodge, River access
5. Gold Beach Rod & Gun Club	7.0	Fishing, Skeet and Trap shooting.
6. Huntley Park	15.0	R.V. hookups picnicking and camping, river access.
7. Lucky Lodge RV Park	6.0	R.V. Hookups, river access.
8. Kimball Kourt	7.0	R.V. Hookups, river access.
9. Angler's Trailer Village	5.0	R. V. Hookups
10. Mom n Pop's	1.0	R. V. Hookups
11. Rogue Landing R. V. Park	8.0	R.V. Hookups, river access
12. Indian Creek R. V. Park	5.0	R.V. Hookups
13. Cape Sebastian State Park	1,104.0	Parking area, developed trails, Ocean access.

Recreational Needs

The statewide Comprehensive Outdoor Recreation Plan (SCORP'83) identifies participation and demand levels for various recreational activities, capacity of facilities available, and net needs for the various counties in general terms. As indicated in Table 6, Curry County in general meets or exceeds most of the identified recreational needs with the exception of picnic tables, bridle trails, and community parks. In applying these general conclusions to the City of Gold Beach, it should be noted that equestrian use is primarily a rural activity and ample open space lands for such use are available in adjacent rural areas, also, horse riders utilize the beach area accessed from the stables located at the County Fairgrounds. The existing City Park in combination with the school facilities appears to be adequate in size in meeting anticipated needs. In addition the vast surplus of regional parks in the area must be considered in evaluating adequate park acreage. Of particular importance are the Buena Vista Ocean State Wayside and Cape Sebastian State Park to the south and Otter Point State Park to the north.

Table 6
Curry County Needs

<u>Facility</u>	<u>Unit</u>	<u>Supply</u>	<u>Gross Need</u>	<u>Net Need</u>		
				<u>1982</u>	<u>1990</u>	<u>2000</u>
Comp Sites	Site	2,066	769	(1,297)	(1,123)	(971)
Picnic Tables	Table	408	712	304	506	700
Swimming Pools	Pool	0	1	1	2	2
Boat Ramps	Ramp	38	10	(28)	(26)	(24)
Walk/Hike Trails	Mile	56	47	(9)	0	9
Biking Trails	Mile	6	2	(4)	(3)	(3)
Bridle Trails	Mile	8	9	1	4	6
Ball Fields	Field	3	14	11	13	15
Tennis Courts	Court	2	7	5	6	6
All Purpose Cts.	Court	4	7	3	4	4
Golf	Holes	13	12	(1)	1	2
Neighborhood Pks.	Acres	0	85	85	95	105
Community Pks.	Acres	35	170	135	155	175
District Pks.	Acres	497	255	(242)	(212)	(182)

Source: SCORP'83 Appendix B

Numbers in parentheses are where supply is excess of need.

3. Economy

The economic base of a city provides its residents with a means of livelihood and maintains the flow of goods and money into and through the area to the benefit of the people. In order for the city to remain economically stable it must develop and support its economic base. This section of the comprehensive plan describes the economic structure of the city, including the resources and problems of the local economy; and describes the needs of the city for future economic growth.

LCDC Goal 9 requires that comprehensive plans help "diversify and improve the economy of the state". It further states that plans and policies shall contribute to a stable and healthy economy in all regions of the state. The economic inventory shall include "areas suitable for economic health of the current economic base; materials and energy availability, labor market factors, transportation, current market forces, availability of renewable and non-renewable resources, availability of lands; and pollution control requirements"¹

ORS 197.712 (2)(a) requires that the City include an analysis of the community's economic pattern potentialities, strengths, and deficiencies as they relate to state and national trends. Gold Beach has analyzed its economic structure in this section of the comprehensive plan and has identified the potential strengths and deficiencies of the local economy. Historically Gold Beach has relied on the forest products industry as the major sector of its economy; however, in recent years this industry has locally declined so that there has been a deficiency in available jobs which in turn affect businesses. The City has restructured its economy to some extent toward tourism in order to take advantage of the potential attractions of the scenic Rogue River Canyon and coastline areas. This economic restructuring has been in conjunction with the Curry County and regional effort to promote tourism and destination vacationing as a significant sector of the regional economy. As part of the periodic review of the City Comprehensive Plan the Planning Commission/CCI reviewed state and national economic trends and found that restructuring of the local economy toward tourism is consistent with these larger scale trends.

Economic Structure of the Area

The City of Gold Beach is the county seat of Curry County and is directly linked to the economic structure of the entire county. As one of the three incorporated cities in the county and being geographically located in the central coastal area it is the commercial center for that part of the county. The economic structure of the City of Gold Beach must be described in terms of the surrounding region because most of the employment, trade and industry are related to the area around the city and is not confined to the corporate limits.

¹ LCDC (1978)

The economic indicator most often used in analyzing the economic structure of a region is employment. Employment indicates where most people derive their source of income and therefore are dependent for a livelihood and general well being. The largest sector in the area economy by employment is the forest products industry. Table 7 shows the economic structure of Curry County by employment for the county and the state in 1979.

This table reflects the major dependence of Curry County on the lumber and wood products industry when compared to the state in general with almost 20% of the county's total employment being within that sector. The percentage of employment within the county that is engaged in "other" manufacturing is much smaller than such employment statewide. These major differences illustrate the lack of industrial diversification within the county.¹

Table 7

EMPLOYMENT STRUCTURE BY EMPLOYMENT - 1979

	COUNTY		STATE	
Total Employment	5,870	100 %	1,134,000	100 %
Self Employed, Agriculture and Miscellaneous	1,120	19.1%	83,000	7.3%
Non Agricultural, Wage and salary	4,750	80.9%	1,051,000	92.7%
Manufacturing	1,360	23.1%	227,300	20.0%
Lumber and Wood Products	1,110	18.9%	80,8000	7.1%
Food Products	120	2.0%	25,100	2.2%
Other	130	2.2%	121,400	10.7%
Non Manufacturing	3,390	57.8%	823,700	72.7%
Construction	170	2.9%	53,000	4.7%
Transportation	190	3.3%	59,700	5.3%
Trade	970	16.5%	256,500	22.6%
Finance, Insurance and Real Estate	210	3.6%	69,000	6.1%
Service	540	9.2%	186,200	16.4%
Government	1,310	22.3%	199,300	17.6%

Source: Oregon State Employment Division

¹ CCDEIA (1980)

The economic structure of an area can also be considered in terms of basic and non-basic sectors. These two sectors are fundamentally different in character in that the basic sector supports the rest of the economy whereas the non-basic sector can be viewed as induced effects which are dependent upon the basic elements. The commonly accepted activities which are part of the basic sector are:

- 1) manufacturing
- 2) extractive activities (logging, mining and fishing;) and
- 3) agriculture.

Other activities such as commercial sales and services are part of the non-basic sector and generally arise to fill the needs of the basic activities and the people associated with them. Most economic studies result in an analysis which relates the basic and non-basic sectors through an employment multiplier which estimates the total number of basic and non-basic jobs created per basic job gained. Recent estimates of the employment multiplier for this area range from 2.0 to 2.6.¹

Forest and Wood Products

The forest and wood products industry is the dominant single industry in the economic structure of the area. It is so important to the overall economy of the county that any impact to the industry carries on through the whole structure to practically all non-basic activities. However, the trend over the past twenty years has been a steady decline both in the number of jobs and in the percentage of jobs provided by the forest industry. This steady decline in the forest industry is related to long-term timber supply shortages. Other factors which have a contributory effect on the industry are; the high level of interest rates and housing starts, the U. S. Forest Service budget, restrictions on herbicide use, additional lands placed in reserved classification, and the rising competition from the southeastern part of the United States. Timber production in Curry County peaked in 1960 and has declined ever since, with most production now coming from public lands. Future production from these lands is governed by public policy which is based on principals of land management that involve a controlled cut of the timber resource and other environmental considerations. Consequently the forest products industry in the county will continue to be plagued by timber shortages for the foreseeable future.

¹ CCDEIA (1980)

The remarkable rise in interest rates during the past two years has brought the domestic homebuilding industry to a virtual standstill. Since the home construction industry is the major consumer of forest products the impact has been directly felt in the local economy. The response of the local forest products industry to this downturn in the market has been by curtailing production with the closure of two mills in the county and reduced work schedules at the other two mills.

The future of the forest products industry in this area is reasonably uncertain at this time because of the multitude of factors which control its destiny over the next twenty years. Employment fluctuations due to market forces are typically short term phenomena and generally do not affect long term projections for decrease in employment. The long term projection for decrease in employment in the forest products industry is likely to continue due to the following:

- 1) competition from other timber production regions;
- 2) a decrease in the availability of new raw materials;
- 3) increasing productivity in the face of a constant or declining timber supply.¹

Undoubtedly, the projected decline of the forest products industry in the area will carry over as an adverse economic impact on the economy of the City of Gold Beach because many of the large employers in Gold Beach are forestry related. The continued decline in this important sector will result in future restructuring of the Gold Beach economy.

Agriculture

Although agriculture is a significant part of the overall economic structure of Curry County it is probably least significant in the central part of the county. The limited amount of agricultural activity in the Gold Beach area is due to the rugged topography of the area around the city and the general commitment of the resource lands to forestry. The only agricultural uses in the vicinity of the city are the limited use of certain lands in the Wedderburn area for sheep and cattle grazing. These uses probably do not provide for any full time employment in the City of Gold Beach.

1. CCDEIA (1980)

Commercial Fishing

The seafood industry in the Gold Beach area has traditionally harvested species such as salmon, shrimp, crab and bottomfish which have been easy to market. However, larger national harvests of some of these species have changed the market conditions so that area fish processors may have to create new markets for seafood products.

Table 8 shows the catch weights and values for all species caught in commercial volumes from Curry County ports.

Table 8

TOTAL POUNDS AND ESTIMATED VALUE OF
COMMERCIAL FISH CATCH BY PORT, 1979

	Chinook Salmon	Coho Salmon	Crab	Tuna	Shrimp	Ground Fish	Total
Port Orford							
Pounds	187,000	123,000	1,271,000	-	86,000	1,623,000	3,290,000
Value	\$ 479,000.	\$ 278,000.	\$ 1,042,000	-	\$ 36,000	\$ 438,000.	\$ 2,273,000.
Gold Beach							
Pounds	255,000	66,000	62,000	16,000	35,000	293,000	717,000
Value	\$ 627,000.	\$ 149,000.	\$ 51,000.	\$ 11,000.	\$ 15,000.	\$ 79,000.	932,000.
Brookings							
Pounds	736,000	443,000	1,503,000	122,000	2,034,000	3,084,000	7,922,000
Value	1,884,000.	1,001,000.	1,232,000	81,000.	554,000.	833,000.	5,885,300.
State							
Pounds	4,322,000	5,532,000	14,932,000	3,100,000	28,322,000	61,334,000	117,542,000
Value	\$11,064,000.	\$12,502,000.	\$12,244,000.	\$2,046,000.	\$11,895,000.	\$16,560,000.	\$ 66,402,000.

The salmon industry in the area was almost exclusively a nearshore trolling operation with boats operating out of local ports during an uninterrupted season that ran from mid-April to the end of October. The National Fishery Conservation and Management Act (FCMA) brought in a federal-state management system that regulated the industry by; 1) time and area closures; 2) gear restrictions, and 3) minimum size requirements. The restrictions and the general absence of a salmon enhancement program have created problems for the area's fishing fleet.

The shrimp industry is centered around the productive pink shrimp beds found off the Oregon Coast. This industry has seen a steady growth since the introduction of the automatic peeling machine which replaced hand picking of the product. Shrimp processing facilities have been installed at all county ports and provide seasonal employment.

Dungeness crab is another fishery that contributes to the area seafood industry. Crabs are found in local waters; however, the catch has fluctuated widely in recent years. The principal problem with this industry is marketing of the product especially when competing with King Crab and Tanner Crab.

The commercial fishing industry in Gold Beach has been on a steady decline in recent years due to the poor condition of the navigation channel at the Rogue River. Although the Port of Gold Beach has adequate berthing facilities, marine services, marketing and processing plants for commercial fishermen the port cannot serve the fleet because of the hazardous bar and shallow entrance channel. Maintenance dredging has improved the situation for short periods of time but filling of the channel quickly happens once dredging ceases. The viability of the Port of Gold Beach and the commercial fishing sector of the city economy is closely related to solving the technical problems of the Rogue River channel. Presently these problems are being studied by the U.S. Army Corps of Engineers to find the most practical engineering solution.

Tourism

Tourism has generally been an important component of the county economy, due to the increased leisure time, improvements in transportation, available disposable income and a desire to see the country first hand. Curry County having about one third of the Oregon Coastline with some of the most scenic areas in the state in visited by tourists during the spring, summer and fall.

The City of Gold Beach is a popular destination site for tourists in the area because of the Rogue River. Fishing on the river and up-river travel have been popular for many years and show significant increases as seen in Table

Table 9

Commercial Jet Boat Passengers - 1970 and 1977

Year	Number of paying passengers	% Increase	Annual % Increase
1970	35,000 ¹	-	-
1977	44,900 ²	28.3%	4.0%/yr.

Sources: ¹ Port of Gold Beach Development Plan, Moreland Unrugh, Smith; February 1973, p.23.

² Oregon State Marine Board, Written communication, July, 1978.

Other attractions that bring tourists to the Gold Beach area are the general aesthetics of the area, its reasonably mild climate, and the availability of a wide variety of outdoor recreation. However, the tourism industry fluctuates with many factors as is noted by the 1979 season which was at 50% of the 1978 levels due to the uncertainty of gasoline supplies and the high price of gasoline, food and accommodations. It appears that the decline was only temporary because the 1980 summer tourist season was greatly improved over 1979. Since it appears that high-priced gasoline is here to stay the tourism industry of the county may have to target itself toward the in-state tourist and develop destination attractions to retain visitors in the county.

Other Economic Sectors

The only other significant sector of the area economy is governmental employment. Government employment in Curry County has increased over the last few years and this is expected to continue in the future. Table 10 shows the trend for the county.

Table 10

Government Employees, Curry County, 1970-1977

Year	# of Employees	Annual Change	% Change
1970	860	--	-
1971	950	+ 90	+10.5%
1972	920	- 30	- 3.2%
1973	950	+ 30	+ 3.2%
1974	1,040	+ 90	+ 9.5%
1975	1,100	+ 60	+ 5.8%
1976	1,110	+ 10	+ .9%
1977	1,250	+140	+12.6%

Source: CCD Comprehensive Econ. Dev. Strategy, 1977-78 Action Program, June 1978 p. IV - 48, with staff computations.

The principal government employer is the federal government with most employees working in National Forest related jobs. Other employers are the State of Oregon, Curry County, and local governments. Although the general trend has been toward increasing numbers of employees in this sector recent changes in federal administration could bring about a change in this trend. Fiscal restraint and budget cutting at all levels of government may result in stabilization or even decreases in the number of government employees in Curry County during the next few years.

Gold Beach being the county seat, a National Forest district office, and a state police sub-station perhaps has a higher rate of governmental employment than the other cities in the county. This sector has provided some stability to the local economy in the past and should continue to do so in the future.

Poverty

Poverty as a percentage of population is another means to measure economic stability. Up to date figures for poverty incidence are not available so 1970 census data will be used. The City of Gold Beach and the surrounding area in the Gold Beach CCD areas in Curry County.

Table 11

Population, Curry County by CCD

Area	Total 1970 Population	# of Poor	% poor CCD	% County's Poor	% County Total Pop.
Gold Beach CCD	4,016	479	11.4%	26.7%	3.5%
Port Orford CCD	2,607	502	19.3%	29.2%	3.9%
Agness CCD	129	61	47.3%	3.6%	.5%
Brookings CCD	4,119	373	9.1%	21.7%	2.9%
Harbor CCD	2,135	323	15.1%	18.8%	2.5%
Curry County	13,006	1,718	-	-	-

Source: 1970 Census, with staff computations.

This table shows that the Gold Beach CCD has 11.4% of its population below poverty level. This is better than the county average of 13.2%. The Gold Beach CCD is better off overall than all CCD's except Brookings whose rate is only 9.1%.

Another way of measuring the economic well being of an area is to compare wages with neighboring communities. Table 12 compares wages for Coos, Curry, Douglas Counties and the state.

It can be seen from this table that Curry County's wages are lower than both the neighboring counties and the state as a whole. These lower wages are one reason why people of younger age groups are migrating out of the area. This trend of the young immigrating from the area is an important factor in comprehensive planning for the city.

Table 12

Average Annual Wages for Coos, Curry, Douglas Counties
and the State by Industry 1974

	Coos	Curry	Douglas	Oregon
Average All Industries	\$ 9,262.	\$ 7,797.	\$ 9,249.	\$ 9,249.
Manufacturing	10,400	9,505.	11,103.	10,698.
Lumber and Wood Products	10,627.	10,504.	11,112.	11,168.
Construction	10,949.	8,251.	12,197.	12,587.
Transportation, Communi- cation and Utilities	12,310.	9,814.	11,455.	12,024.
Trade	6,866	5,401.	5,732.	7,610.
Finance, Ins., Real Est.	7,650	7,246.	7,312.	6,688.
Services	5,721.	4,414.	5,948.	6,688.
Government	9,789	7,786.	9,375.	10,004.

While the county seems less better off than the state and neighboring counties, use of census data concerning income can help to illustrate Gold Beach's position within the county. Census data which shows average family income by CCD indicates that the Gold Beach CCD has the highest family income in the county being nearly twice that of the Agness CCD and only slightly higher than the Port Orford CCD.

Unemployment

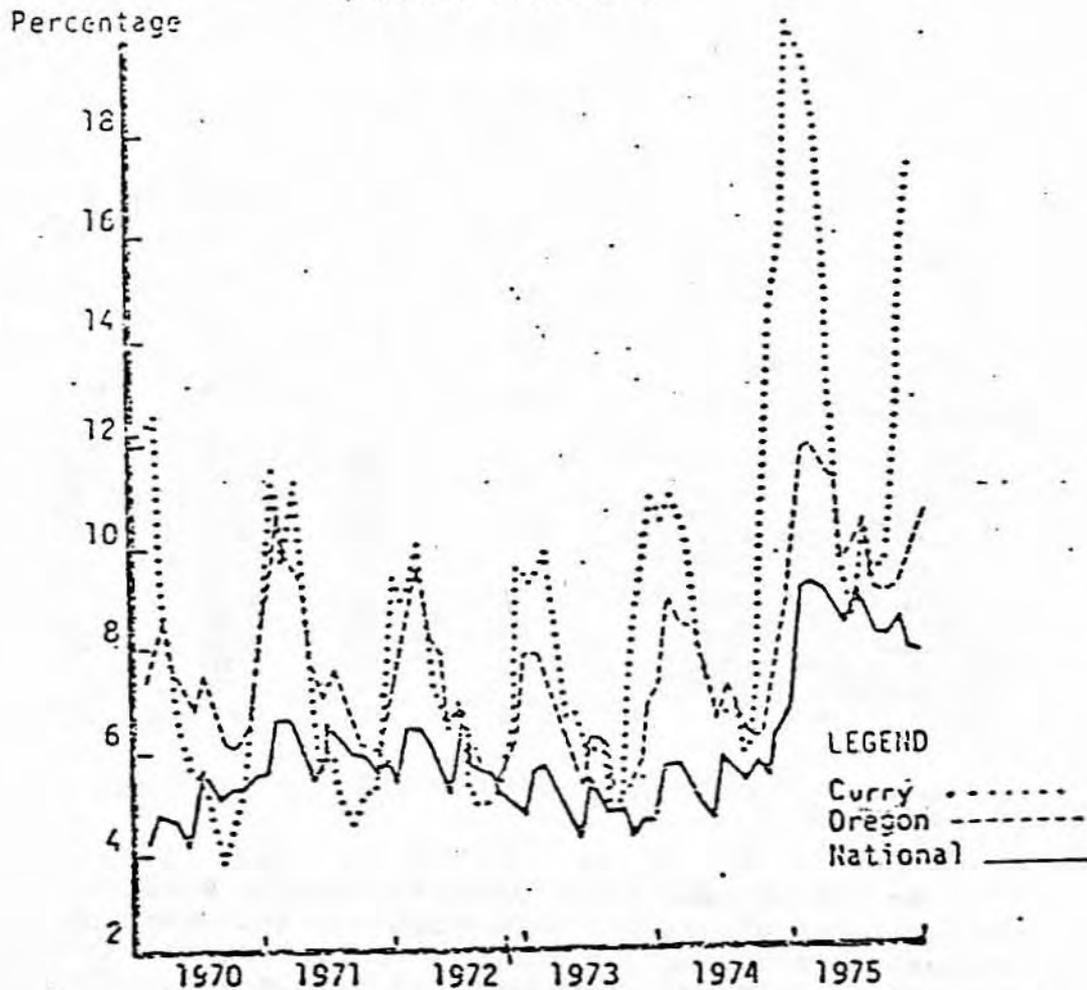
Curry County and the City of Gold Beach has had an unemployment rate that is significantly higher than either the state or the national average. Figure 22 shows the percentage of unemployed in the county for the period 1970 - 1976 as compared to state and national levels. AS can be seen Curry County unemployment generally follows state and national trends but often exceeds those levels when there is general high unemployment.

Table 13 shows the unemployment rates of Curry County and adjacent counties during the first quarter of 1980. This shows the significant increase in unemployment due to the decline of the forest products industry during the past year.

Unemployment has traditionally been a problem in Curry County and Gold Beach due to the seasonal and cyclical nature of major components of the economic structure (forest products industry, tourism, commercial fishing, etc.). This indicator of the county economy also reflects the lack of diversification of industry and marketing problems that are related to the resources and general location of the area.

Figure 22

CURRY COUNTY
PERCENTAGE UNEMPLOYED
(MONTHLY 1970-1975)



Source: Prepared from Oregon State Employment Services Division data

Table 13

Unemployment Rate in District Counties, First Four Months 1980

	January			February			March			April		
	Civilian Labor Force	Unemployed	Rate									
Coos	26,720	2,570	9.6	26,750	2,490	9.3	26,830	2,510	9.4	26,380	3,200	12.1
Curry	6,580	790	12.0	6,400	890	13.9	6,460	690	10.7	5,980	940	15.7
Douglas	39,690	4,570	11.5	39,370	4,060	10.3	39,730	4,210	10.6	38,200	4,930	12.9
District	72,990	7,930	10.9	70,980	7,440	10.5	73,020	7,410	10.2	70,560	9,070	12.9

Source: State of Oregon Employment Division

Future employment trends for the city and surrounding area generally indicate that overall employment will progressively increase but that there will be changes in the structure of employment. Table shows employment projections for Curry County from 1980-2000.

Table 14

CURRY COUNTY
EMPLOYMENT PROJECTIONS
1980-2000

	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Total Employment (Household)	6,500	7,400	7,875	8,425	8,925
Total Employment (Establishment)	5,900	6,600	6,875	7,275	7,625
Agriculture	275	275	250	250	225
Non-Agricultural Self-Employment	625	650	650	675	700
Total Non-Agricultural Employment	5,000	5,675	5,975	6,350	6,700
Mining	--	--	--	--	--
Construction	200	200	175	175	150
Manufacturing	1,400	1,425	1,325	1,275	1,225
Food and Kindred Products	200	225	250	275	275
Lumber and Wood Products	1,150	1,125	1,000	825	675
Paper and Allied Products	--	--	--	--	--
Primary Metals	--	--	--	--	--
Transportation Equipment	25	25	25	25	25
Other Manufacturing	25	50	50	50	50
Transportation and Public Utilities	175	200	200	200	225
Wholesale and Retail Trade	1,075	1,350	1,550	1,750	1,950
Finance, Insurance and Real Estate	200	250	275	300	300
Services	625	775	900	1,025	1,150
Government	1,325	1,475	1,550	1,625	1,700

Source: Bonnerville Power Administration - Requirements Section
July 15, 1979

As can be seen the principal changes will be decreases in agricultural, lumber-wood products and construction with increases in non-agricultural self employment, wholesale retail trade, finance, services and government. This projection is based upon the presumption that the forest industry will continue its decline over the next 20 years but that the general trade and service sector will expand and more than make up the projected losses of the forest industry. The expansion of the trade and service sector will probably be from the attraction of more diversified commercial and light industrial activities and from tourism.

These projections are reasonably uncertain due to the way they were developed and the data upon which they were based. However, until information from the 1980 census is available and compared with population projections and economic conditions in the county, the employment projections prepared by the BPA are considered as representing the best available information.¹

¹ CCDEIA

Finances

Another means to measure the economic stability of an area is to look into the structure of public and private finances and compare them with surrounding areas. Public finances are generally shown by the tax structure and indebtedness of the governmental units and private finances can be shown by deposit and loan statistics for private lending institutions.

Taxation is the major revenue source for a county or city. The amount of burden that taxpayers pay can be measured by looking at the property tax rate. Table 15 looks at property taxes in Curry County.

Table 15
Property Taxes, Curry County, 1978-79

Location	Code Area	Rate*	Total Assessed Value	Total Taxes
City of Gold Beach	3-1	\$ 8.44	\$27,624,402.	\$ 233,150.
City of Brookings	17-1	15.54	58,720,858.	912,522.
City of Port Orford	2-1	11.55	14,185,866.	163,847.
Wedderburn	3-8	6.96	3,245,846.	22,591.
Harbor	17-9	10.35	28,285,441	292,754.
Langlois	2-6	7.82	2,721,096	21,279

* Dollars per \$1000. assessed valuation

Source: Tax Rate Summary, Count of Curry, 1978-79.

This table shows that the City of Gold Beach and the Wedderburn area are lower than the other cities and some of the unincorporated areas within the county.

General obligation bonded indebtedness is the other means for an area to raise revenue. Cities are limited to 3% of their total assessed valuation. Table 16 shows the level of indebtedness for the cities of Curry County.

Table 16
Estimated Ratio of General Obligation Bonded
Indebtedness to Total Assessed Valuation, 1976-1977

Area	Percentage
Curry County	0.0%
City of Gold Beach	1.6%
City of Brookings	1.6%
City of Port Orford	1.2%

Source. Overall Economic Development Plan, 1977-78 Action Program, CCD Economic Improvement Assoc.; June 1977, p. V-14.

An area's financial structure is influenced by the willingness of the area's individuals to save and the willingness of the areas's financial institutions to lend. An indicator of the amount of money available is average family income. The Gold Beach CCD had the highest average family income in Curry County in 1970. While Gold Beach is not as well off as the state, it is better off than the rest of Curry County, and should have more capital available for investment.

The amount of bank deposits in an area can help to indicate the available capital for investment. The "loans to deposit ratio" shows what percentage of deposits are loaned out. Table 17 shows this data for the banks in Curry County.

Table 17
BANKS IN CURRY COUNTY, AS OF DECEMBER 1976

Area - Bank	Deposits	Loan/Deposit Ratio
Gold Beach - 1st National	\$12,100,000	.12
- Western	8,400,000	.60
Brookings - U.S. National	13,800,000	.31
- Western	7,700,000	.64
Port Orford - 1st National	5,500,000	.11
Harbor - Western	2,300,000	.17

Source: Overall Economic Development Plan, 1977-1978 Action Program, CCD Economic Development Assoc., June 1977 p. V-16.

These figures indicate that banks in Gold Beach have room to expand their lending if the financial situation appears suitable; however, the general economic recession and the high interest rates prevailing for the past year have precluded lending by private institutions on wide basis.

Commercial and Industrial Lands

The City of Gold Beach and surrounding area has certain lands which are presently in commercial and industrial use to provide the present economic base for the community. The commercial center of the incorporated city lies along Ellensburg Street (U.S. 101) which is the main throughfare of the city.

This area has historically been the principal commercial center because of easy access to stores and service shops from the main street. At present virtually all the buildable commercial land on Ellensburg Street is being utilized with only a few scattered vacant lots remaining. Recent expansion of this commercial area has resulted by the renovation of older large stores into "mini'malls" made up of smaller stores in the larger building or by the demolition of older structures for reuse of the land. Several vacant parcels on Ellensburg Street have been developed with commercial uses since acknowledgement of the comprehensive plan. The most notable of these was the construction of condominium units and a motel-convention center complex on vacant commercially designated lands on the west side of Ellensburg Street in the southerly part of the city. Several other vacant commercially designated lots on Ellensburg Street have been developed with new commercial structures so that the available commercial land in the city is steadily declining.

In order to compensate for this lack of vacant, buildable commercial land in the incorporated city the comprehensive plan designates lands other than those fronting on Ellensburg Street for commercial use. These lands lie to the west of Ellensburg Street in the central part of the city and adjacent to the airport and port. The area designated "commercial" is presently a mixture of commercial and residential uses with the most recent changes being commercial in nature. This area contains some vacant lands, as well as structures which can be converted to commercial use. The city has rezoned vacant residential lands which are contiguous to the commercial zoning district to commercial use since comprehensive plan acknowledgement. These small tract zone changes are in response to the need for additional commercial land because of the loss of vacant land due to recent development. The present inventory of vacant commercially designated land available for development is approximately the same as when the comprehensive plan was acknowledged. In addition, several condominium units have been constructed in the "Commercial" designated areas within the city which also have helped to supply part of the residential needs of the city over the past few years. Designation of these lands as "commercial" will help fill the commercial land needs of the city in the future. Lands on the east side of U.S. 101 are designated "commercial" only near the highway because of the existing residential character of that area and topographic constraints due to the steep elevation changes.

Lands presently in use for commercial purposes outside the incorporated city include a small commercial center in

Hunter Creek which is adjacent to the old highway bridge and small commercial centers in the Wedderburn area on the North Bank Road and in Rogue Hills. These commercial areas provide local stores and services to those areas so that residents do not have to spend the time and travel expense of a trip into Gold Beach.

The present inventory of industrial uses which have direct input to the economy of the City of Gold Beach are listed in Table 18. This inventory includes those located within the city, in the urban growth area, and in the vicinity of the city but still contribute to the city economically. The data presented is from 1978 which is typical of a more normal economic situation; however, the number of people presently employed in these industries may be much lower due to the recession which has severely depressed the forest products industry.

TABLE 18
MANUFACTURERS, GOLD BEACH STUDY AREA 1987

COMPANY	Average No. of Fulltime Employees	Location	Type of Business
Challenger Marine	4	Gold Beach	Boat Building & Repair
Curry County Reporter	7	Gold Beach	Newspaper
Freeman, Howard Inc.	4	Hunter Crk	Boat Building & Repair
Pacific Ready Mix, Inc.	5	Wedderburn	Ready Mix Concrete
Rogue River Myrtlewood	3	Gold Beach	Myrtlewood Products
Wedderburn Boat Yard	NA	Wedderburn	Boat Building & Repair
Rogue Seafood Cannery	5	Gold Beach	Canned & Cured Fish & Seafood
TOTAL	390		

Source: Directory of Oregon Manufactureers, State of Oregon, Department of Economic Development, 1987 with corrections in 1987.

Lands have been designated for "industrial" and "marine activity" within the incorporated city in order to provide for the existing industrial uses and some future economic growth. All lands given these designations are located in the vicinity of the Port of Gold Beach and are associated with the port. These lands are presently occupied by many of the industries in the area, however, there are some vacant land remaining for future expansion. There are no other lands within the corporate limits of the City which are suitable for industrial use due to compatibility with adjacent uses, topographic constraints, and natural hazard problems. Other lands which are suitable for industrial use which could serve future needs of the city have been identified in the urban growth area.

Future Needs for Commercial and Industrial Lands

The City of Gold Beach will have a need for additional commercial and industrial land in the future as the City grows. The present economic structure of the city is very dependent upon the forest product industry and some marine-related industry associated with the port; however, future economic growth of the city will be dependent upon further

diversification of this structure. Perhaps the most promising method for diversification of the economy of the city is to expand its function as a commercial center for central Curry County and to further increase its attractiveness as a destination tourism site. In addition, there also is the possibility of attracting light industrial and commercial manufacturing uses to the city who can utilize the airport or available surface transport for shipping. The comprehensive plan for the city recognizes these needs and designates lands both within the corporate city limits and the urban growth boundary to fill these needs.

Commercial activity in the city of Gold Beach is centered on Ellensburg Street (U.S. 101) as result of the historical development of the city and by virtue of it being the major traffic carrier in the city. Retail sales outlets and certain services such as restaurants, laundrys, etc. must be located on Ellensburg Street to be successful. Other services, especially professional offices, are successful if located on side streets in the center of town. At present there is only 3 acres of vacant buildable land located on Ellensburg Street so that any new commercial construction is severely limited in building sites.

The comprehensive plan recognizes this problem of commercial land shortage and has designated the area west of the highway to the airport as "Commercial" in order to include about 2 acres of additional vacant land. These lands especially those close to the airport will provide land for commercial services not requiring highway frontage and also provide land for potential light commercial manufacturing.

Approximately 12 acres of vacant land have been designated for "industrial" and "marine activity" within the existing industrial and marine area at the Port of Gold Beach and will be utilized for future industrial growth by infill of the present industrial area.

Certain lands in the urban growth area have been designated for commercial and industrial use on the basis of their present use and their potential for filling future needs. In the Wedderburn area lands along the north bank of the Rogue River have been designated for commercial use based on the existing use. Lands on the river at the Rogue River Bridge are presently in commercial use as a resort, a store, a postoffice, a restaurant, commercial boat dock and boat repair with about 1.5 acres of vacant land. A second area in Wedderburn was given a "Commercial designation based on present use and future expansion of those uses. This area is located in the Rogue Hills area of Wedderburn at the intersection of the Old Coast Road and Highway 101. In the

vicinity of this intersection there is presently a furniture store, a building supply store, and a large office building; several rental storage buildings, and approximately 16.5 acres of vacant lands. Future residential growth is expected in the Rogue Hills area and this commercially designated area is the most suitably located buildable land available for additional stores and services.

Two sites have been designated for industrial use in the Wedderburn area and both are located along the Rogue River. One site lies along the estuary shoreline immediately upstream from the Coast Guard Station. This site is presently occupied by a boat building plant, a seafood buying station and approximately 3 acres of vacant land. This site is designated for "marine activity" because the area is adjacent to the estuary and the authorized navigation channel for the Rogue River. Vacant land at this site has historically been used for a lumber shipping dock prior to the navigation channel becoming too hazardous for shipping. Improvement of the channel could result in the site being returned to use as a shipping dock.

The second site on the Rogue River is located approximately 1 mile upstream from the highway bridge adjacent to the North Bank Road. This site is presently used as an industrial site for the production of concrete, asphalt, and processed sand and gravel. Adjacent to the processing facilities is a rock quarry which is periodically used for the production of quarry rock. The site has been designated for industrial use because of the nature of the present use and vacant land included in the designation encompasses resource land containing rock for future production of the quarry.

Lands designated for commercial and industrial use in the Hunter Creek area include those sites presently in such use and vacant lands that are suitable for future industrial use. Commercial lands designated in Hunter Creek are those lands which are presently in commercial use. These lands are presently used for a building supply, a grocery store, and several other small businesses which serve the local residences. The Hunter Creek commercial area is presently fully utilized with essentially no vacant land for future expansion.

Another site in the Hunter Creek area has been designated for industrial use based on its historic and present usage. This site is located in the southern Hunter Creek area along Hunter Creek Road near U.S. 101 and was a former lumber mill site. This site has been prepared for structures and has excellent access to Highway 101. In recent years the site has been used for light manufacturing,

although such activities have been suspended due to present economic conditions. The lands designated for industrial use at this site are partially developed with small buildings; however, about 35 acres are vacant and suitable for future commercial or industrial use.

Lands needed for future commercial and industrial use have been identified as being those vacant lands which are located at existing commercial and industrial sites, both within the city and the urban growth boundary. The total land available for commercial and industrial use within the planning area is summarized in Table 19 .

TABLE 19
COMMERCIAL AND INDUSTRIAL LANDS

	COMMERCIAL		INDUSTRIAL	
	Total	Vacant	Total	Vacant
City of Gold Beach	204	5	4	2
Urban Growth Area:				
Wedderburn	34	18	48	4
Hunter Creek	15	-	38	35
TOTAL UGA	<u>49</u>	<u>18</u>	<u>86</u>	<u>39</u>
TOTAL	253	23	90	41

4. Housing

The City of Gold Beach as part of its comprehensive planning process has inventoried its present housing stock from County Assessor records and an actual field survey of the city. This inventory indicates the actual number of housing units of various types; as well as, the number of commercial and industrial structures. Table 20 indicates the number of such structures within the corporate limits of the city and in the various sub areas of the urban growth area.

Table 20
INVENTORY OF STRUCTURES

Area	Single Family Residences	Duplex/ Condominium	Apartments	Mobile Homes Pvt. Lot & Parks	Ind. Commercial	Commercial
City	466	28	60	103	11	160
Wedderburn	126	42	16	9	3	10
11th Street	14	-	-	4	-	-
Hunter Creek	110	-	3	38	1	11
Total	<u>716</u>	<u>70</u>	<u>79</u>	<u>154</u>	<u>15</u>	<u>181</u>

This data indicates the present housing mix of the city and the areas adjacent to the city which are within the urban growth area. Table 21 shows the present housing mix for the city and the subareas of the urban growth area.

Table 21
HOUSING MIX FOR PLANNING AREA

Area	Single Family Residences	Duplex/ Condominium	Apartments	Mobile Homes Pvt. lot & Parks	Total
City	71%	4%	9%	16%	100%
Wedderburn	65%	22%	8%	5%	100%
11th Street	78%	0%	0%	22%	100%
Hunter Creek	73%	0%	2%	25%	100%

The housing mix data reveals that there is a higher percentage of single family dwellings in the suburban areas of the urban growth boundary than there is in the incorporated city.

This is probably related to the fact that it is difficult to construct multifamily dwellings and mobile home parks without the benefit of public sewage facilities. Since the incorporated city and the Wedderburn area have public sewage disposal, multifamily structures are only found in those areas.

Assessor data also provides information as to the physical condition of conventional houses and mobile homes based on the appraiser's estimate of the structure's condition. The scale used to make this determination is based on a percentage of deterioration figure as follows:

Condition Rating		
% of Deterioration	Rating	Definition
85-100%	Good	Structure is in new or like-new condition.
70-84%	Average	Structure is in need of minor repairs.
55-69%	Fair	Structure is in need of major repairs.
Below 54%	Poor	Structure is in need of either replacement or major rehabilitation measures.

Source: Curry County Assessor's Office

Table 22 shows the condition of the real property mobile homes in the city and in the sub areas included in the urban growth boundary.

Table 22

CONDITION OF MOBILE HOMES

Area	Good	Average	Fair	Poor	Unknown	Total
City	14%	21%	21%	34%	10%	100%
Wedderburn	Too small a number of mobile homes for analysis					
11th Street	Too small a number of mobile homes for analysis.					
Hunter Crk.	9%	71%	-	20%	-	100%

Table 23 shows the condition of the conventional houses in the city and in the sub areas included in the urban growth boundary.

Table 23

CONDITION OF CONVENTIONAL HOUSES

Area	Good	Average	Fair	Poor	Unknown	Total
City	32%	36%	17%	13%	2%	100%
Wedderburn 11th Street	54%	44%	1%	1%	-	100%
Hunter Creek	26%	44%	21%	9%	-	100%

This information shows that the condition of conventional homes in the city is relatively good since the majority of the homes are in the "good" or "average" condition classification. However, the condition of real property mobile homes (those on individual lots) in the city are in relatively poor condition since most of them are presently classified as being "poor". This data suggests that many of the mobile homes set up on individual lots will probably have to be replaced in the near future.

The majority of the mobile homes in the city and surrounding areas are not set up on individual lots but rather are located in established mobile home parks. The number of mobile home parks and the total number of spaces available is given for the city and urban growth boundary sub areas in Table 24.

Table 24

MOBILE HOME/RECREATIONAL VEHICLE PARKS AND SPACES

Area	Mobile Home Parks		Recreational Vehicle Parks	
	Parks	Spaces	Parks	Spaces
City	3	70	3	112
Wedderburn 11th Street			1	5
Hunter Creek	<u>1</u>	<u>28</u>	<u>—</u>	<u>—</u>
Total	4	98	4	117

The City of Gold Beach maintains annual records regarding the number of mobile homes and trailers located in the city on March 31. Table 25 shows the number of mobile homes and trailers located in Gold Beach for years 1957-1981.

Table 25

MOBILE HOMES AND TRAILERS LOCATED IN THE CITY OF GOLD BEACH
(Total number of Mobile Homes and Trailers located
within the city on March 31 of each year.)

Year	Number of Mobile Homes	Year	Number of Mobile Homes
1957	32	1970	136
1958	73	1971	157
1959	78	1972	114
1960	134	1973	120
1961	139	1974	142
1962	139	1975	151
1963	102	1976	166
1964	109	1977	168
1965	94	1978	178
1966	108	1979	156
1967	116	1980	152
1968	107	1981	159
1969	123		

Source: City of Gold Beach annual Mobile Home/Trailer Survey

The housing inventory for the city of Gold Beach and area within the urban growth boundary indicates that the present housing in the planning area is a mixture of conventional single family dwellings, multifamily dwellings, and mobile homes. This housing mix will most likely continue into the future although the present ratio of housing types may change. The anticipated change in housing will most likely be toward greater percentages of those housing types which are more economical such as multifamily dwellings and mobile homes. Single family conventional dwellings which have been the predominant housing type in the Gold Beach area will probably remain an important sector of housing but will become less competitive with other types of housing due to high cost of construction.

Future projections of housing in the Gold Beach area are based on the assumption that multifamily dwellings (including duplexes) and mobile homes will be constructed at almost three times the rate of conventional homes. This will change the housing mix of the area over the planning period to include more of the economical housing type. Table 26 shows the present housing mix and projected future housing mix for the city and the urban growth area.

Table 26

HOUSING PROJECTIONS

Housing Type	Present D.U.	Mix %	Projected Growth Rate	Future D.U.	Mix %
Conventional Single Family Dwelling	716	70%	22%	917	63%
Mobile Homes	154	15%	44%	275	19%
Duplex/Condo.	70	7%	44%	125	8%
Apartment	79	8%	44%	141	10%
Total	<u>1019</u>	<u>100%</u>		<u>1458</u>	<u>100%</u>

The projections of the future housing mix in terms of dwelling units will be utilized in determinations of land needs to accommodate these housing needs in the analysis of the urban growth boundary. This analysis is discussed in the urbanization section of the comprehensive plan.

5. PUBLIC FACILITIES

Sewer

The City of Gold Beach constructed its original sanitary sewer system and sewage treatment plant in 1951. The system was improved to secondary treatment in 1975. The system has a design capacity for 3800 people and operates under a NPDES permit issued by the Oregon Department of Environmental Quality. The system is an activated sludge design with a flow capacity of 500,000 gallons per day. Treated sewage effluent is discharged into Riley Creek which flows into the Pacific Ocean about one-half mile south of the mouth of the Rogue River. This point source of sewage discharge is also controlled under the sewage treatment plant permit. Sludge disposal is by tank truck discharge onto agricultural land in the county under DEQ permit.

Two sanitary districts are located in the urban growth boundary, the Wedderburn Sanitary District and the Knoxtown Sanitary District. The Knoxtown District was formed in 1959 and developed a sewage lagoon system for sewage disposal under a permit from DEQ. The system was expanded in 1977 to increase its capacity; however, in 1982 the lagoon system was destroyed by coastal erosion. At that time the sewage was diverted to the Wedderburn Sanitary District for disposal.

The Wedderburn District was formed in 1967 and also developed a sewage lagoon system for sewage disposal. It initially had a design capacity of 350 people under DEQ permit. The lagoon system was extensively improved and its capacity was increased in 1982-83 when sewage from the Knoxtown District was diverted to this facility. However, development in the Wedderburn area has increased sewage flow to the point that it is now at capacity and will eventually have to be enlarged again. The lagoon site is located at the coast but is protected from coastal erosion and there is ample room for expansion of the facility. If the Wedderburn area were to annex to the City of Gold Beach the Sewage collection in this part of the urban growth area could be designed to be pumped across the Rogue River bridge and be processed in the City of Gold Beach treatment plant.

Figure 23 shows the extent of the City of Gold Beach sewage collection system. The city has had a problem with excessive flow during periods of high surface runoff due to infiltration of storm water into the sewer lines. During the past several years the city has done maintenance to seal the lines and reduce infiltration which has greatly reduced

this problem. One small area within the city is not served by the sewer system (Myrtle Acres). The city has designed a collection line system for extension of sewer service into the area but does not have funding for the construction of these lines at present. When funding is available either from grants or local taxes the system will be extended into this area. The city also has designed a sewer line extension to be installed southerly along the beach in order to provide better access to the sewage treatment plant for development along the west side of U.S. 101 in the southerly part of the city. This line would also provide the basis for the extension of sewer service into the Hunter Creek area if it were annexed to the city in the future.

Water

The Gold Beach municipal water system supplies water for the City of Gold Beach, the Wedderburn area, the Jerry's Flat area on the south bank of the Rogue River east of the city, and the Hunter Creek Water District south of the city. The source of water is the Rogue River at a point about 5 miles east of the city. The city has a water right of 10 cfs or 6,460,000 gallons per day.

The main intake and pumping station was built in 1963 and is located on the south bank of the Rogue River immediately upstream from the head of tide for the estuary. The intake consists of perforated pipes buried in river gravel below the lowest water level of the river. The pumping system consists of two sixty horsepower electric pumps which are automatically controlled by the water level in the city reservoirs. The two pumps at their maximum output can delivery about 1,400,000 gallons per day to the city. The city supplies water to the Wedderburn area via an 8 inch water line which crosses the Rogue River bridge. Water is also supplied to the Hunter Creek Water District via an 8 inch water line extended south from the city over the Hunter Creek bridge.

The main components of the water system include a 12 inch line from the intake to the intersection of U.S. 101 and Second Street, an 8 inch line crossing the Rogue River to the north, and an 8 inch line extending south through the city and into the Hunter Creek area. The city presently has three tank reservoirs; a 1,500,000 gallon reservoir near Jerry's Flat Road, a 300,000 gallon reservoir on Tomcat Hill, and a 500,000 gallon reservoir on Wallace Street. The Hunter Creek Water District also has a 250,000 gallon reservoir on Brooks Hill just south of the city. The present total reservoir capacity of the system is about 2,550,000 gallons; however, the city has plans to add another reservoir to the system in the Wedderburn area. Other components of the system include distribution lines which extend to all

parts of the city and are equipped with fire protection to the city.

The water system presently only treats the water by gas chlorination at the pump station. The city is planning to improve the quality of the water by constructing a water treatment plant adjacent to the pump station. The proposed treatment plant site has already been acquired and the city has designed the type of treatment facility that is needed for their water source. The city is presently seeking grant funds to construct the treatment facility and hope to complete construction of the plant within the next year.

Storm Drainage

The principal means of control of surface water in the city is the drainage system associated with Highway 101. Dean, Riley, and Cuniff Creeks traverse the city and serve as natural channels for drainage. In addition, the city has built and maintains a system of storm drains which primarily flow into the state system along 101; or the natural creeks. Figure 28 indicates both surface channels and storm drains. This system appears to be adequate to meet drainage needs projected within the planning period.

Police

The City of Gold Beach's police force consists of one chief, three patrolmen, and a half-time clerk. The department has two patrol cars and dispatching is handled through the Curry County Sheriff's Department. The City utilizes the county jail to hold prisoners. The police patrol the city, and receive aid from and give assistance to other law enforcement departments within the vicinity.

Fire Protection

Fire protection for the Gold Beach area is provided by the Gold Beach-Wedderburn Volunteer Fire Department. There are 36 volunteer members, four fire trucks, one hose truck, and one salvage van. The Gold Beach fire department has the best insurance classification in Curry County. The district includes Gold Beach, Wedderburn, up the South bank Rogue River Road past Saunders Creek Road, up the north bank Rogue River almost to Squaw Valley Road, and about a mile north of the North Bank Rogue River Road along Old U.S. 101 Highway. The district also contacts with Hunter Creek, Champion Mill, and Laird Trucking for protection in their respective areas. Mutual aid agreements have been signed with all other fire districts in the area so assistance could be provided by these districts also.

Schools

There are three schools located in the Gold Beach area. School District 3C includes Gold Beach Primary School and Riley Creek School. Gold Beach School District 1 includes Gold Beach High School. All three schools have enrollment levels well under maximum capacity.

TABLE 27

Enrollment, Gold Beach Primary School

Year	Kindergarten	1	2	3	Total
1955	-	62	45	65	172
1956	-	63	63	52	178
1957	-	69	61	68	198
1958	-	70	67	75	212
1959	-	97	74	84	255
1960	-	108	89	85	282
1961	-	71	109	93	273
1962	-	76	59	92	227
1963	-	93	76	62	231
1964	-	96	78	75	249
1965	-	73	83	79	235
1966	-	90	83	67	240
1967	-	92	77	68	237
1968	-	92	85	67	244
1969	-	89	84	71	244
1970	-	73	76	77	226
1971	-	75	73	82	210
1972	53	60	57	60	230
1973	54	53	49	56	212
1974	62	59	57	47	225
1975	53	59	69	54	235
1976	52	54	60	70	236
1977	43	53	61	59	216
1978					
1979					
1980					
1981	53	62	53	66	234

1981 Number of Teachers 14

1981 Student/Teacher Ratio 16.7/1

Maximum Capacity 300

Source: Gold Beach School District 3C

TABLE 28

Enrollment, Riley Creek Elementary School

Year	4	5	6	7	8	Special Education	Total
1955	43	42	45	42	49	-	221
1956	74	54	51	46	47	-	272
1957	56	65	51	49	49	-	270
1958	63	59	74	58	55	-	309
1959	84	77	72	88	68	-	389
1960	86	86	74	70	78	-	394
1961	84	88	87	72	76	-	407
1962	85	76	83	82	72	-	398
1963	95	75	73	78	70	-	391
1964	66	86	69	72	79	6	378
1965	67	58	86	68	66	9	354
1966	77	69	56	82	74	5	363
1967	69	79	67	51	83	6	355
1968	68	64	78	74	63	2	349
1969	59	62	62	72	74	1	330
1970	65	66	62	68	62	5	328
1971	78	62	71	61	68	4	344
1972	87	83	74	66	58	2	370
1973	63	79	76	70	69	3	360
1974	62	61	77	78	74	5	357
1975	50	66	64	79	95	6	360
1976	55	46	69	70	82	0	322
1977	82	54	53	91	76	0	356
1978							
1979							
1980							
1981	39	66	65	71	81	-	322

1981 Number of Teachers 20
 1981 Student/Teacher Ratio 16.1/1
 Maximum Capacity 400 students.

Source: Gold Beach School District 3C

The only high school in the area is the Gold Beach High School. Enrollment has averaged about 340 students for the ten year period ending in 1977. Enrollment for 1981 is 297 students, with 23 teachers, and a student teacher ratio of 12.9 to 1. Maximum capacity is 600 students.

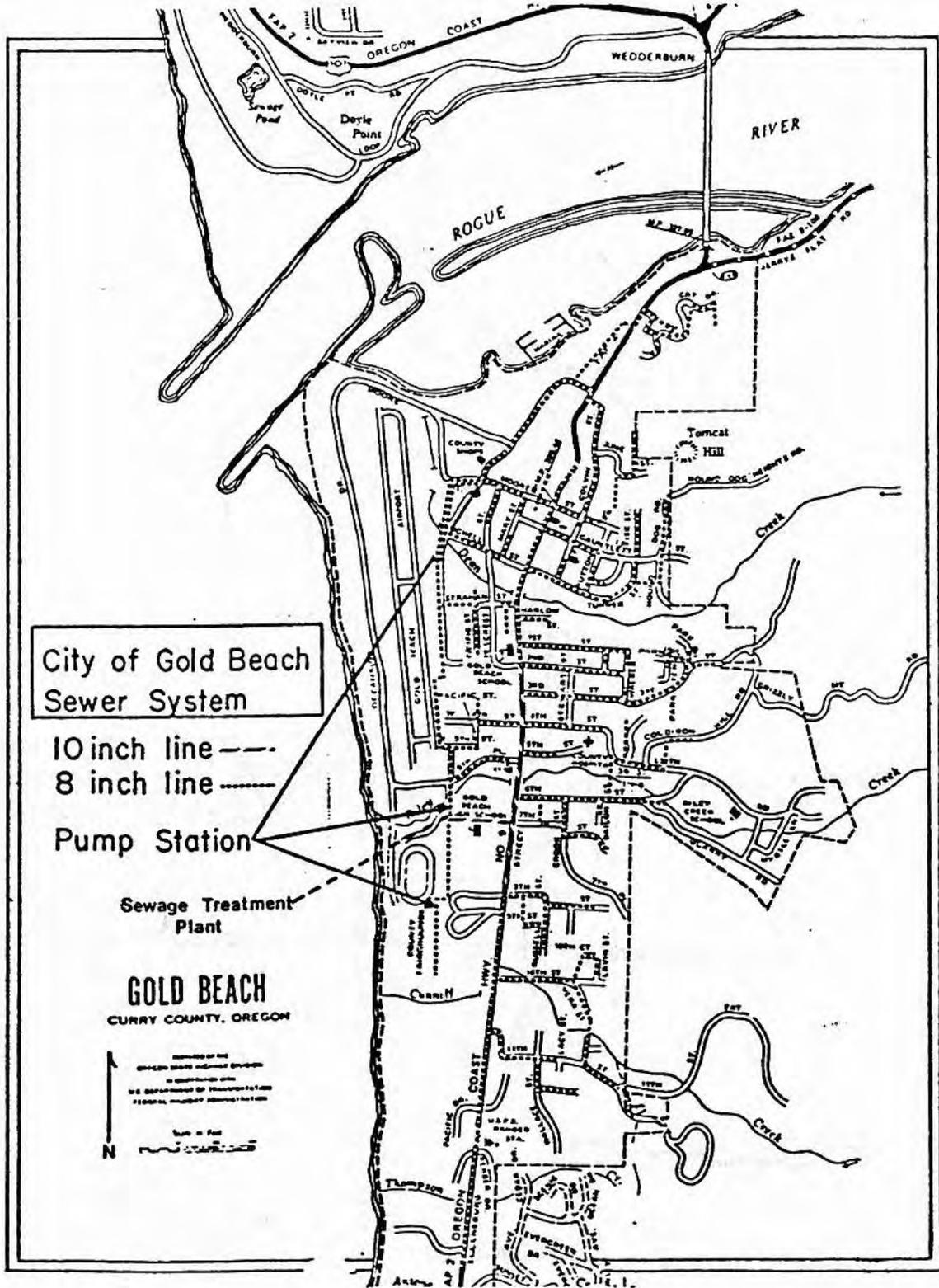


Figure 23

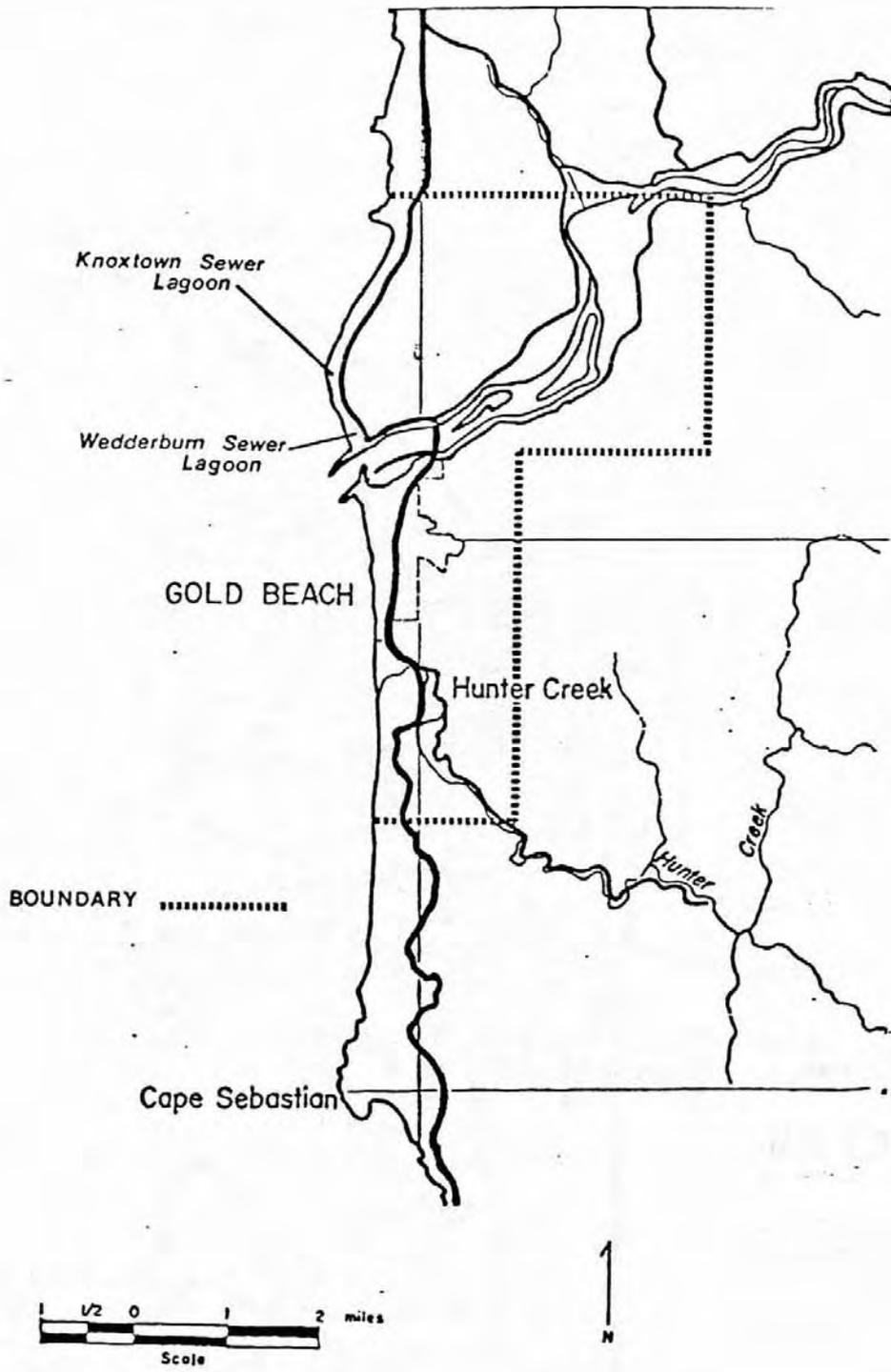


Figure 24

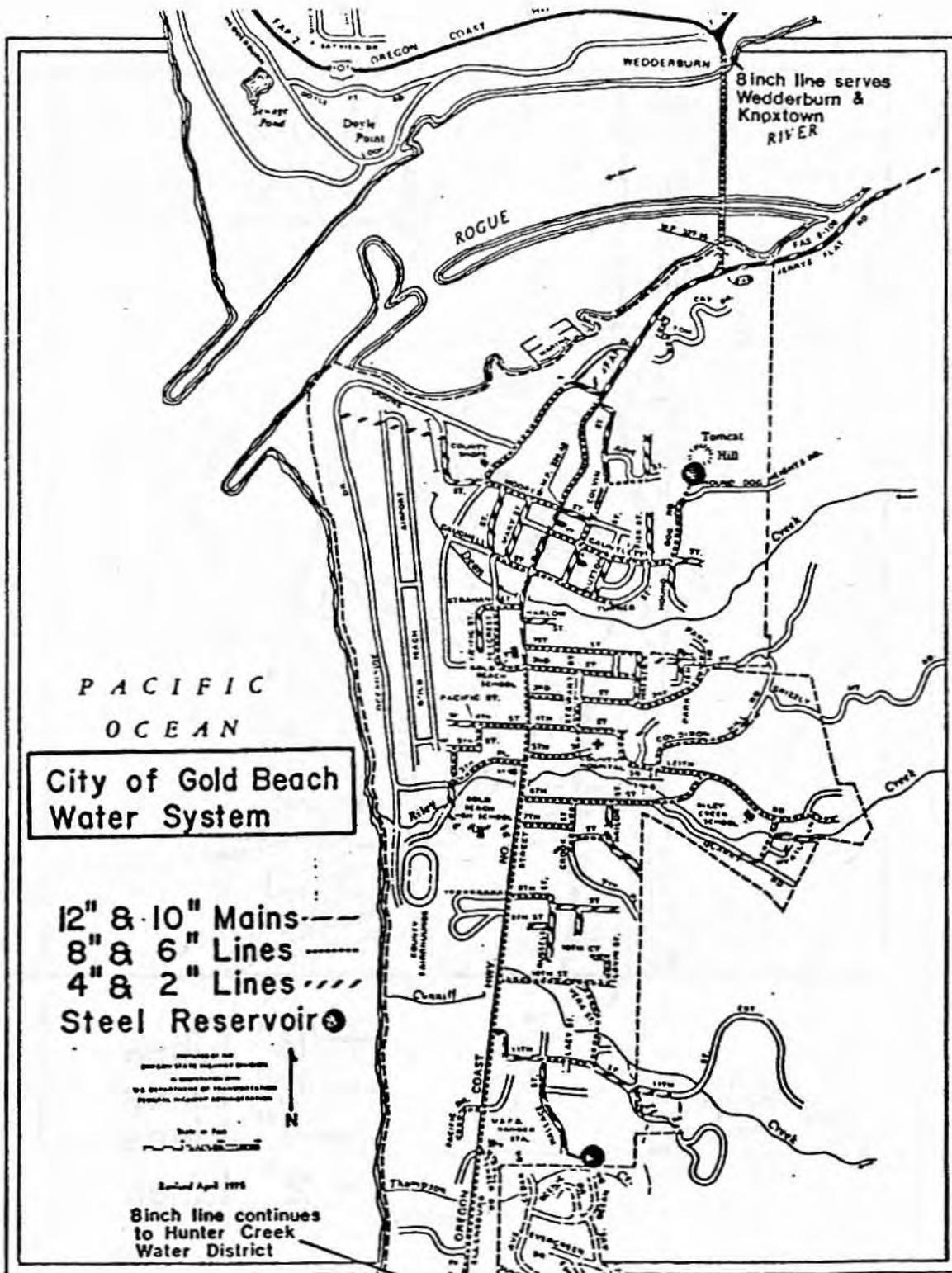


Figure 25

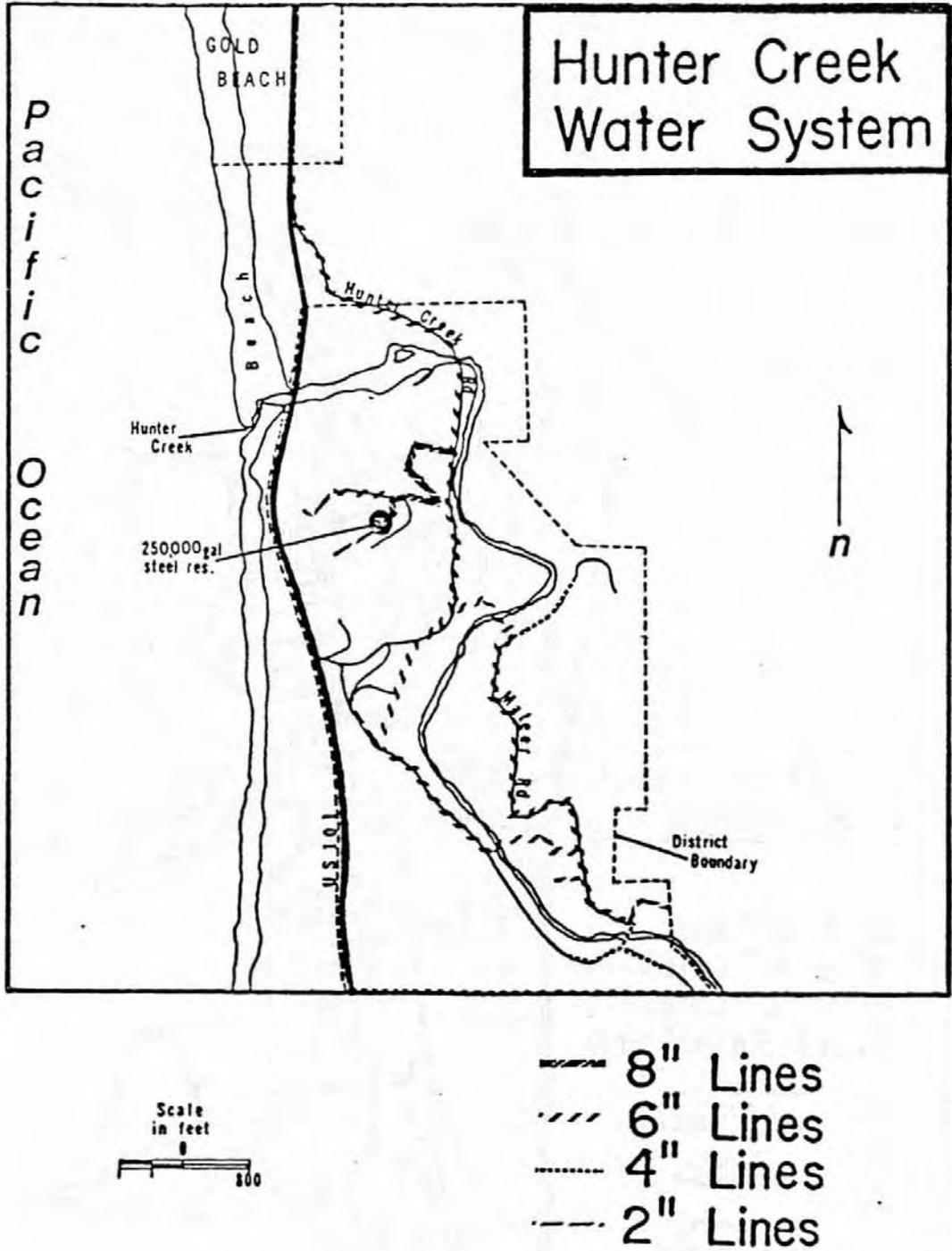


Figure 26

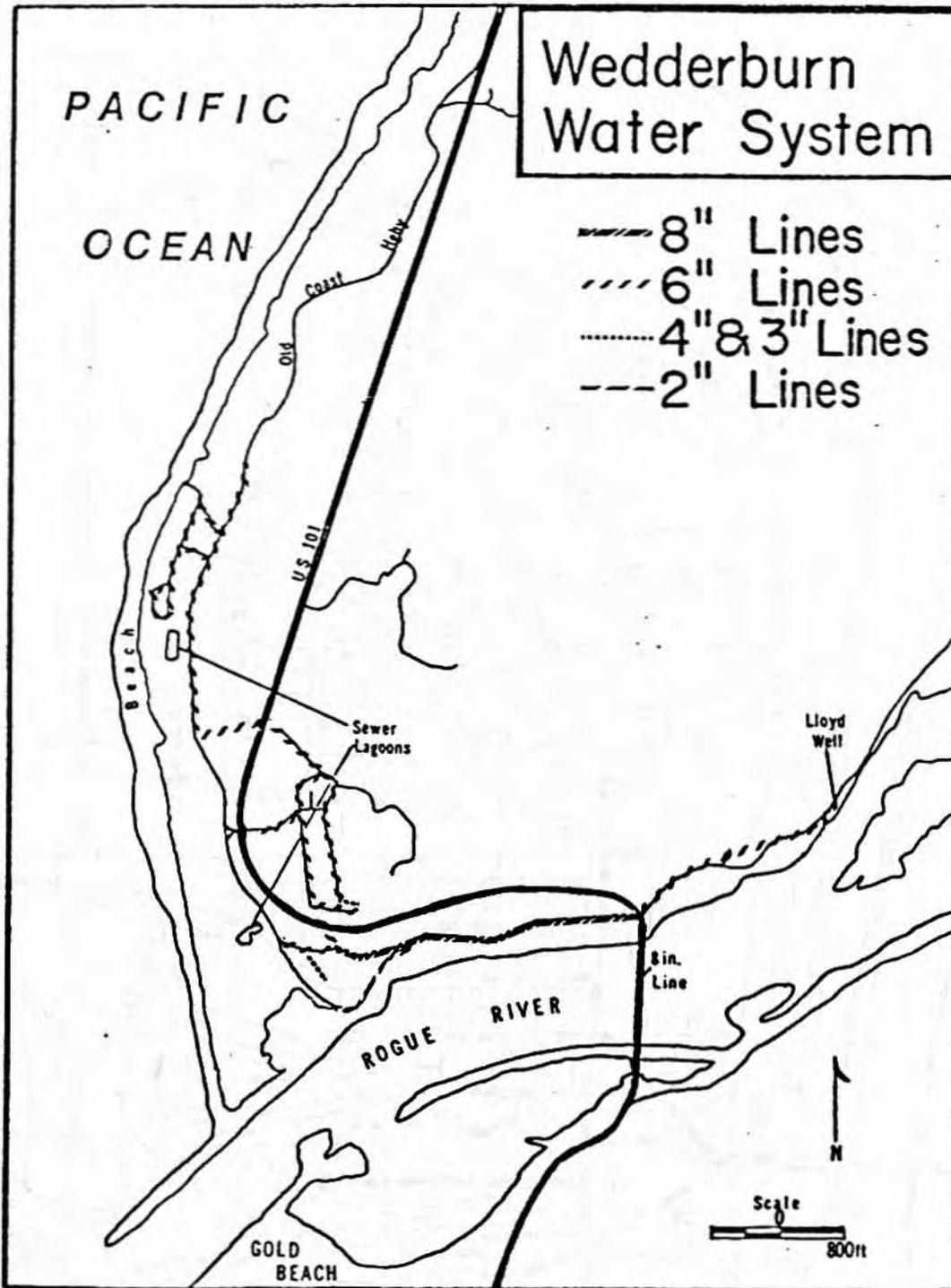


Figure 27

GOLD BEACH
Comprehensive Plan

MAP C

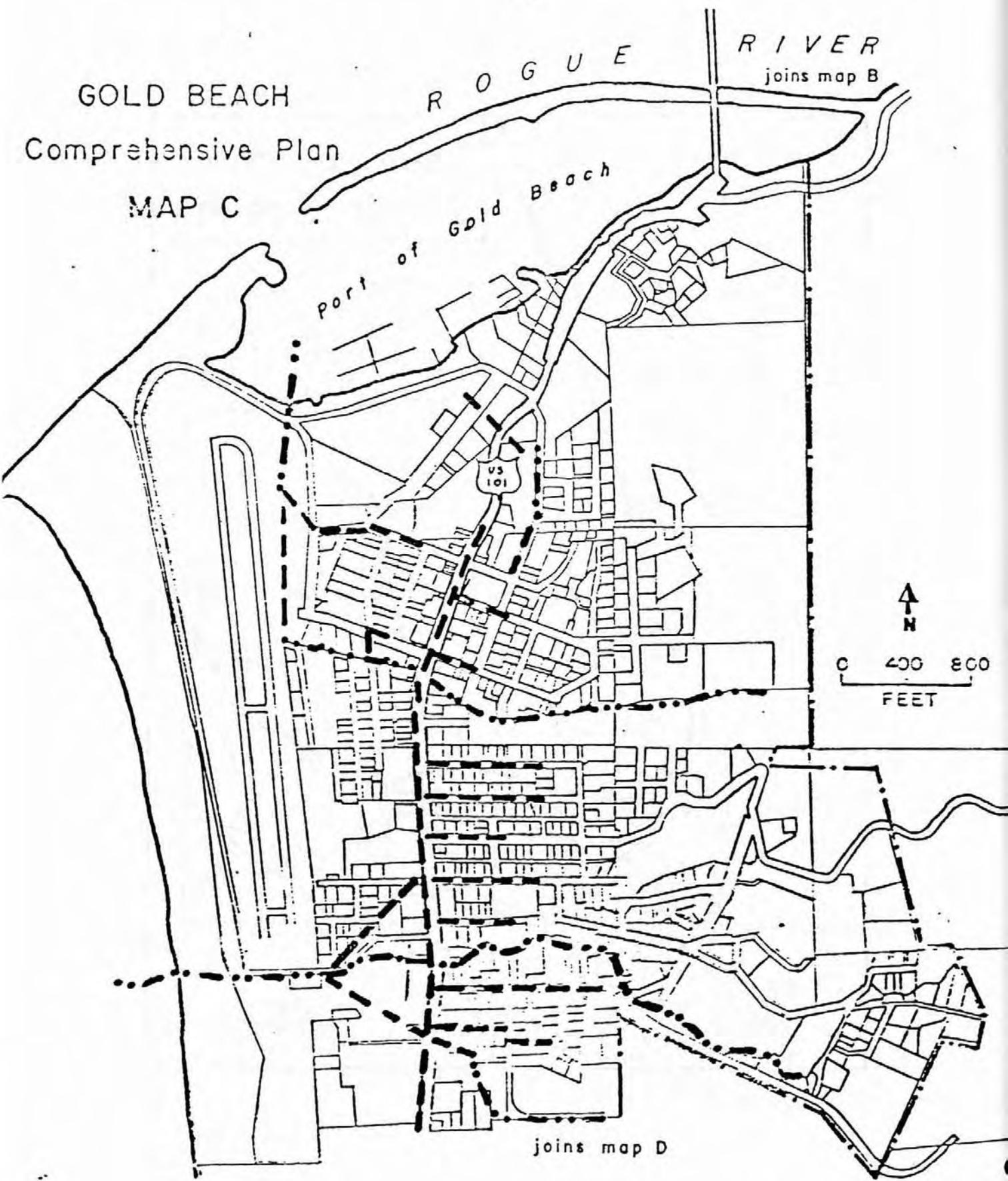
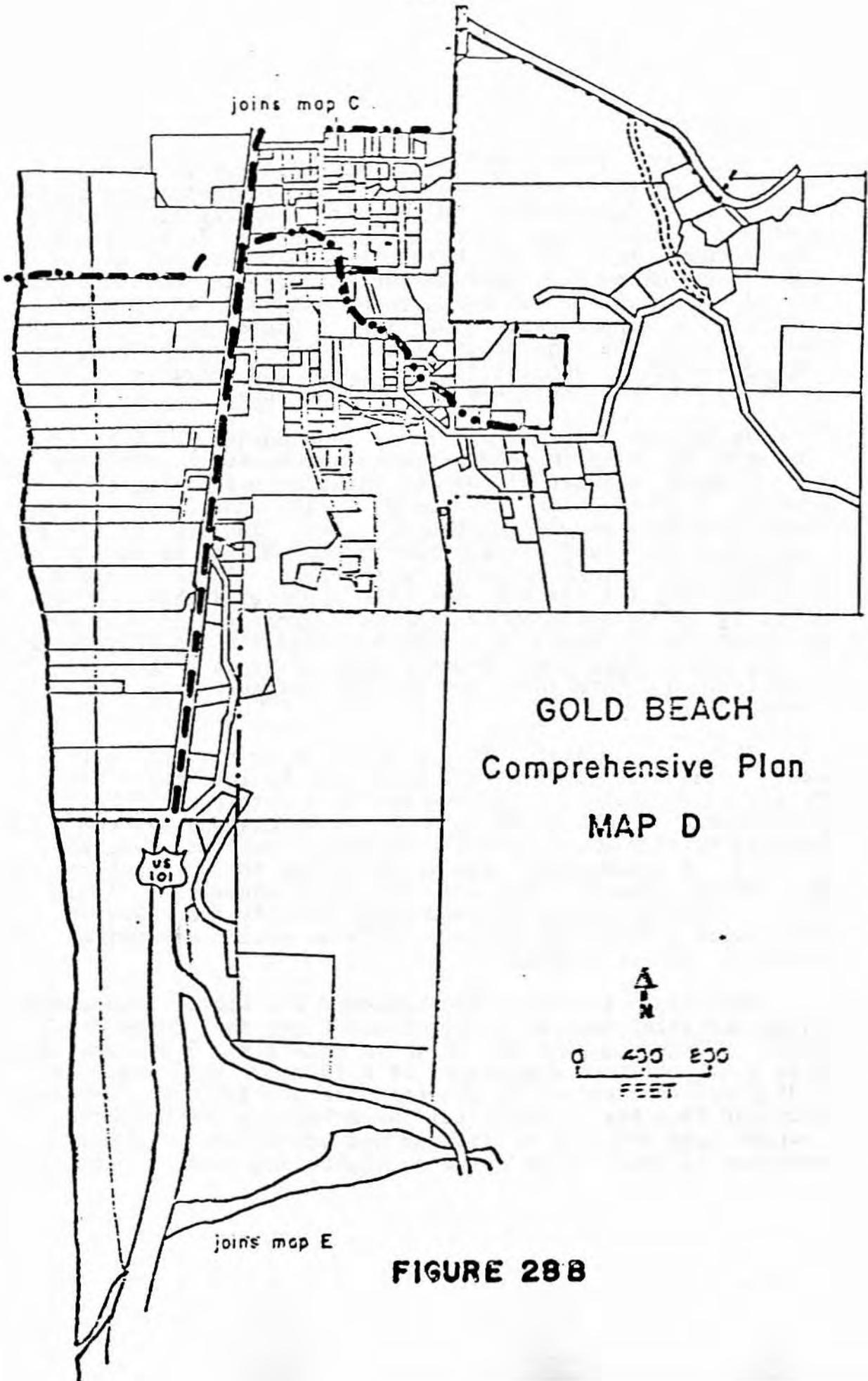


FIGURE 28A

--- STORM DRAINS

... SURFACE DRAINAGE



GOLD BEACH
Comprehensive Plan
MAP D

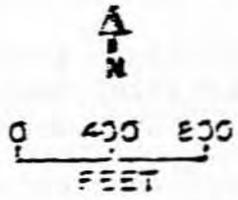


FIGURE 28B

6. Transportation

Statewide Planning Goal 12 deals with provision and encouragement of a safe, convenient, and economic transportation system. Comprehensive plans must consider all modes of transportation, be based upon an inventory of local, regional, and state needs, consider the differences in social consequences resulting from utilization of differing combinations of transportation modes, avoid principal reliance upon any one mode of transportation, minimize impacts and costs, conserve energy, meet the needs of the transportation disadvantaged, and facilitate the flow of goods and services so as to strengthen the local and regional economy.

As in many rural areas, the predominant type of transportation utilized in Gold Beach is automotive. There are no railroads, regular air or sea shipping modes available. The only highway in the area is U. S. 101, the coast highway which runs north-south through the city. The area is isolated from the central and eastern portions of Oregon as no improved highway access links the area to the east. Eastern access is obtained by going north to Coquille and over Highway 42 to Roseburg, or by going south into California and Highway 199 to Grants Pass. There is a USFS/BLM road linking Gold Beach to the Grants Pass area, however much of it is unimproved, with limited maintenance, and use is limited to the summer months.

There are presently 10.2 miles of city streets in Gold Beach. Table 29 indicates a breakdown by road type, and Table 30 indicates the status of roads within the urban growth area. Another way to analyze the highway system is to look at traffic count data for various locations along Highway 101. Regular counts are conducted by the Oregon State Highway Division and this information is conveyed in Table 31. Traffic counts climbed substantially from 1969 to 1978, with a slight decrease in 1979 as rising gas prices impacted tourist traffic.

Gold Beach is served by Greyhound Bus Lines. Presently there are three departures north and three departures south daily. Southern departures leave at 3:24 a.m.; 9:39 a.m.; and 3:24 p.m.; northern departures at 1:10 a.m.; 9:30 a.m.; and 1:35 p.m. Connections to the east are available at Crescent City and Coos Bay. Commercial bus schedules are oriented towards long distance trips, and not scheduled for the convenience of local trips between neighboring communities.

TABLE 29
GOLD BEACH STREETS

Street Mileage	Type of Surfacing
2.12	U. S. 101
2.0	Graded and drained (type C) - Graded with no imported material for surface. Drained by longitudinal and/or traverse drainage system.
1.5	Soil, Gravel, or Stone (Type D & E) - Improved by importation of surface material such as gravel, stone, sand-clay, or admixtures of stabilizing material.
2.5	Low Type Bituminous (Type F & G) - A bituminous surface treated road with a surface less than one inch in compacted thickness, regardless of base thickness.
4.2	High Type Bituminous (Types H & I) - A bituminous concrete surface one inch or more and a base and surface of seven inches or more in compacted thickness.
12.32	Total

Source: City of Gold Beach.

TABLE 30

Publicly Maintained Roads in the Urban Growth Area
and County Roads within City Limits

Name	Surface Type	Width	Condition
<u>Arterial Highway</u>			
Highway 101	3	40' to 72'	Good
<u>Arterials</u>			
Jerry's Flat Road	3	24' to 26'	Good
<u>Collectors</u>			
N. Bank Rogue Road	3/2	12' to 26'	Good
Old Coast Road	2	10' to 18'	Good
Wedderburn Loop	3	18' to 36'	Good
Hunter Creek Road	2	20' to 34'	Good
Hunter Creek Loop Road	2, 3, 4	20' to 34'	Good
<u>Local Streets</u>			
Rogue Hills Road	3	28' to 40'	Good
Doyle Pt. Road	2	24'	Good
Airport - S. Jetty Road	2, 4	20'	Good
Coldiron Road	4	22'	Good
Fourth St.	3, 4	18' to 22'	Fair
Eleventh St.	1, 4	16'	Fair
Brooks Road	4	16'	Good
Mateer Road	4	15' to 20'	Good

Surface Type: 1 - Gravel
 2 - Penetration
 3 - Asphalt concrete
 4 - Stabilized base
 5 - Stabilized base with armor coat

TABLE 31

U.S. Highway 101 Average Daily Traffic

Milepost	Location	1969	1976	1978	1979
327.39	0.0 mi. No. of Wedderburn Junction	2,750	3,700	4,200	4,050
327.85	Rogue River Bridge	4,650	6,000	6,900	6,700
327.91	0.01 mi. So. of Jerry's Flat Road	5,700	7,100	9,200	9,000
328.61	0.01 mi. So. of Caughell St.	8,300	10,000	11,500	11,300
328.73	0.01 mi. So. of First St.	8,200	9,900	11,300	11,100
328.87	0.01 mi. So. of Fourth St.	8,200	10,000	11,400	11,200
329.18	0.01 mi. So. of Eighth St.	6,200	7,800	8,900	8,700
329.97	So. Gold Beach City Limits	3,650	4,700	54,00	5,200
330.30	0.01 mi. So. of No. Hunter Creek Access	2,600	3,400	3,900	3,750
331.08	0.01 mil So. of So. Hunter Creek Access	1,850	2,650	3,050	2,950
334.77	0.1 mi No. Cape Sebastian State Park	1,750	2,550	2,950	2,850

Curry County provides a public transportation service through a dispatch center at the Gold Beach Senior Center. They offer both scheduled trips and demand response dial-a-ride transportation. These services are provided free of charge to senior citizens and handicapped, who have priority service, and standard fees are charged to the general public. The primary need is for local trips on a routine basis, with a secondary need for transportation to rural areas and adjacent cities. The county provides a level of service that presently meets most needs (Ref. Curry County Plan, p. 253). In addition the Retired Senior Volunteer Program (RSVP) provides transportation to seniors through the Senior Center utilizing volunteer drivers transporting individuals with expenses reimbursed through the program.

The Gold Beach Airport is owned and operated by the Port of Gold Beach. It is identified as a General Aviation/General, meaning it can presently accommodate about 95% of the general aviation propeller aircraft under 12,500 pounds. The airport is the busiest in Curry County, with nearly twice the activity of the Brookings airport. Of particular note are the prevailing northwest winds in the summer months which often keep the airport fog free and open while other south coast airports are closed due to fog. Table 32 indicates the facilities available at the airport, and provides comparable data for the other airports in the county. A Master Plan 1980 to 2000 for the airport was prepared in December of 1979 by Wadell Engineering Corporation. The plan concludes that the existing uses adjacent to the airport are generally compatible, and if recommendations made in the plan are followed, there should be minimal conflicts in the future. These recommendations include height restrictions in the airport vicinity.

The Port of Gold Beach is an estuarine port located at the mouth of the Rogue River serving primarily sport and charter boats and some commercial fishing craft. Rough bar conditions and shoaling problems have been responsible for extensive commercial boat damage and resultant lost fishing time. At times shoaling conditions have been such that channel navigation has become impossible for shallow draft vessels. Waterborn traffic through the bay in 1969 totalled 106,000 tons which was mostly lumber. Since 1970 there has been virtually no shipping, due to extensive shoaling conditions. Specifics regarding the port are further discussed in section A-7, Estuaries.

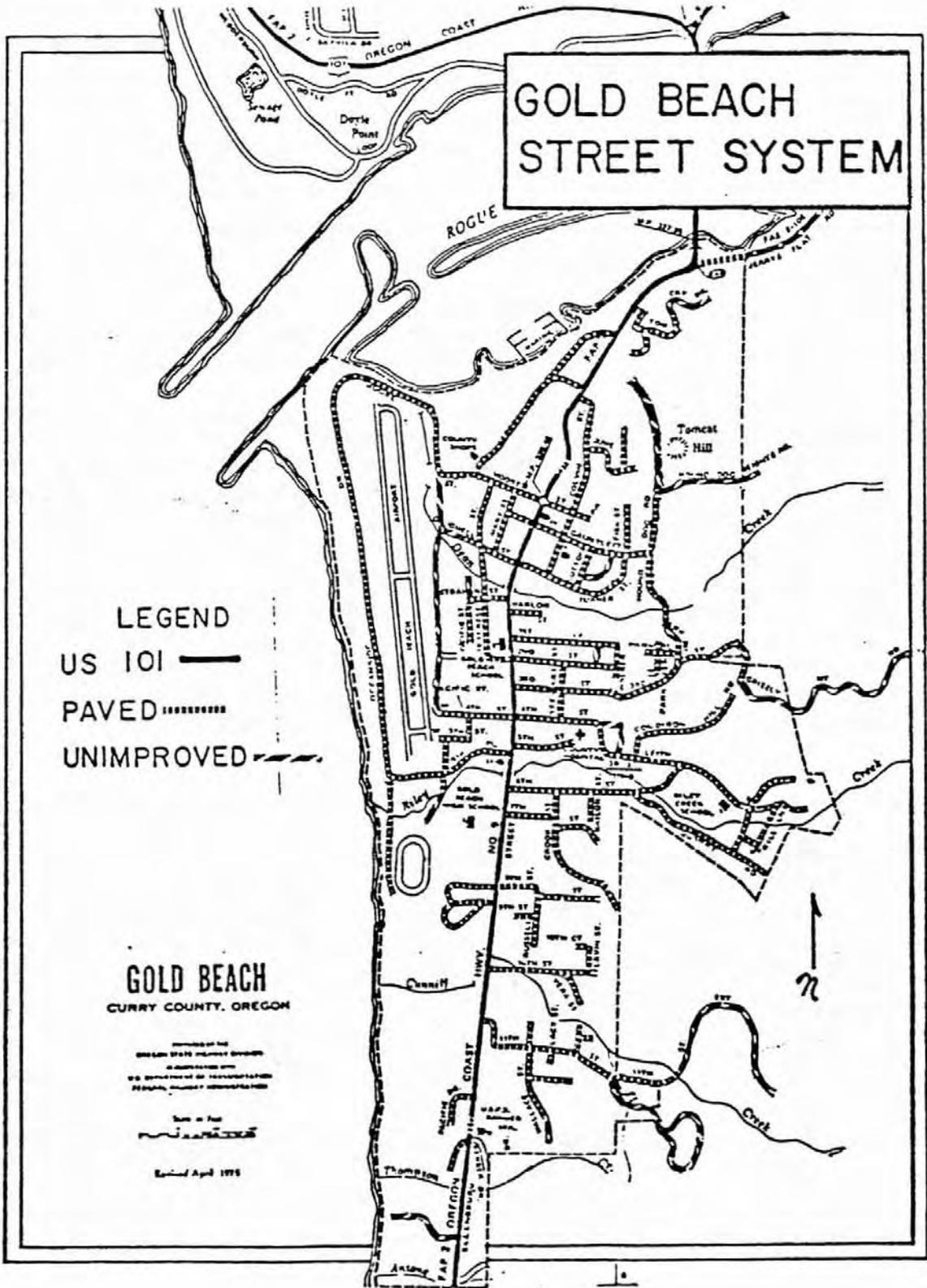


Figure 29

7. Energy Conservation

Statewide Planning Goal 13 has as its principal intent the conservation of energy through management of land uses to maximize conservation. The most important aspect of energy conservation that can be reflected in a comprehensive plan is the placement of appropriate land use designations to encourage efficient energy use. This is a factor in concentration of residential uses in urban and urbanizable areas, designation of industrial and manufacturing uses at sites close to the materials used to avoid long haul costs, and appropriate residential density standards to maximize utilization of public facilities.

The city also recognizes the potential for individual utilization of alternative or renewable energy sources.

Solar energy recovery is currently feasible in southwestern Oregon and systems can be installed in existing structures without extensive modifications. Information is presently being gathered in northern areas of Curry County to evaluate the feasibility of developing commercial wind energy conversion systems. Individual wind energy conversion systems are also commercially available for use, and when properly installed so as to minimize conflicts with neighboring residential uses can effectively utilize a valuable and abundant source of renewable energy. Wood has become the most significant alternate energy source, replacing electrical heating in many homes in the community, due to rapid increases in electrical rates, relative ease of installation, and abundance of fuel source in the local area. Fire wood is readily available on a permit basis from public and private forest lands in the immediate vicinity.

8. URBANIZATION

Goal 14 requires that urban growth boundaries shall be established to identify and separate urbanizable land from rural land. The establishment of an urban growth boundary shall be based upon consideration of the following factors:

- a) demonstrated need to accommodate long-range urban population growth;
- b) need for housing, employment opportunities and liveability;
- c) orderly and economic provision for public facilities and services;
- d) maximum efficiency of land uses within and on the fringe of existing urban areas;
- e) environmental, energy, economic and social consequences;
- f) retention of agricultural land;
- g) compatibility of the proposed urban uses with nearby agricultural activities.

The City of Gold Beach has determined the need for an urban growth boundary based on the above factors as shown by the analysis presented in this section of the comprehensive plan.

Population

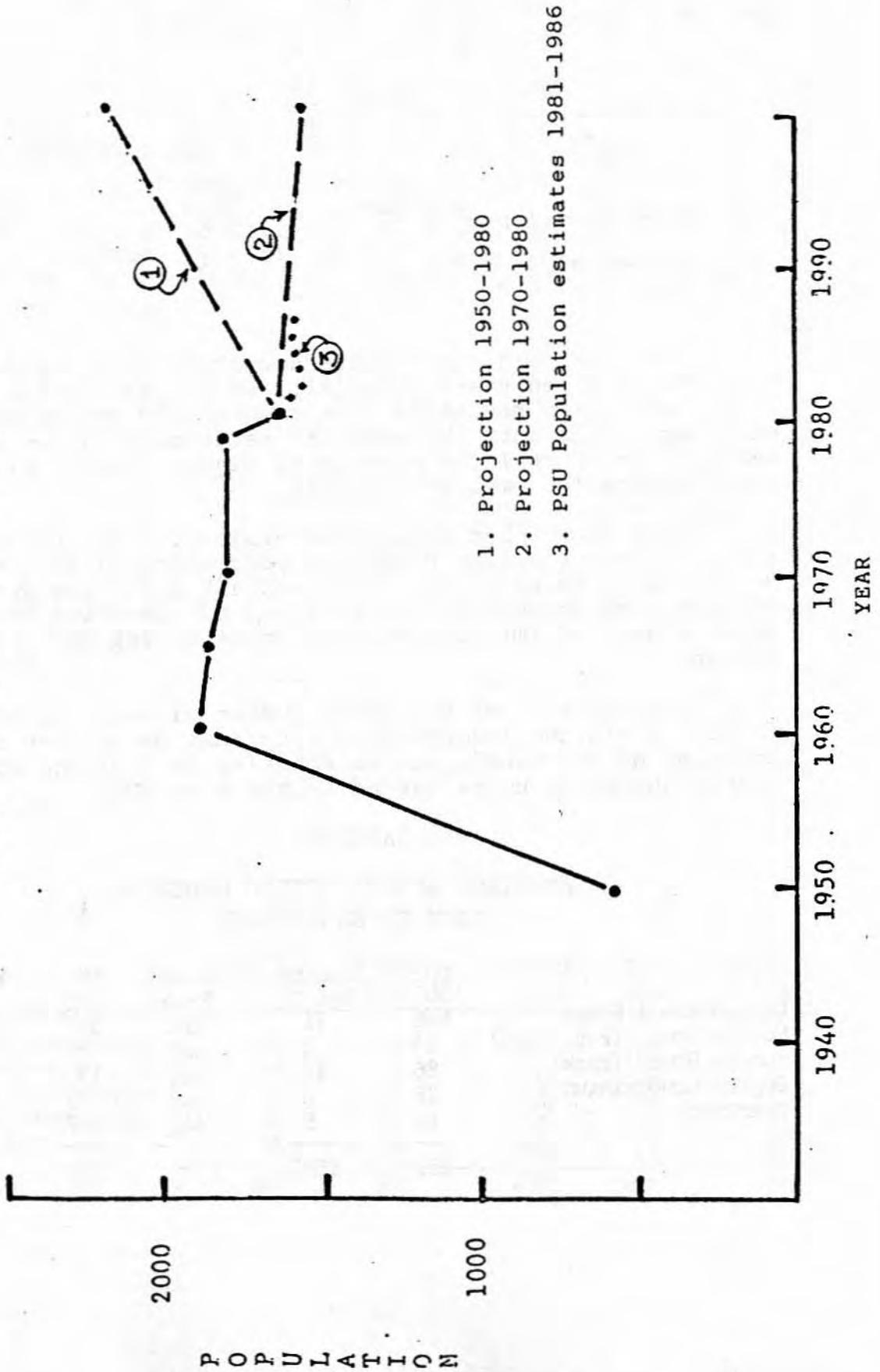
Figure 29 shows the historic trend of population growth in the City of Gold Beach and surrounding area based on federal census data available since 1950. The data shows that the city and the unincorporated area around the city grew dramatically during the 1950-60 decade but that growth has slowed to a much slower rate during the last 20 years.

Projections of future growth of the city to the year 2000 are also shown on the basis of the historic data. The city is estimated to grow from about 1650 people in 1981 to about 2200 in the year 2000 which indicates a 33% increase by that date based on a 1950-1980 census data projection.

A similar projection based on 1970 to 1980 census data indicates a population of about 1550 within the city in the year 2000. The actual projected population should fall somewhere between these two projections. The City has checked the Portland State University population estimates since the 1980 census and added the data to Figure 29. This information is closely following the 1970-80 projection which suggests that growth of the city has stabilized at a population of about 1600 people.

Figure 29

POPULATION OF THE CITY OF GOLD BEACH



Other census data which has bearing on planning is the average household size which has bearing on the need for housing in the area. Table 33 shows the change in average household size over the past decade.

TABLE 33
CHANGES IN AVERAGE HOUSEHOLD SIZE 1970-1980

	<u>1970</u>	<u>1980</u>	<u>% Change</u>
Gold Beach Division	2.75	2.54	-7.6
City of Gold Beach	2.98	2.32	-22.2

As can be seen the average household size has decreased over the past ten years especially within the city limits. This decrease in household size is probably due to the influx of older people into the area for retirement; as well as the national trend to later marriages, higher divorce rates, and a preference for smaller families.

Using the higher population projection for the city, one can calculate that the projected population of 2200 will need 937 dwelling units (2200 - 2.3 people/D.U.). The projected 937 dwelling units less the existing 657 dwelling units indicates a need of 280 new dwelling units during the planning period.

This estimate of the total number of dwelling units needed within the incorporated City must be further analyzed in terms of the housing units existing in 1981 and the projected number of units needed in the year 2000.

TABLE 34
EXISTING AND PROJECTED HOUSING
CITY OF GOLD BEACH

	<u>DU</u> <u>1981</u>	<u>Housing</u> <u>Mix %</u>	<u>Growth</u> <u>Rate</u>	<u>DU</u> <u>2000</u>	<u>Housing</u> <u>Mix %</u>
Conventional House	466	71	22%	597	64
Mobile Homes (Pvt. lots)	17	3	44%	30	3
Mobile Homes (Park)	86	13	44%	153	16
Duplex/Condominium	28	4	44%	50	6
Apartment	60	9	44%	107	11
	<u>657</u>	<u>100%</u>	<u>198</u>	<u>937</u>	<u>100</u>

The areas surrounding the city that are partially urbanized and adjacent to the present city limits are the candidate areas for inclusion in the urban growth boundary. These areas are Wedderburn, Eleventh Street, and Hunter Creek (See Appen. G&H). These areas presently have sufficiently large populations, reasonably high housing densities, and available public facilities and services to be considered as urbanizeable lands. However, the areas are also growing on their own and have projected housing needs in addition to those of the incorporated City. Table 35 A, B, C shows the existing and projected housing needs of the Eleventh Street, Wedderburn, and Hunter Creek areas based on 42% population growth rate for these areas during the next twenty years.

TABLE 35 A

EXISTING AND PROJECTED HOUSING
ELEVENTH STREET AREA

	D.U. 1981	Housing Mix %	Growth Rate	D.U. 2000	Housing Mix %
Conventional House	14	78	22%	18	72
Mobile Home (Pvt lots)	4	22	44%	7	28
Mobile Home (Parks)	0		*		
Duplex/condominium	0				
Apartments	0				
	18	100		25	100

* Potential site for future mobile home Park

TABLE 35 B

EXISTING AND PROJECTED HOUSING
WEDDERBURN AREA

	D.U. 1981	Housing Mix %	Growth Rate	D.U. 2000	Housing Mix %
Conventional House	126	65	22%	162	57
Mobile Home (Pvt.lots)	4	2	44%	7	3
Mobile Home (Parks)	5	3	44%	9	4
Duplex/condominium	42	22	44%	75	26
Apartments	16	8	44%	29	10
	193	100	42%	282	100

TABLE 35C
EXISTING AND PROJECTED HOUSING
HUNTER CREEK

	D.U. 1981	Housing mix %	D.U. 2000	Housing Mix %
Conventional House	110	73	141	66
Mobile Home (Pvt. Lot)	10	7	18	8
Mobile Home (Park)	28	18	50	23
Duplex/Condominium	0	0	0	0
Apartments	3	2	5	3
	151	100	215	100

These tables reflect that there is a need for a total of 160 additional dwelling units by the year 2000 in the unincorporated areas around Gold Beach.

Existing Buildable Lands

The analysis of the population and housing data given above leads to the question of whether the present incorporated city of Gold Beach has sufficient vacant land to accommodate its future growth. An inventory of the presently vacant land within the city indicates that there are presently about 100 acres of vacant land within the city that could be used for future residential development. However, this land varies in buildability from small vacant lots with utilities presently provided to large acreage lots which are located on steep slopes.

Vacant lands within the city and in the unincorporated area around the city were studied in terms of building suitability using available data regarding soils, ground slope, natural hazards, and serviceability by utilities. These lands were then inventoried by their building suitability for filling potential future housing needs.

Soil maps of the Gold Beach area indicate that the vacant lands within the city and surrounding area are predominantly of three types:

- a) Digger gravelly loam
- b) Segastian very stony loam
- c) Dement-Klickitat complex

These soils are found on ground slopes that vary from 0-3% to over 50% with almost all of the undeveloped lands within the incorporated city being on slopes greater than 30%. Evaluation of those soils by the U.S. Soil Conservation Service for building or development purposes has resulted in their ranking in terms of difficulty for construction of different types of facilities. In general, this evaluation indicates that these soils have moderate problems for residential construction on slopes less than 12% with the problems becoming more severe as the ground slope increases.

The topography of the City of Gold Beach and surrounding area varies from the essentially level marine terrace where most of the present urban area is located to relatively steep sloping areas where the westerly facing slopes of the coastal mountains rise from the marine terrace. Recent growth of the City and surrounding areas has been into the hills adjacent to the flat terrace area due to a lack of flat vacant lands. The only area around Gold Beach in which there remains a significant amount of relatively flat vacant land is in the northerly part of Wedderburn; however, this land is in agricultural use and is not fully serviced by utilities. Figure 30 shows the general ground slope in the Gold Beach area.

Another factor in considering the building suitability of vacant land is the susceptibility to natural hazards are river flooding, ocean flooding, beach erosion, and the presence of serpentine bedrock which can cause problems during development by its poor bearing strength, fractured nature, and weathering. These geological characteristics are common in this type of rock but are not universal, however, whenever it is encountered additional precautions must be taken. These hazards have been identified in the generalized manner in the Gold Beach area by geological study.¹ Site specific analysis has not been done so that residential development of these areas will require geological analysis of the vacant site prior to development. Appendix C shows the location of areas in the vicinity of Gold Beach which may be subject to natural hazards.

¹

Topography
of the Gold Beach Area



Figure 30

A final factor in the evaluation of vacant land for building suitability is the ease with which utilities and other public facilities can be provided to allow urbanization. Some vacant lands lie in areas where it would be difficult to extend water or sewer lines due to topographic constraints. Other lands are located in areas where it would be difficult to extend and maintain adequate public streets. Therefore, the determination of building suitability of these lands has to include at least a subjective evaluation of these factors.

Lands within the city and surrounding area were classified into four categories of suitability for building construction based on the above factors ranging from Class A land being the most suitable to Class D being the least suitable. General description of these classes of land are as follows:

Class A: lands that are relatively flat (less 12% slope), little or no soil restriction, no potential natural hazards and public facilities are available, potential density of dwelling units; 6 DU/acre.

Class B: lands that are of moderate slope (12-30% slope), have some moderate soil restrictions, no potential natural hazard, and public facilities are available, potential density of dwelling units; 3 DU/acre.

Class C: lands that are of relatively steep slope (30-50% slope), have moderate to severe soil restrictions, potential hazards are noted, public facilities are available but may be costly to install, potential density of dwelling units; 1 DU/acre. Except the density is 1/3 DU/acre where serpentine is present.

Class D: lands that have steep ground slopes or severe soil limitation or recognized hazards, and are not presently serviced by public facilities but are located such that they could be serviced and developed in the future and are included in the city UGB by virtue of their location to other more buildable lands, potential density of dwelling units is unknown. and building of habitable structures is only allowed on the basis of specific analysis of each building site.

Appendix G shows the distribution of buildable land in the City of Gold Beach and surrounding area based on the above building suitability classes. This inventory is only a generalized evaluation of the area for planning purposes and actual evaluation of lands proposed for development will be based upon site specific information required by implementation ordinances.

The actual inventory of buildable land was done by examination of vacant land in terms of building suitability class and lot size to determine the potential number of dwelling units each parcel could provide to meet the need for future growth of the area. This was first done within the corporate limits of the City of Gold Beach to determine if the projected growth could be accommodated within this area. Tables 36B, C, D, indicate the result of this analysis by showing the number of lots and area of vacant land in each building suitability class.

TABLE 36A

AVAILABILITY OF VACANT LAND FOR RESIDENTIAL
DEVELOPMENT BY BUILDING SUITABILITY
CLASS-CITY OF GOLD BEACH

Building Suitability Class	Number of Individual Lots	Tracts Number	Potential Dwelling Sites	Total Dwelling Sites
A	22	-	-	22
B	1	-	-	1
C	35	14	52	87
D	-	-	-	-
TOTAL	<u>58</u>	<u>14</u>	<u>61</u>	<u>110</u>

TABLE 36B

AVAILABILITY OF VACANT LAND FOR RESIDENTIAL
DEVELOPMENT BY BUILDING SUITABILITY
CLASS- ELEVENTH STREET AREA

Building Suitability Class	Number of Individual Lots	Tracts Number	Potential Dwelling Sites	Total Dwelling Sites
A	-	-	-	-
B	-	-	-	-
C	-	6	87	87
D	-	-	-	-
TOTAL	<u>0</u>	<u>6</u>	<u>87</u>	<u>87</u>

TABLE 36 C

AVAILABILITY OF VACANT LAND FOR RESIDENTIAL
DEVELOPMENT BY BUILDING SUITABILITY
CLASS - WEDDERBURN AREA

Building Suitability Class	Number of Individual Lots	Tracts Number	Potential Dwelling Sites	Total Dwelling Sites
A	27	1	54	81
B	7	3	30	37
C	6	3	15	21
D	-	-	-	-
TOTAL	40	7	99	139

TABLE 36 D

AVAILABILITY OF VACANT LAND FOR RESIDENTIAL
DEVELOPMENT BY BUILDING SUITABILITY
CLASS - HUNTER CREEK AREA

Building Suitability Class	Number of Individual Lots	Tracts Number	Potential Dwelling Sites	Total Dwelling Sites
A	2	-	-	2
B	-	-	-	-
C	13	13	99	112
D	-	-	-	-
TOTAL	15	13	99	114

This analysis shows that the number of potential dwelling sites available in the City of Gold Beach is not adequate to meet the need for future growth of the city during the planning period. The number of dwelling unit sites potentially available in the city total 110 which is 170 less than the need demonstrated by the city, therefore, the city will have to find the needed dwelling unit sites in the surrounding areas. The analysis further inventoried the number of potential dwelling unit sites in each of the unincorporated areas around the city. Table 37 shows the number of potential sites identified in each of these areas and their allocation in terms of the growth of the area itself and in filling the need of the city.

TABLE 37

ALLOCATION OF AVAILABLE DWELLING UNIT SITE WITHIN UGB

	Potential Dwelling Site Available	Sites Allocated to unincorporated Area Growth	Sites allocated to City Growth Needs
Fleventh St.	87	8	79
Wedderburn	139	81	58
Hunter Creek	114	64	50
TOTAL	340	153	187

As can be seen, the total number of potential dwelling sites closely corresponds to the needs identified for growth of the City of Gold Beach and the unincorporated areas. Therefore, the areas examined in this analysis are those areas included in the urban growth boundary for the City of Gold Beach.

The total area within the urban growth boundary is 1930 acres which is broken down as follows; 174 acres within the Wedderburn area, 263 acres within the Hunter Creek area. These acreages are the total acreage within the boundary including developed and undeveloped lands. Within the incorporated city these lands are designated by the comprehensive plan as shown in Table 38 .

TABLE 38

PLAN DESIGNATIONS WITHIN CITY OF GOLD BEACH

PLAN DESIGNATION	ACREAGE
Commercial	204
Industrial	4
Residential	349
Public Facilities	86
Airport Activity	71
Marine Activity	15
Conservation	35
TOTAL	764

Lands outside the incorporated city but within the urban growth boundary have plan designations similar to those used for lands within the city. Table 39 shows the acreage of lands designated for each use by urban growth boundary sub area.

TABLE 39

PLAN DESIGNATIONS OF URBAN GROWTH AREA

PLAN DESIGNATION	WEDDERBURN ACREAGE	ELEVENTH ST. ACREAGE	HUNTER CK ACREAGE	TOTAL
Commercial	34	-	15	49
Industrial	48	-	38	86
Residential	214	263	333	810
Public Facilities	27	-	18	45
Marine Activity	20	-	-	20
Conservation	73	-	83	156
TOTAL	416 ac.	263 ac.	487 ac.	1166 ac.

The lands planned for each use include lands presently developed and vacant lands which will be utilized for future development. No analysis is given for commercial or industrial land needs on the basis of overall acreage or specific location because those vacant lands designated for such used are adjacent or contiguous to existing uses. Therefore, the assumption will be that present commercial and industrial areas will expand into adjacent vacant lands to fill those needs.

PLAN SECTION

CITIZEN'S INVOLVEMENT

From the outset of the planning process, getting adequate citizen's involvement has been difficult. Since there was not an adequate number of people to have a separate committee for citizen's involvement, (CCI) the Gold Beach Planning Commission was designated to serve as the CCI also.

All planning activities were advertised in the local media, but very little citizen's input was generated. Recognizing this problem, the Planning Commission decided to use a direct mail, postage free questionnaire to solicit citizen input and opinions.

A total of 1473 questionnaires were mailed out to all property owners within the Gold Beach Study Area. Of these, 480 or 32.6% were returned. A copy of the questionnaire with a tally of the appropriate responses follows.

GOLD BEACH STUDY AREA

1. Your property location (Map and tax lot # is printed above your name on the address label.) You will receive one questionnaire for each tax lot that you own. Your map and tax lot number is: _____
2. How is your property now used?
- | | | | |
|-----------------------|-----|---------------|----|
| a) Conventional house | 253 | e) Commercial | 69 |
| b) Mobile Home | 40 | f) Industrial | 7 |
| c) Agricultural | 12 | g) Vacant | 28 |
| d) Forestry/Grazing | 25 | h) Other | 20 |
3. How would you like to use your property in the future?
- | | | | |
|-----------------------|-----|---------------|----|
| a) Conventional House | 221 | e) Commercial | 90 |
| b) Mobile home | 64 | f) Industrial | 8 |
| c) Agricultural | 17 | g) Vacant | 15 |
| d) Forestry/Grazing | 22 | h) Other | 28 |
4. What kind of growth do you favor for the City of Gold Beach and surrounding area? None 27 Slow 122 Moderate 292 Rapid 25
5. Do you favor future annexations by the City? Yes 247 No 126
If yes, where _____
6. Do you presently live within the City of Gold Beach? Yes 211 No 247
If no, do you wish to be annexed in the future? Yes 40 No 167
7. Could you identify your present source of water? Check one:
City of Gold Beach 117 Munter Creek Water District 77
Individual well or spring 82 Other 22
8. Would you utilize city water if it were available? Yes 87 No 50
9. Are City services presently adequate? Yes 220 No 177. If not, where are improvements needed? Roads 127 Sewer 64 Water 40
Police 31 Fire 26 Schools 10 Other 28
10. Do you feel mobile homes are compatible with conventional houses? Yes 96
Yes, but only doublewides 92 Yes, but only new or like new 47
Yes, but with the following conditions 67 No 143
11. What future uses do you favor along the Rogue River?
- | | Below Lobster Creek | Above Lobster Creek |
|----------------------------|---------------------|---------------------|
| a) Commercial tourist & RV | 161 | 78 |
| b) Residential | 179 | 90 |
| c) Commercial | 60 | 6 |
| d) Industrial | 36 | 7 |
| e) Forestry | 91 | 117 |
| f) Mixture of above | 160 | 76 |
| g) Scenic or Wilderness | 38 | 213 |
| h) Other | 12 | 10 |
12. Would you favor an additional North-south traffic route through Gold Beach? Yes 203 No 210. If yes, where? _____
13. How long have you lived in the Area? _____
14. Referring to the reference map supplied with this questionnaire, what areas would you like to see in the City limits by the year 2000? A. 368
B. 229 C. 163 D. 120 E. 211 F. 69 Draw your own.
15. What specific problems do you think should be addressed in the plan?

Comments:

GOLD BEACH STUDY AREA TOTAL QUESTIONNAIRES RETURNED = 480
480/1473 = 32.6%

Questions? Call the Curry County Planning Department at 247-7011, Ext. 227.

GOALS AND POLICIES

Throughout the planning process, the Gold Beach Planning Commission held a series of workshops for the express purpose of developing goals and policies that would provide guidance and direction for the future development of the City. Since it has been the aim of the city to have a plan that will be simple but useful, the goals and policies were developed with this thought in mind.

Staff did not prepare the goals and policies, but they were a direct outgrowth of the discussions that took place during the workshops. The workshops were advertised in the local media, and while only a few people showed up, at least the opportunity was afforded to the public.

The goals and policies were kept simple and care was taken not to have internal conflicts among them. The goals and policies were developed by looking at the past and what is expected to happen in the future. As things change in the years to come, it may become necessary to modify or add to the goals to reflect the new circumstances.

CITY OF GOLD BEACH

Goals and Policies

GOAL 1 - CITIZEN'S INVOLVEMENT GOAL

Goal - To insure that every citizen of Gold Beach has a chance to participate in the planning process during development and revision of the comprehensive plan.

Policies -

- a) To conduct a community opinion survey.
- b) To advertise the progress of the planning process in all local media.
- c) To make the draft plan readily available to all interested people prior to final adoption.
- d) To conduct public hearings prior to adoption of the final plan and during any revision of the plan.
- e) To facilitate citizen involvement the Gold Beach Planning Commission will serve as the city's Citizen Committee for Involvement (CCI).
- f) To notify all federal, state and local agencies which are affected by the comprehensive plan during plan development process and any future revisions.

GOAL 2 - LAND USE PLANNING

Goal - To establish a simple workable land use plan and policy framework that is readily understandable by the average citizen.

Policies -

- a) To make the plan correspond with the geography and topography of the city.
- b) To make the plan flexible and subject to review periodically.
- c) To insure that the goals do not conflict with one another.
- d) To insure that the comprehensive plan will remain up to date and meet the needs of the city. A public hearing will be held before the planning commission/CCI at least once every two years to review the plan and determine if any revision is necessary.
- e) To follow the same citizen involvement policies used during any future plan revisions.
- f) To coordinate any future plan revision with all affected agencies so that the revised plan will meet the mutual needs of the city and these agencies.

GOAL 3 - AGRICULTURAL GOAL

Note: The inventory of SCS Class I-IV soil within the city and UGB indicates the presence of agriculturally capable soils but they are already committed to other land uses to the extent that they cannot be used for agricultural purposes.

GOAL 4 - FOREST LAND

Goal - To protect the remaining areas of vegetative cover on lands included in the urban growth boundary for soil stability, watershed protection and aesthetic reasons.

Policies:

- a) To renew each development proposal within the city and UGB area to encourage the planting of trees and other vegetation where possible.
- b) To review each development proposal within the city and UGB area to encourage the planting of trees and other vegetation where possible.
- c) To encourage the most beneficial use of the area's natural resources in the implementation of the comprehensive plan.
- d) To make the protection of existing scenic areas and the historic sites and high priority in implementing the comprehensive plan.

GOAL 5 - OPEN SPACE, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

Goal: To protect and enhance the area's open space and scenic resources, and conserve and properly utilize the area's natural resources.

Policies:

- a) To insure that the Rogue River will be maintained as a scenic, historic and economic asset for Gold Beach.
- b) To encourage and promote tourism by the preservation and enhancement of the area's natural, scenic and historic sites.
- c) To encourage the most beneficial use of the area's natural resources in the implementation of the comprehensive plan.
- d) To protect existing scenic areas and historic sites in implementing the comprehensive plan.
- e) To protect the Pioneer Cemetery as the only identified historic site located within the present city limits.

- f) To protect identified historic sites located within the Urban Growth Boundary as they are annexed to the city.
- g) To protect identified mineral and aggregate resources within the urban growth area.
- h) To provide adequate marking of the identified recreation trails as funding permits.
- i) To maintain identified open space areas within the city.

GOAL 6 - AIR, WATER, AND LAND RESOURCE QUALITY

Goal: To retain the quality of the air, water and land resources of Gold Beach.

Policies:

- a) To conform to all applicable statutes concerning discharges into the air and water, and unto the land.
- b) To encourage industries which can readily conform to applicable pollution standards.
- c) To encourage rational land use activities in areas adjacent to the City; to insure the City's air, water and land resources are not degraded by such activities.
- d) To conform to applicable statewide standards regarding noise pollution.

GOAL 7 - AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

Goal: To protect life and property from Natural Hazards and disasters.

Policies:

- a) To insure that development in the floodplain conforms to the National Flood Insurance Act.
- b) To discourage development in natural drainage ways, on excessive slopes and in other hazardous areas by careful review of development proposals in those areas with such identified problems.
- c) To require site information prior to development in those identified hazardous areas through implementation of the Zoning Ordinance.

GOAL 8 - RECREATIONAL NEEDS

Goal: To satisfy the recreational needs of Gold Beach and visitors by providing adequate recreational facilities.

Policies:

- a) To pursue available funding services to increase recreational opportunities in Gold Beach.
- b) To protect fish and wildlife habitats in order to enhance the recreational appeal of Gold Beach.
- c) To encourage development of increased access to existing facilities and attractions.
- d) To encourage private development of recreational facilities.
- e) To coordinate with the recreation plans of state and other affected agencies.

GOAL 9 - ECONOMY

Goal: To diversify and improve the economy of Gold Beach

Policies:

- a) To incorage commercial and industrial development which is non-polluting in nature.
- b) To encourage and support efforts to improve Port facilities and the entrance to the Harbor.
- c) To encourage further development of the airport.
- d) To encourage the development of tourist related facilities.
- e) To encourage local processing of wood into useable items.
- f) To reduce unemployment, the out-migration of youth and accommodate the growth of the local labor force, by increasing job opportunities.
- g) To encourage economic activities which provide year-round employment.

GOAL 10 - HOUSING

Goal: To develop a variety of adequate, quality housing and rental units.

Policies:

- a) To encourage maximum usage of the land within the City.
- b) To encourage a variety of residential lot sizes, diversity of housing types and a range in housing prices.
- c) To encourage the rehabilitation of substandard housing.
- d) To encourage the development of rental units in all price ranges.

GOAL II - PUBLIC FACILITIES AND SERVICES

Goal: To plan and develop a timely, orderly, and efficient arrangement of public facilities and services.

Policies:

- a) To encourage underground utilities.
- b) To insure public facilities are adequate before development occurs.
- c) To utilize capital improvement programming and budgeting to achieve desired types and levels of public facilities and services. And to pursue grant funding to help in the costs of such improvements.
- d) To encourage the expansion of sewer facilities throughout the city limits.
- e) To encourage the renovation of the City's water system.
- f) To continue repairing the inflow and infiltration problems in the city's sewer system.
- g) To require that any expansion of public facilities that are the result of new development be financed by the developer.
- h) To review new development with regard to potential impact on school facilities and services.
- i) To ensure that there is an adequate solid waste disposal system for the City of Gold Beach the city will coordinate its comprehensive plan with the Curry County Solid Waste Plan to create a coordinated waste management system for the area.

GOAL 12 - TRANSPORTATION

Goal: To provide and encourage a safe, convenient and economic transportation system.

Policies:

- a) To encourage new development which can utilize or improve the existing transportation system.
- b) To improve the port facilities and greater utilize them for all types of waterborne transportation.
- c) To support an East-West Highway for better access to the hinterland.
- d) To encourage the development of bicycle paths.
- e) To encourage improvements to the City's street system.
- f) To encourage the expansion of air freight, air charter, and air service to the City.
- g) To encourage coordination with the Gold Beach Airport Master Plan.

- h) To continue to monitor the needs of the transportation disadvantaged and provide support as required.
- i) To cooperate with the Oregon Department of Transportation-Highway Division in the implementation of the ODOT Six-Year Highway Improvement Program.

GOAL 13 - ENERGY CONSERVATION

Goal: To conserve energy

Policies:

- a) To encourage research and development into the use of our natural resources for energy purposes.
- b) To encourage and support efforts to develop wind and solar energy programs.
- c) To encourage development of adequate communication and power utilities and services to meet the existing and future requirements of the City.
- d) To encourage programs of housing insulation and other conservation programs.
- e) To encourage the development of a transportation system which can provide an alternative to the automobile.

GOAL 14 - URBANIZATION

Goal: To provide for an orderly and efficient transition from rural to urban land use.

Policies:

- a) To establish a realistic urban growth boundary based on the future needs of the City.
- b) To establish an urban growth boundary agreement with Curry County to insure coordination of land use activities on County land with the City's Urban Growth Boundary.
- c) To review and modify the Urban Growth Boundary periodically as the City's needs change.
- d) To consider only those areas within the Urban Growth Boundary for annexation to the City.
- e) To encourage development to occur within a relatively compact urban area with controlled growth outward.
- f) To encourage that lands within the city's urban growth boundary are available for urban development the city requires that such lands may only be converted to urban uses when a minimal

level of key urban facilities and services can be provided and the extension of those facilities is logical with regard to timing and funding; these services may be provided by either the city or by an existing special service district.

GOAL 16 - ESTUARINE RESOURCES

Goal: To protect, maintain, develop and restore the environmental, economic and social values of estuaries in the UGB.

Policies:

- a) To encourage developments that are water dependent and water related and require an estuarine location by use of a shallow-water development designation and marine activity zoning for the shoreline area.
- b) To limit the construction of single purpose docks and piers on the Rogue River through the careful review of all development proposals which include dock and pier construction.
- c) To identify existing and potential dredge spoil sites on the estuary plan map and encourage utilization of dredge materials and surplus gravel.
- d) To promote the development of the shallow-draft port of Gold Beach but limit dredging of channel depths to 22 feet in the Rogue River.
- e) To participate with Curry County in the plan for the upstream portions of the estuary in order to protect fish and wildlife habitats and anadromous fish spawning areas.
- f) To encourage the protection of the intertidal gravel bars in the natural management unit of the estuary.
- g) To encourage scientific studies to identify design deficiencies in the jetty system and correct them.
- h) The City of Gold Beach will include appropriate portions of the Rogue River and Hunter Creek Estuary Plans in its Comprehensive Plan and implementing ordinances whenever Curry County amends the Rogue River Estuary Plan for periodic review or other purposes.

GOAL 17 & 18 - COAST SHORELAND AND BEACHES AND DUNES GOALS

Goal: To conserve, protect, develop and restore the resources and benefits of the coastal shoreland, and beaches and dunes.

Policies:

- a) To reduce the hazard to human life and property from natural or man-induced action in beaches and dunes and coastal shoreland areas.
- b) To enhance the recreational appeal of Gold Beach by encouraging the increased access to existing facilities by specifically retaining public access to the coastal shoreline over public lands should the city ever transfer ownership to another party and by coordinating the Gold Beach Comprehensive Plan with the ODOT Parks and Recreation Division shoreline access plan and program.
- c) To discourage the use of off-the-road vehicles on the public beach lands.
- d) To require potential developers to supply a site investigation report for development in dunes or shoreland areas.
- e) To prohibit foredune breaching except in an emergency.
- f) To prohibit residential, commercial and industrial development in active foredunes, and conditionally stable foredunes subject to ocean undercutting or wave overtopping.
- g) To regulate actions in beach and dune areas to prevent erosion.

- h) To require that land use decisions on beach and dune areas other than older stabilized dunes must be based on findings that include: Stabilization programs, hazards which may be caused by the proposed use and methods for protecting the surrounding area from any adverse effects of the development.

GOAL 19 - OCEAN RESOURCES

Goal: To conserve the long-term values, benefits and natural resources of the nearshore ocean and the continental shelf.

Policies:

- a) To encourage new or alternate uses of the ocean's resources.
- b) To encourage scientific studies of the effect of man's activities on the marine ecosystem.
- c) To maintain the aesthetic enjoyment and experiences provided by ocean resources.
- d) To maintain and enhance the diversity, quality, and quantity of the recreational opportunities of the ocean's resources.

Marine Activity - This classification provides areas suitable for multiple types of water dependent and water-related recreational, commercial and industrial uses which do not possess nuisance characteristics such as excessive noise, dust, smoke, odor, fire or explosion hazards. Heavier water-dependent and related uses may be allowed on a permit basis.

Airport Activity - This classification provides areas around the airport which will allow uses compatible with airport activity. The City recognizes the valuable asset the airport provides the area, and desires a degree of flexibility in dealing with its future. This plan designation will allow the city to look at specific proposals with respect to compatibility with the airport and also the surrounding areas.

Conservation - This classification is intended to apply to areas which have natural features which contribute basic benefits to the Gold Beach area as a whole. While not intended as preservation areas, activities in conservation areas shall be limited to those which will not have an unacceptable adverse impact on these basic benefits.

These classifications will be implemented by the City of Gold Beach's zoning ordinance which specifically spells out the outright and conditional uses allowed in each zone. All land use classifications have one or more appropriate zoning designations which carry out the intent of each land use classification.

Should it be necessary to amend the comprehensive land use plan map, the same fee, notification, and public hearing procedures as spelled out in the zoning ordinance for a zoning map amendment shall be adhered to.

LAND USE CLASSIFICATIONS

The land use map is the part of the plan that links the inventories, goals and policies with the actual reality of the land. The land use map is the most important part of the plan to potential users of the land, as it determines the uses that will be allowed throughout the city.

The plan map was developed with past and current trends in mind. It should be pointed out that when and if these trends change, changes in the plan might be required. This degree of flexibility is necessary for a small community like Gold Beach, because significant changes in the economic sector can radically modify predictions that were based on trends that were evident at the time the plan was developed.

The Gold Beach Comprehensive Plan utilizes seven broad land use classifications which are identified and defined below.

LAND USE CLASSIFICATIONS:

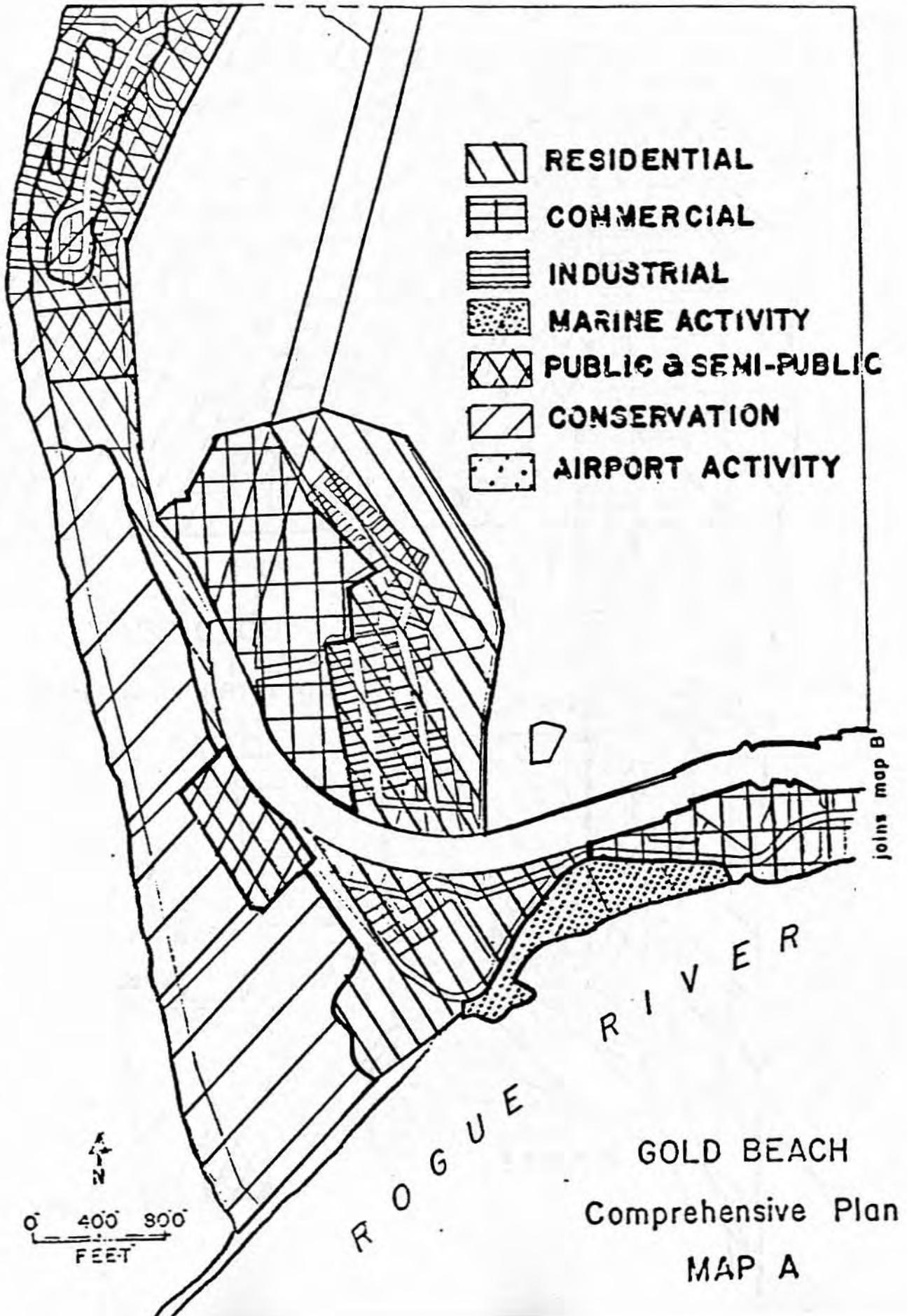
Residential
Commercial
Industrial
Public and Semi-public
Marine Activity
Airport Activity
Conservation

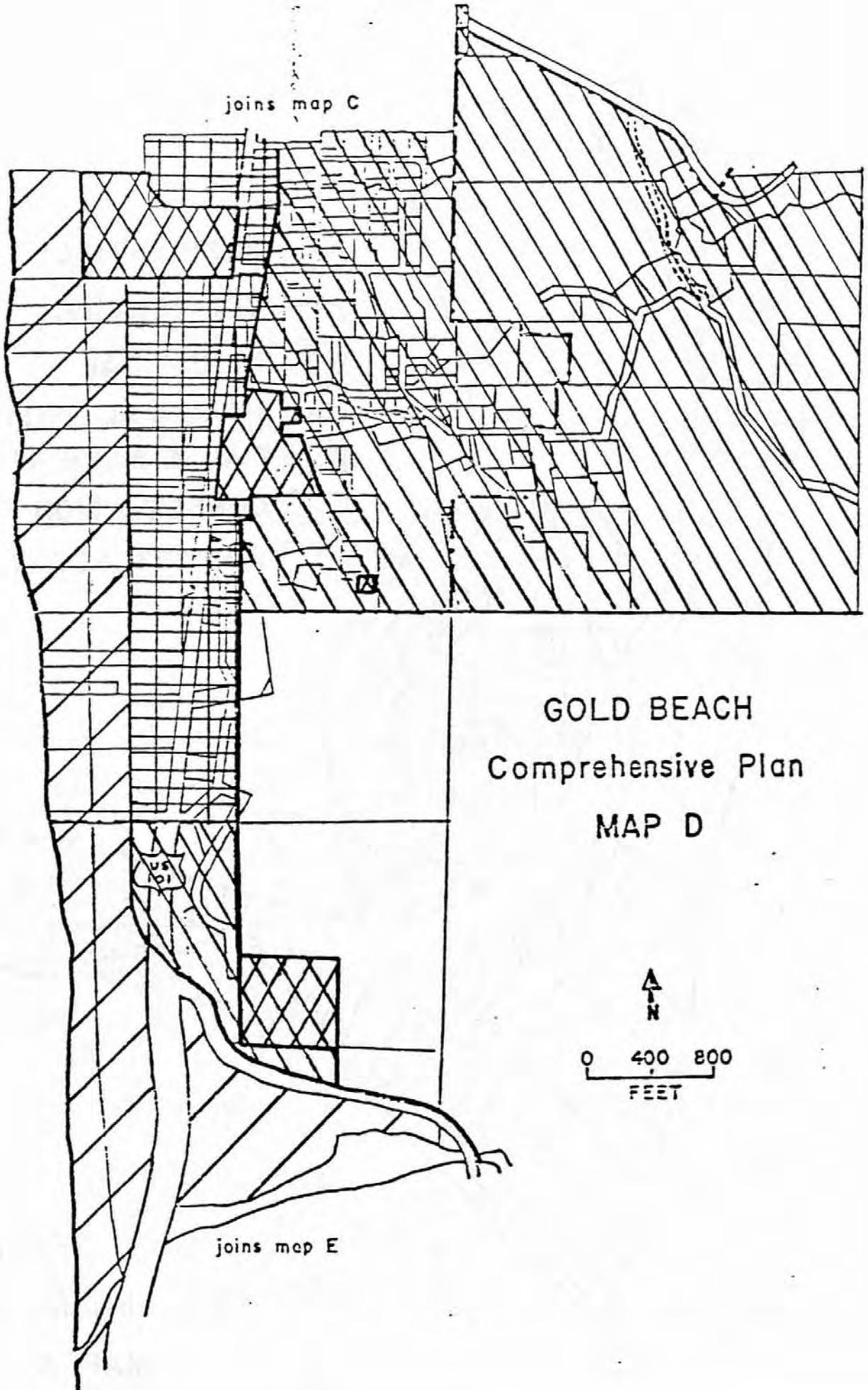
Residential - The purpose of this classification is to designate lands which are suitable for residential development. Public facilities are already provided or feasibly can be provided to these areas.

Commercial - The purpose of this classification is to designate lands which are suitable for the continuance and expansion of a full range of commercial activities. These areas have the full range of urban services and are suitable to meet the commercial needs of Gold Beach's residents and visitors.

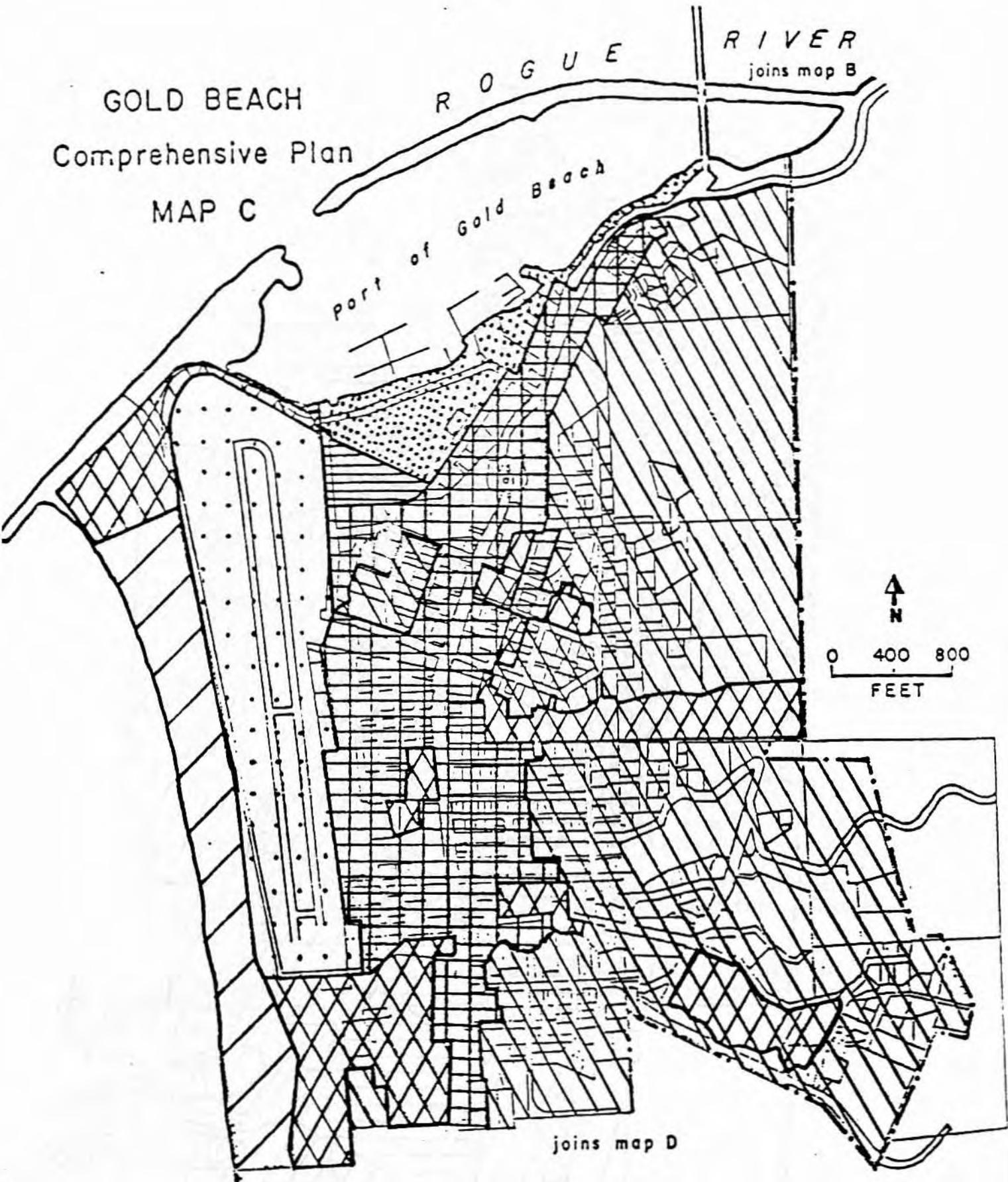
Industrial - The purpose of the Industrial classification is to provide areas for heavy commercial uses or industrial uses which do not possess nuisance characteristics such as noise, dust, smoke odor, fire, or explosion hazards. Some heavier industrial activities can be allowed via a permit basis.

Public and Semi-Public - This classification designates lands to be used for public and semi-public facilities such as schools, government offices, airports, hospitals, parks, port facilities, public maintenance yards, and vacant lands which are owned by the public and will be utilized for public facilities in the future.





GOLD BEACH
Comprehensive Plan
MAP C



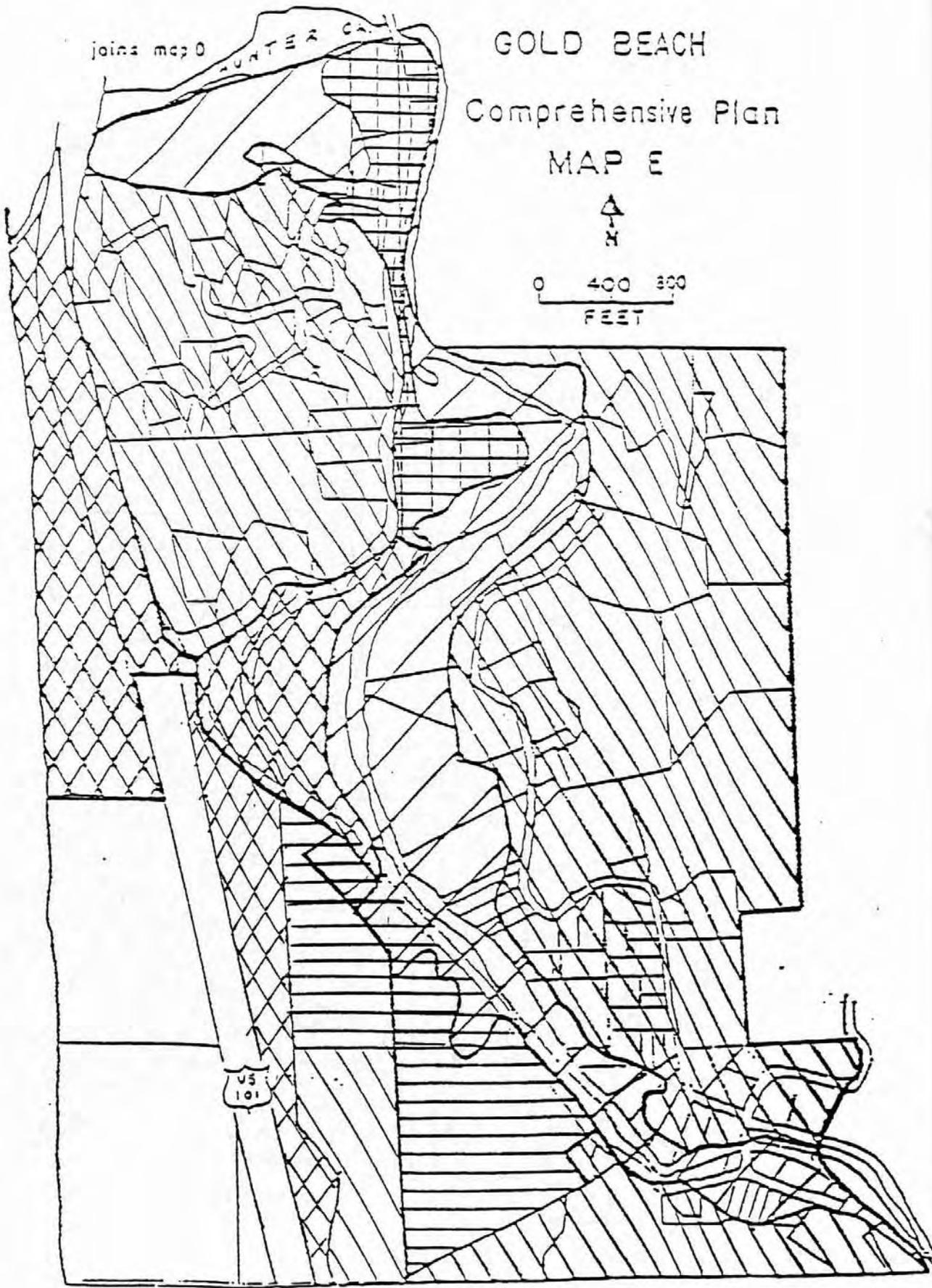
joins map D

HUNTER CA.

GOLD BEACH Comprehensive Plan MAP E



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FEET



Future Planning Issues

The City of Gold Beach is a quiet peaceful town, that provides a healthy living environment for residents and visitors alike. There is no reason that the present character of the City cannot be maintained, while still accommodating the growth that is expected in the future.

A city the size of Gold Beach must look forward and meet the demands of growth in a rational and orderly way or the growth will be too costly for the city to afford.

It is a city's responsibility to provide adequate public facilities for its citizens in the most efficient and inexpensive manner possible. This is the area where most cities develop financial problems.

Present City facilities have problems that must be resolved before appreciable amount of growth utilizing city facilities can occur. It is in the city's interest to identify and attempt to resolve these problems as efficiently and inexpensively as possible. Following is a brief description of present city facilities, and their future planning issues with more detailed information available in the inventory sections of the plan.

Gold Beach Water System

Gold Beach's Water System serves not only the area within the city limits but the surrounding areas also. The Rogue River has water of adequate quality and quantity and the City's water rights of 10cfs should be adequate to handle anticipated growth.

The most pressing problem with the water system is that of water storage. The City must obtain additional storage within its city limits and encourage the Wedderburn area to provide adequate water storage facilities in their area.

Once the storage problem is resolved the City should begin repairing, replacing and looping existing lines within the city.

A specific detailed program of improvements to the distribution system is included in the water study that was done for the City by HGE, Inc.

On April 30, 1982, the City Council passed a bonding ordinance authorizing the issuance of \$900,000 of general obligation bonds for purpose of construction of a water reservoir and water transmission lines. Engineering work has begun for these improvements to the system.

Gold Beach Sewer System

The Gold Beach Sewage Treatment Plant has a design capacity of 500,000 gals/day of secondary treatment. Average dry weather sewage flow for July is only 130,000 gals/day. This figure indicates that anticipated future population growth can be handled by the existing STP.

The collection system is another matter, however. The City's sewer lines have a considerable problem with infiltration and inflow from surface runoff. The City has begun to remedy this problem by smoke testing the entire system and by filming and grouting the main sewer line in the southern half of the city. The smoke tests revealed that a number of roof and storm drains were connected to the sewer collection system. This problem should be dealt with as soon as possible because pumping, fuel, maintenance and treatment of excessive flows represent a considerable cost and will shorten the effective life of the plant.

The City should continue improving the collection system by repairing or replacing faulty sewer lines. Once the existing system has been upgraded, the next priority should be to extend sewer collection lines to areas within the city limits which have no service at the present time. Myrtle Acres and east 11th Street both have problems with failing septic systems and these areas should be sewered first.

Once the problem areas have been taken care of, a program to extend services to the rest of the developable areas within the city should be started. After this has been accomplished, the city can then look at the surrounding areas for possible annexation and extension of services. This concept of phasing growth by attempting to develop the area within the city first, will keep the costs of growth lower while still allowing for the population increases that are expected.

The City should ascertain that new development does not cause new inflow problems. Also new development which could remedy existing problems should be encouraged and all new development proposals should address this problem.

Gold Beach Street System

The first priority the City should address regarding streets should be to research the legal status of the entire street system. After the City has determined which streets they are responsible for, they should set up a priority system for improving public streets which are in need of repair.

The City should also develop street standards and specifications for all new public streets. Once these standards have been developed, it would be within the interest of the City not to accept streets unless they meet the new standards.

Also there are public streets within the City where drainage problems occur during the wet season. These problems should be prioritized and the City should begin eliminating these problems on a systematic basis. All new development must adequately address drainage problems that are associated with the development.

Port of Gold Beach

The Port of Gold Beach is an economic asset to the City of Gold Beach and care should be taken to keep it viable. The port property represents vacant developable land which could increase the economic base of the City. Since vacant commercial and industrial land within the city is so scarce, development of the Port property by businesses which can increase the job opportunities of the area should be encouraged.

The viability of the Port's boat basin is dependent upon keeping the entrance to the harbor and the mouth of the river passable by the fishing fleet. The City should aid the Port in trying to get a permanent solution to this access problem, as there are adequate facilities available at the port to handle increases in both the sport and commercial fishing fleets, and thus, enhance the economy.

Also the Port operates the Gold Beach Airport which is a valuable asset to the City. The City should encourage efforts to improve the airport and encourage only compatible uses adjacent to the airport. As the City continues to grow, a need for commercial air service could develop. At that time, the adequacy of the airport facilities will partly determine if commercial air service can be brought to the area.

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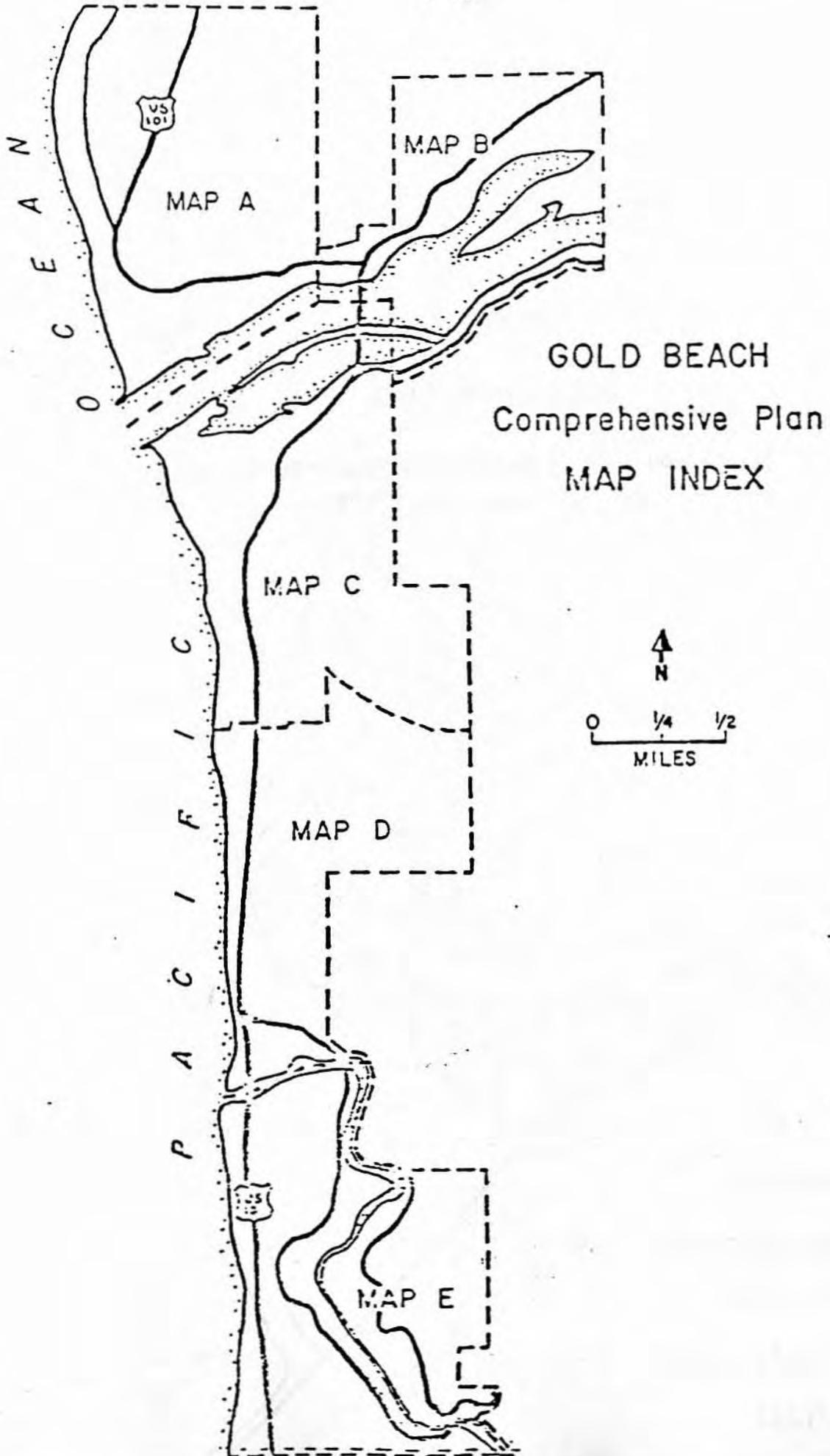
CITY OF GOLD BEACH

COMPREHENSIVE PLAN

APPENDICIES

PREFACE

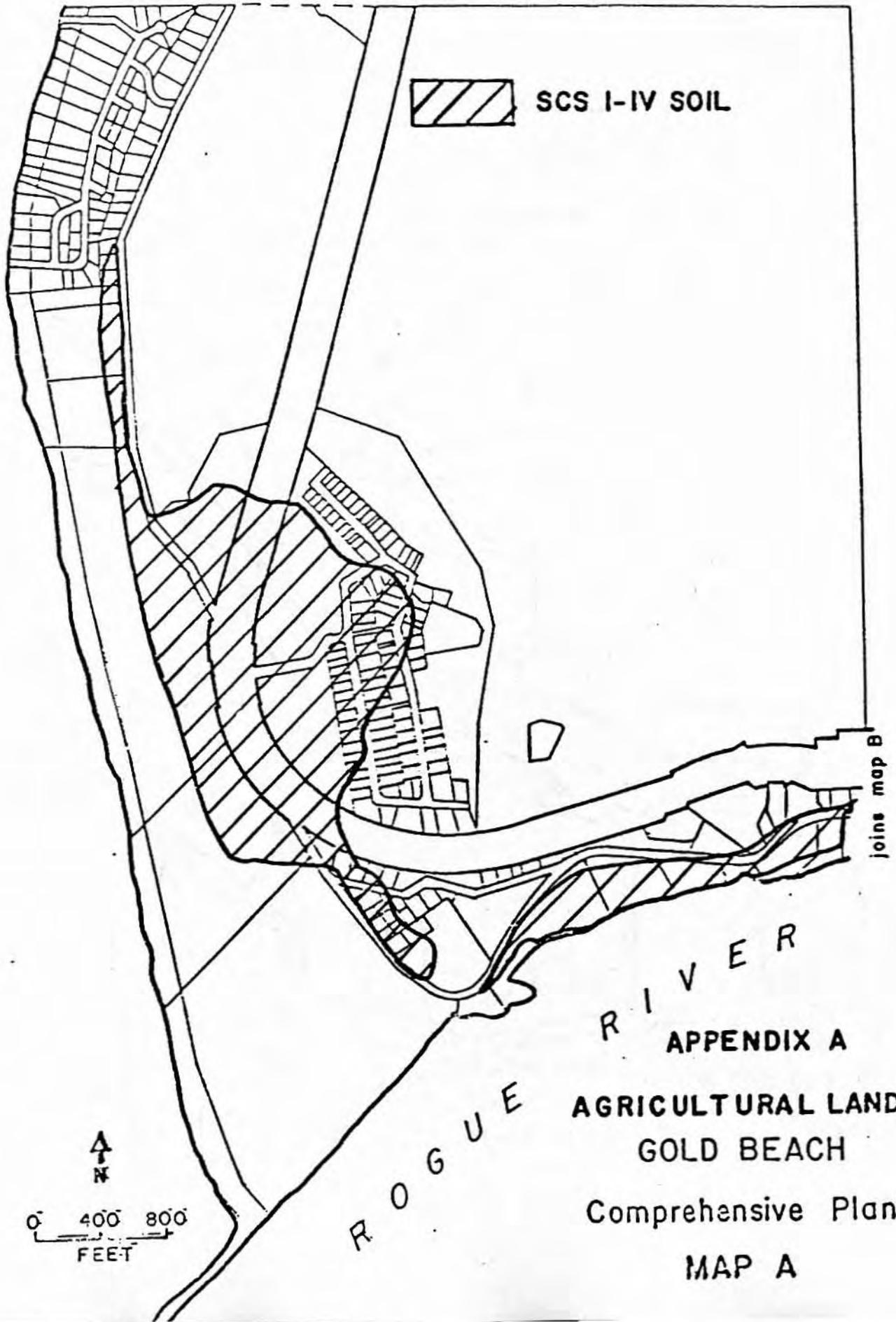
Most of the inventory information for the City of Gold Beach Comprehensive Plan was mapped on a series of base maps at a scale of 1" to 800 feet which show geographic features, main streets and highways, and property lines as of January 1982. These maps show the incorporated city as well as the area included in the urban growth boundary. There are five maps in each appendix map set covering the planning area. The following index map indicates how the five individual maps relate to each other.



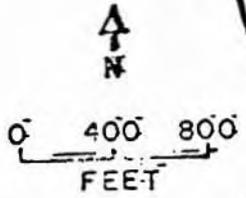
APPENDIX A

AGRICULTURAL LANDS

INVENTORY MAPS SHOWING THE DISTRIBUTION OF
AGRICULTURAL SOIL TYPES



 SCS I-IV SOIL

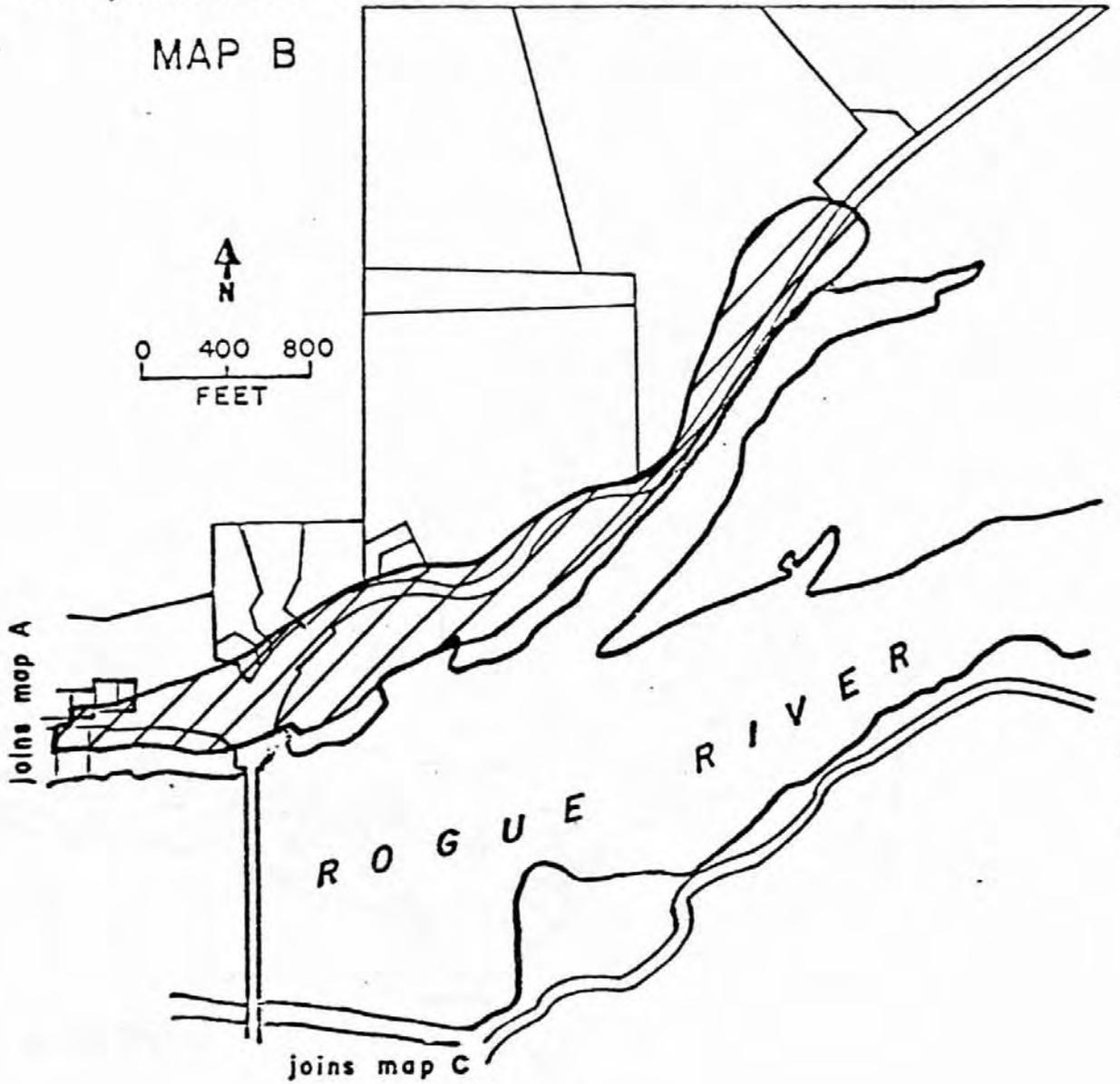


R O G U E
R I V E R
APPENDIX A
AGRICULTURAL LANDS
GOLD BEACH
Comprehensive Plan
MAP A

joins map B

APPENDIX A
AGRICULTURAL LANDS
GOLD BEACH
Comprehensive Plan

MAP B



APPENDIX A.

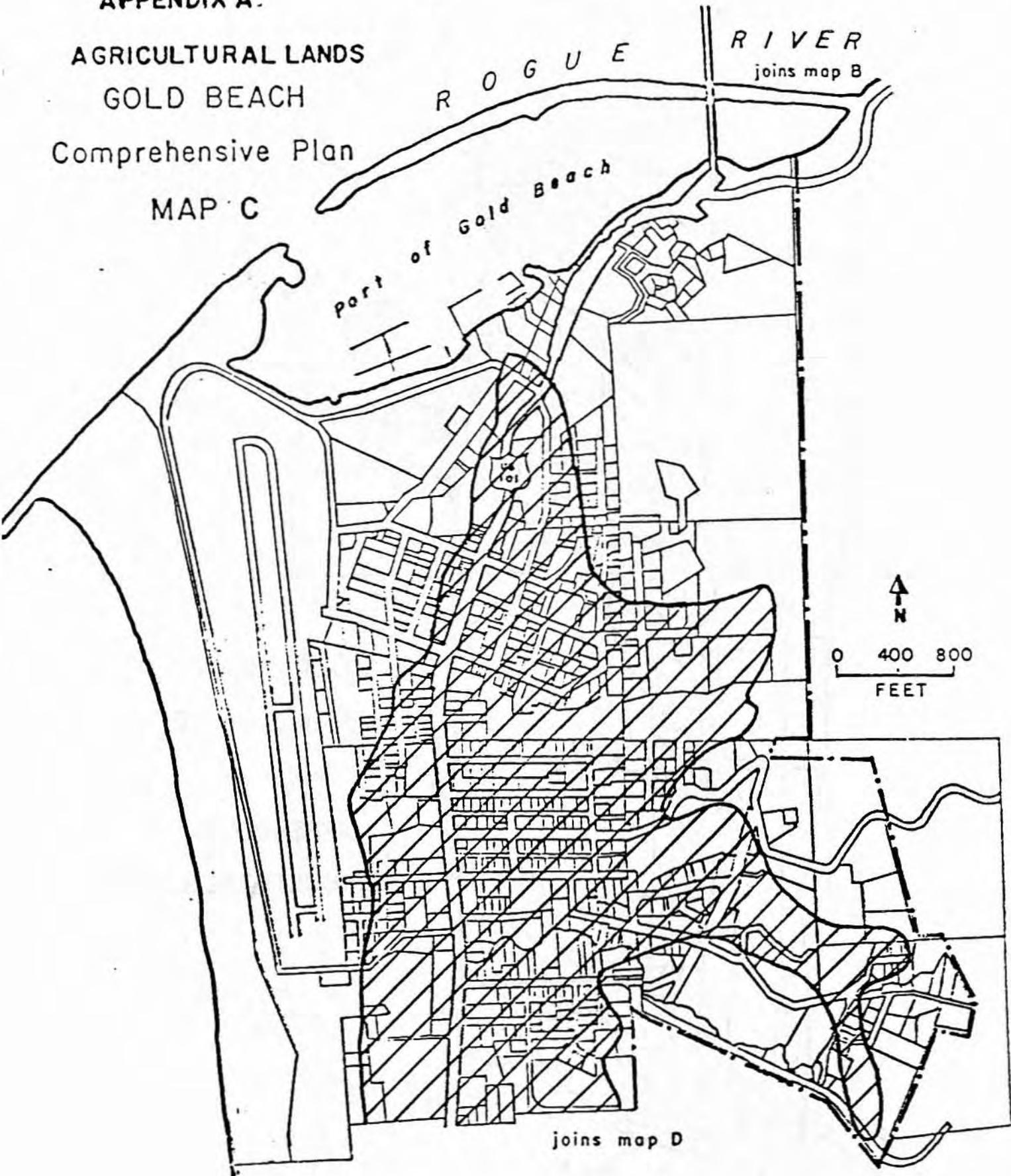
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AGRICULTURAL LANDS

GOLD BEACH

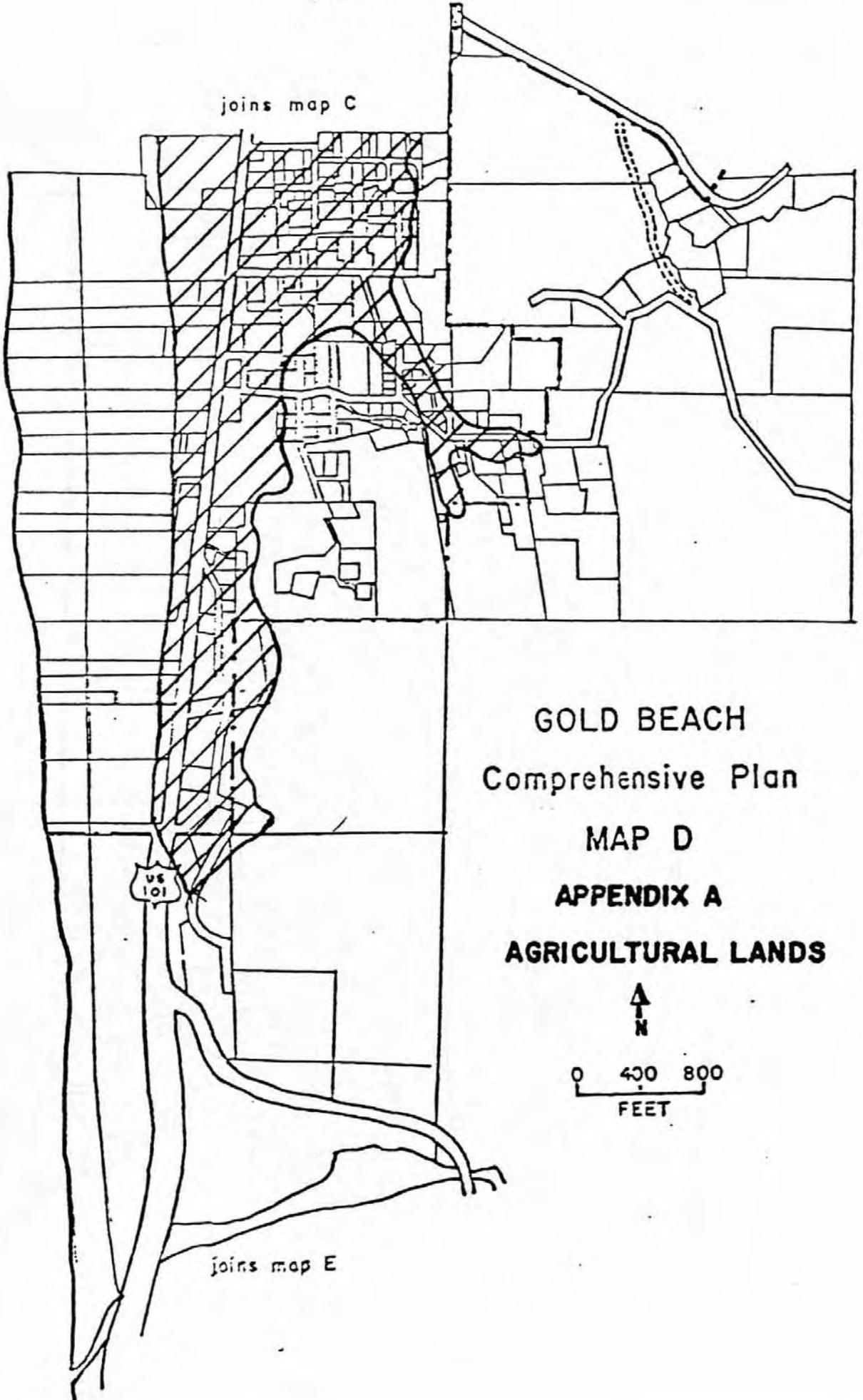
Comprehensive Plan

MAP C



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joins map C



GOLD BEACH
Comprehensive Plan
MAP D
APPENDIX A
AGRICULTURAL LANDS



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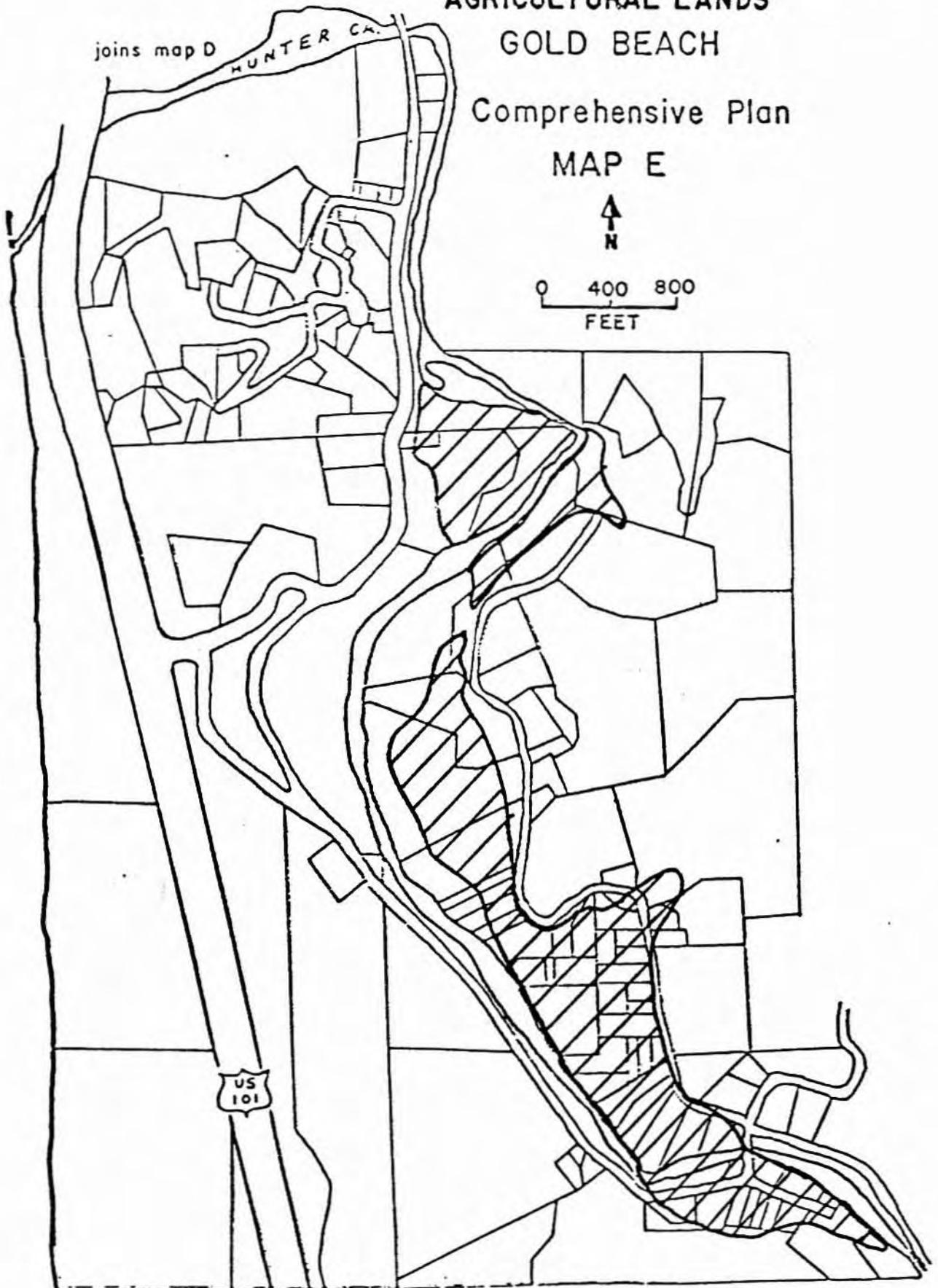
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APPENDIX A

AGRICULTURAL LANDS
GOLD BEACH

Comprehensive Plan

MAP E

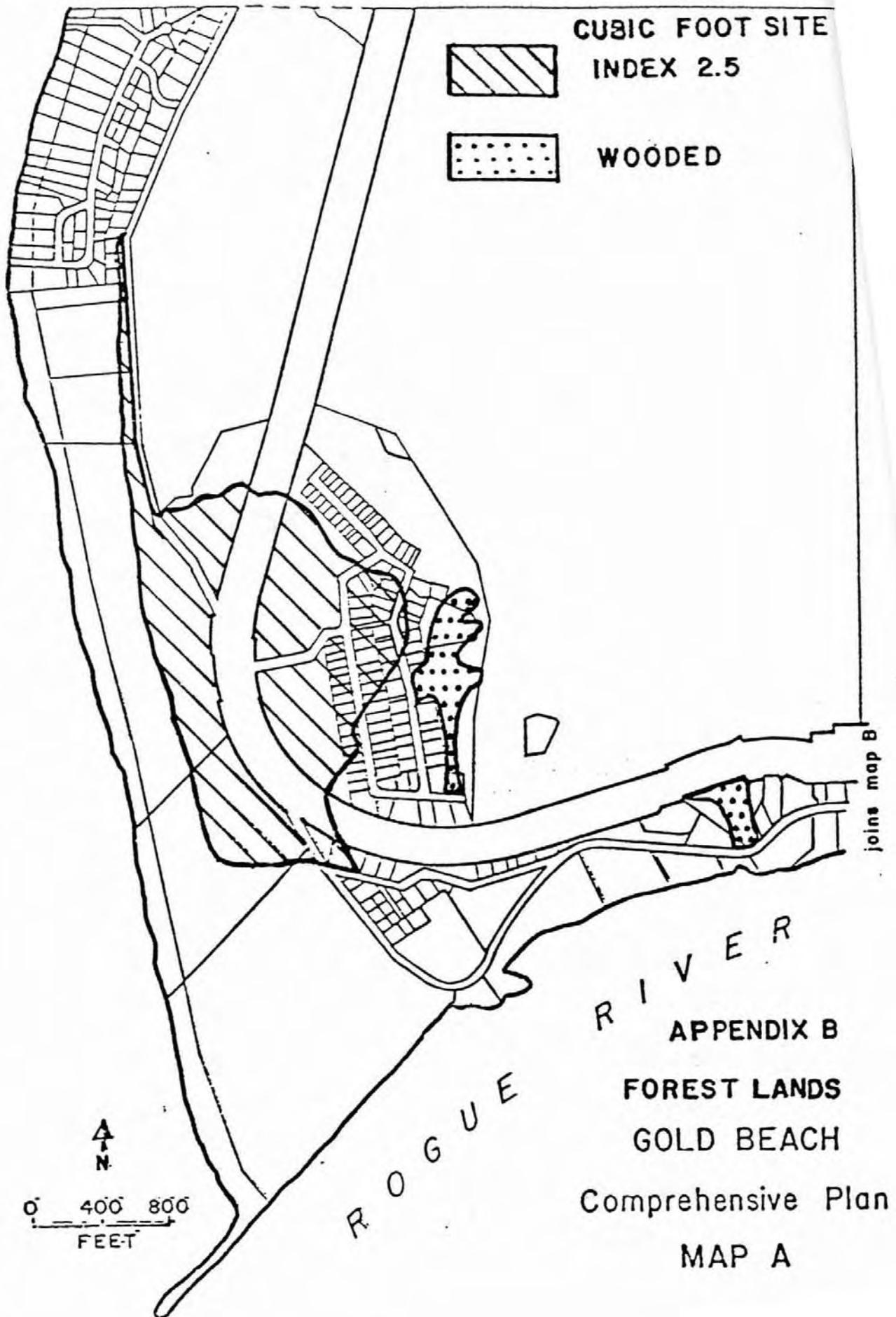


APPENDIX B

FOREST LANDS

INVENTORY MAPS SHOWING THE DISTRIBUTION
OF SOILS WITH FOREST CAPABILITIES AND
THE PRESENT EXTENT OF FOREST COVER

MAP A
COMPREHENSIVE
GOLD BEAR
FOREST LANDS
APPENDIX B



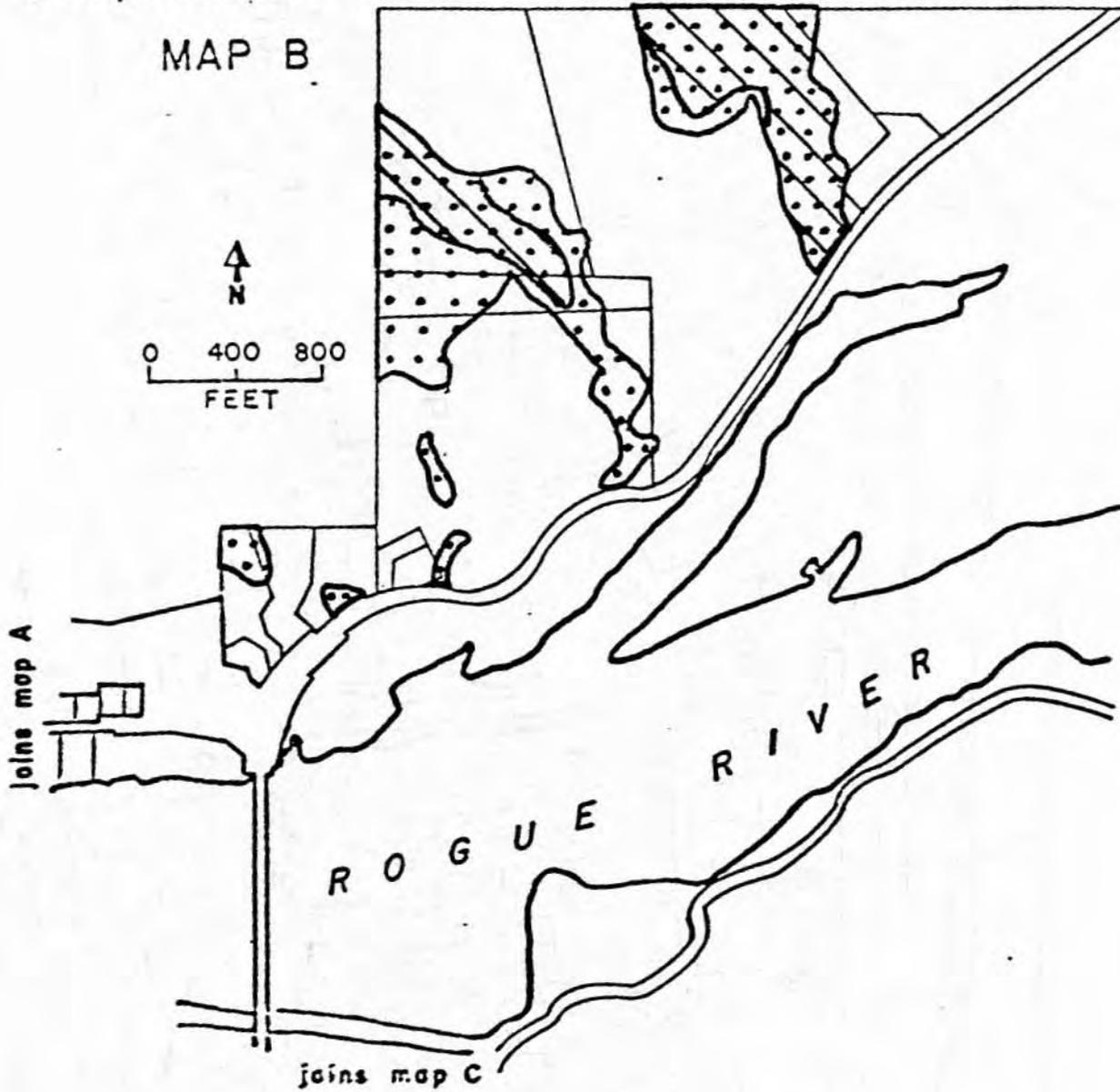
APPENDIX B

FOREST LANDS

GOLD BEACH

Comprehensive Plan

MAP B



APPENDIX B

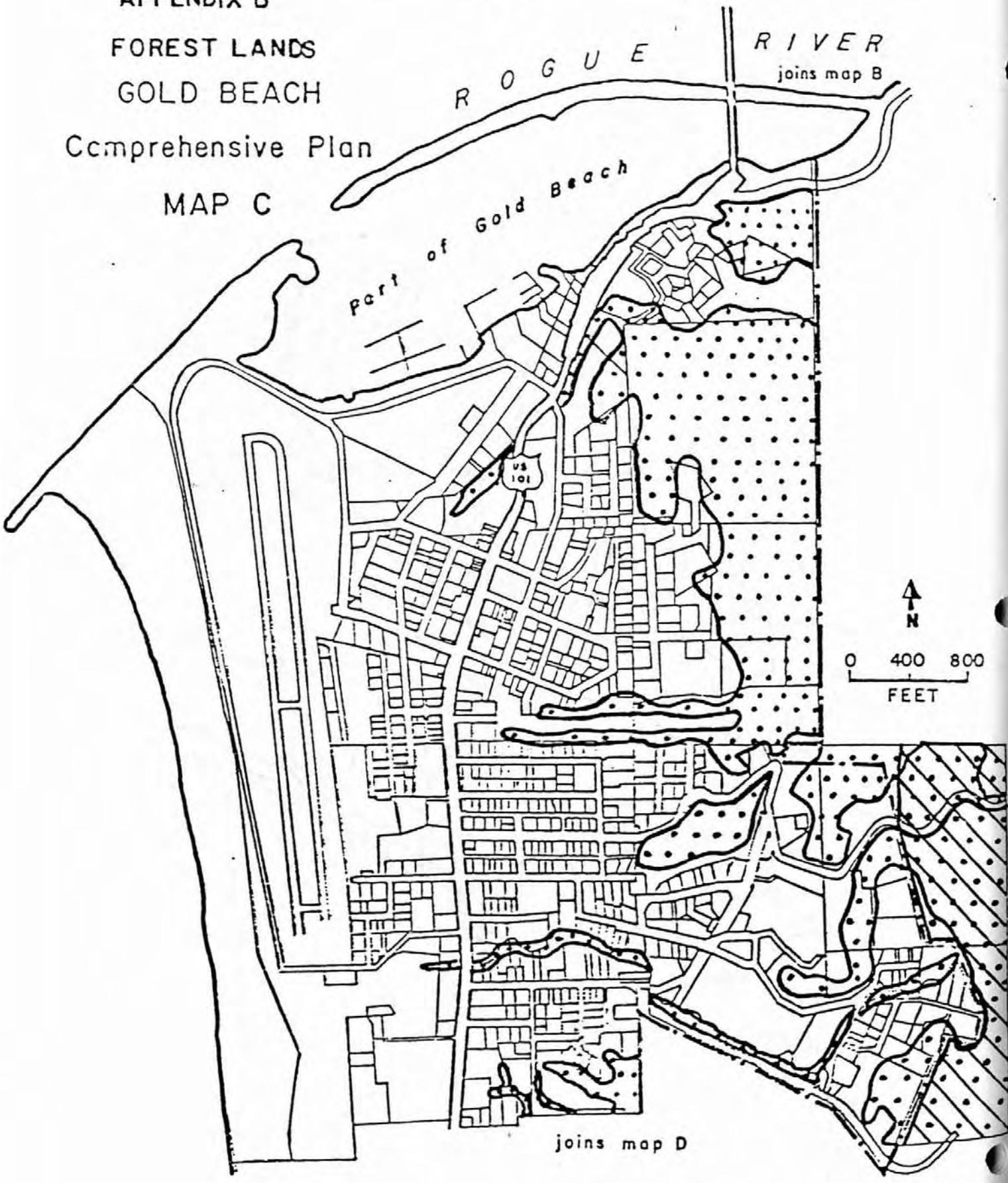
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FOREST LANDS

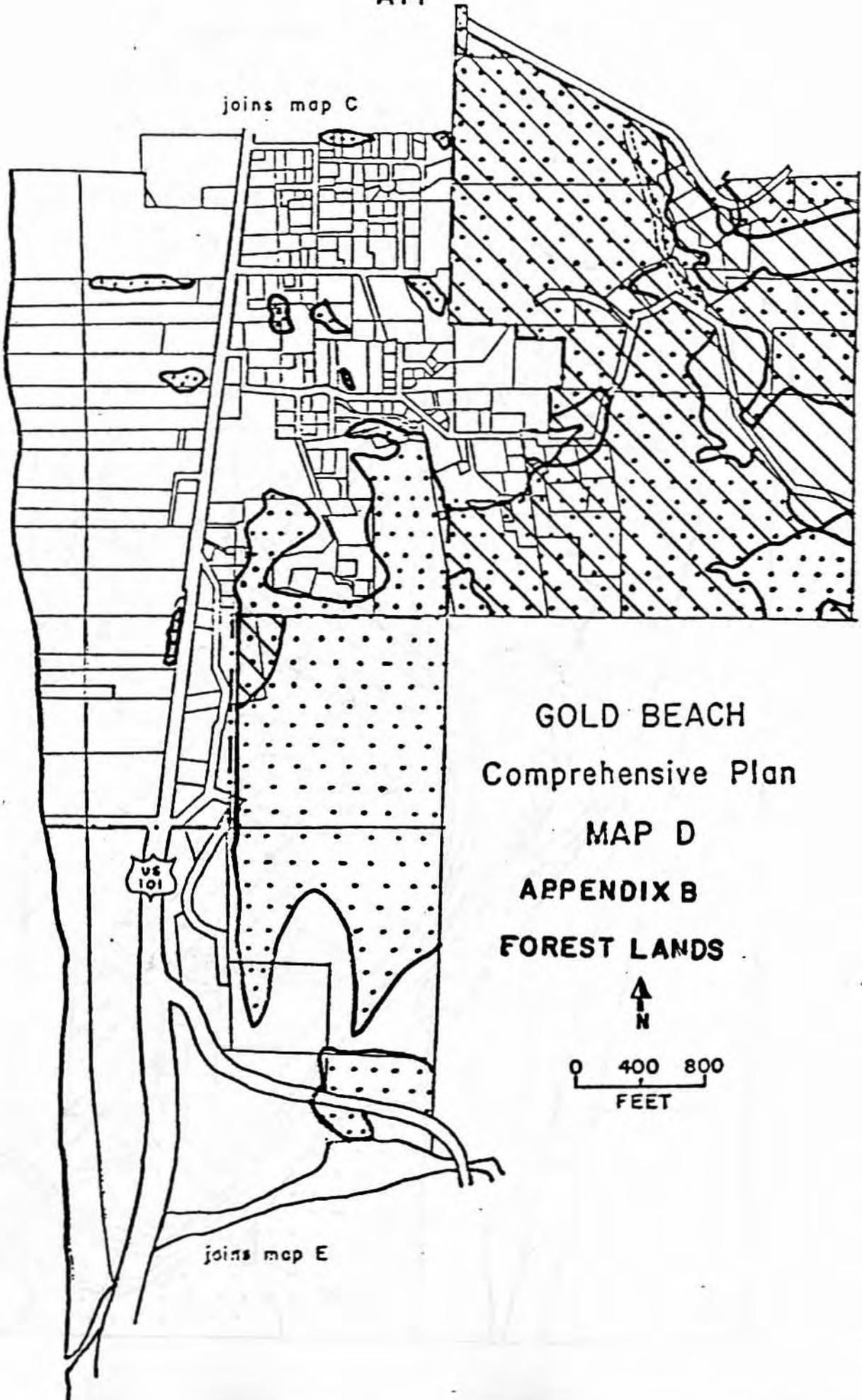
GOLD BEACH

Comprehensive Plan

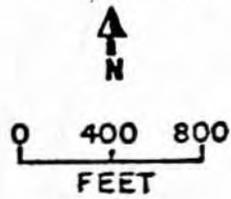
MAP C



joins map C



GOLD BEACH
Comprehensive Plan
MAP D
APPENDIX B
FOREST LANDS



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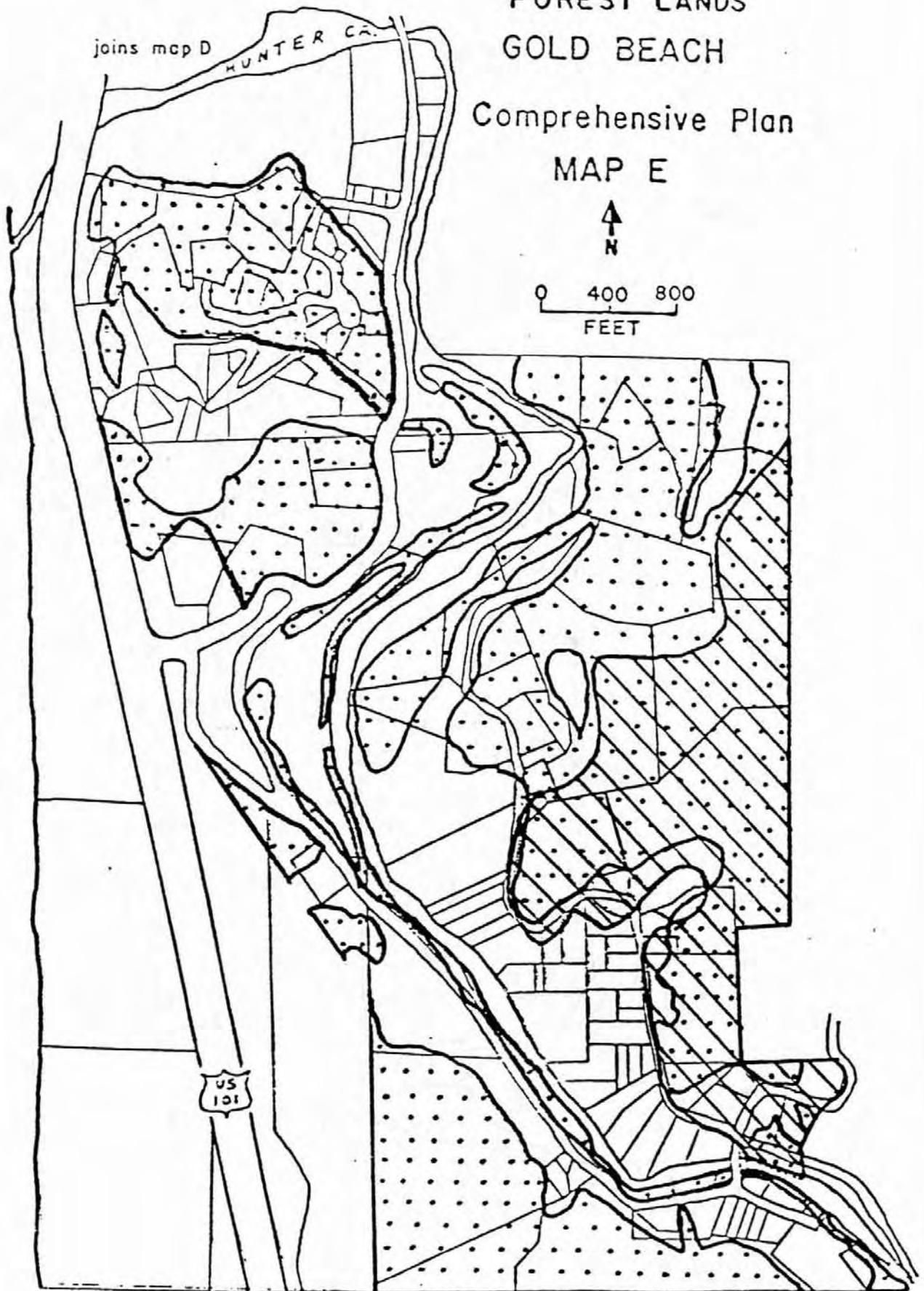
APPENDIX B

FOREST LANDS

GOLD BEACH

Comprehensive Plan

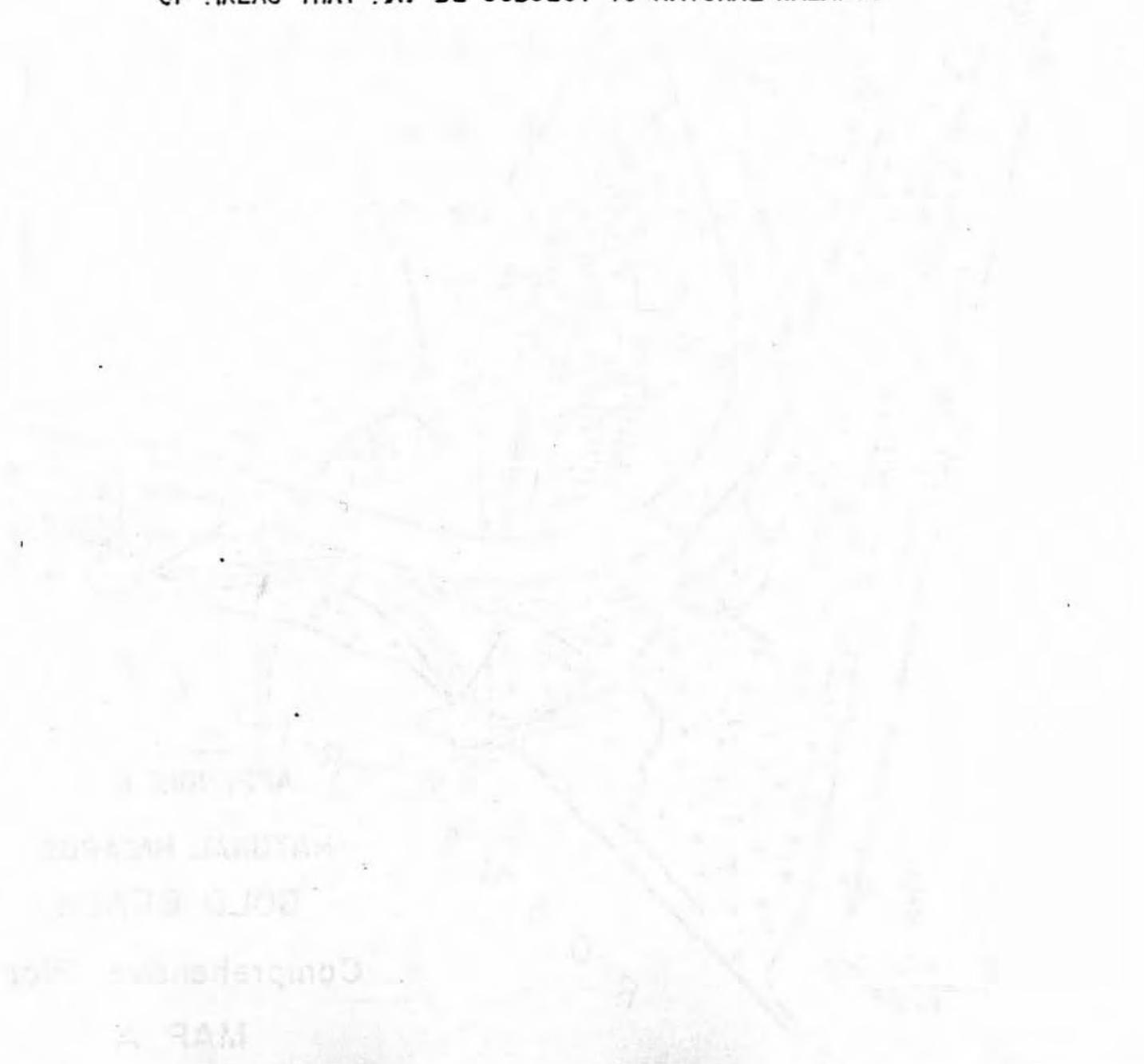
MAP E

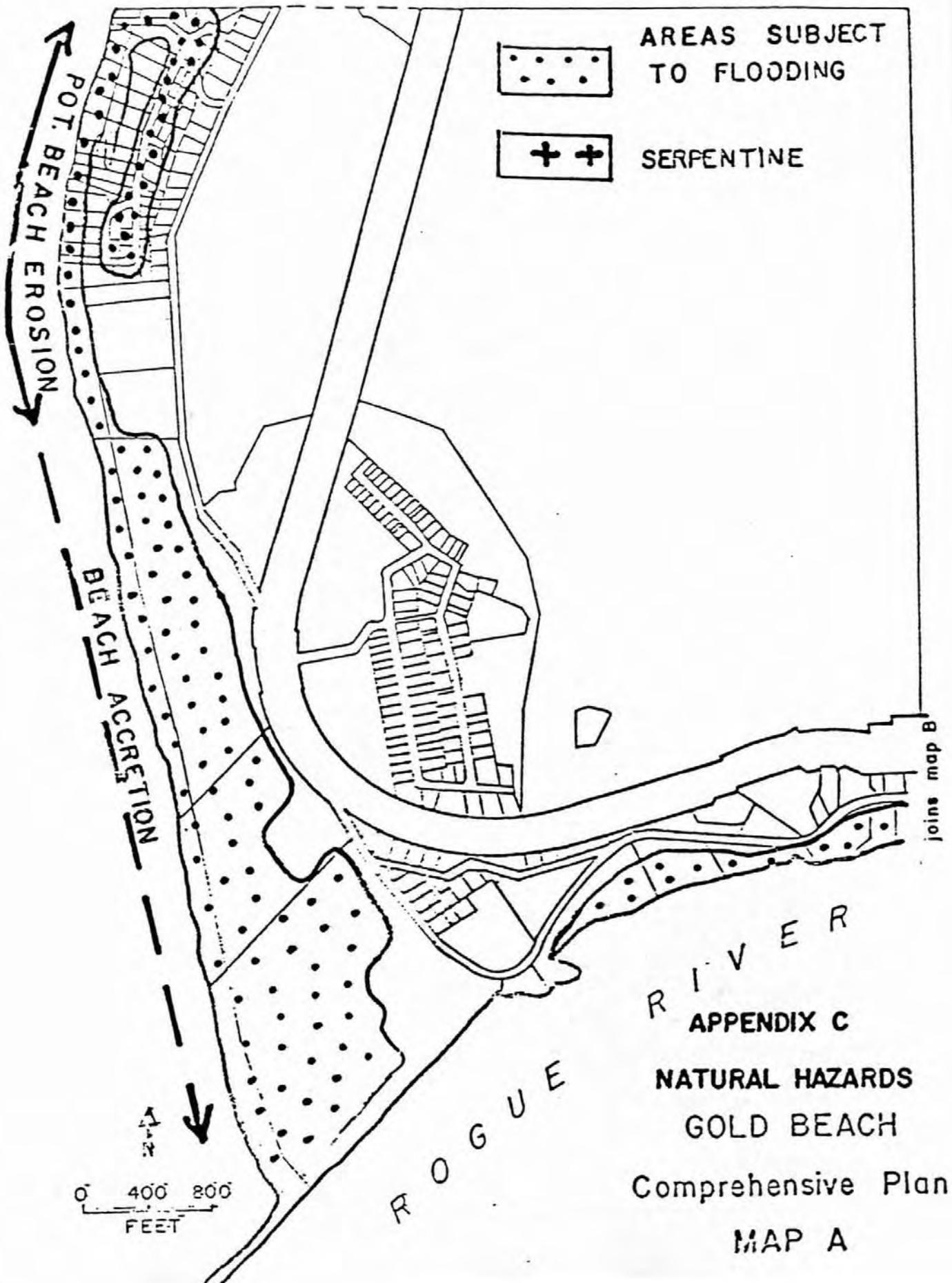


APPENDIX C

NATURAL HAZARDS

INVENTORY MAPS SHOWING THE LOCATION
OF AREAS THAT MAY BE SUBJECT TO NATURAL HAZARDS

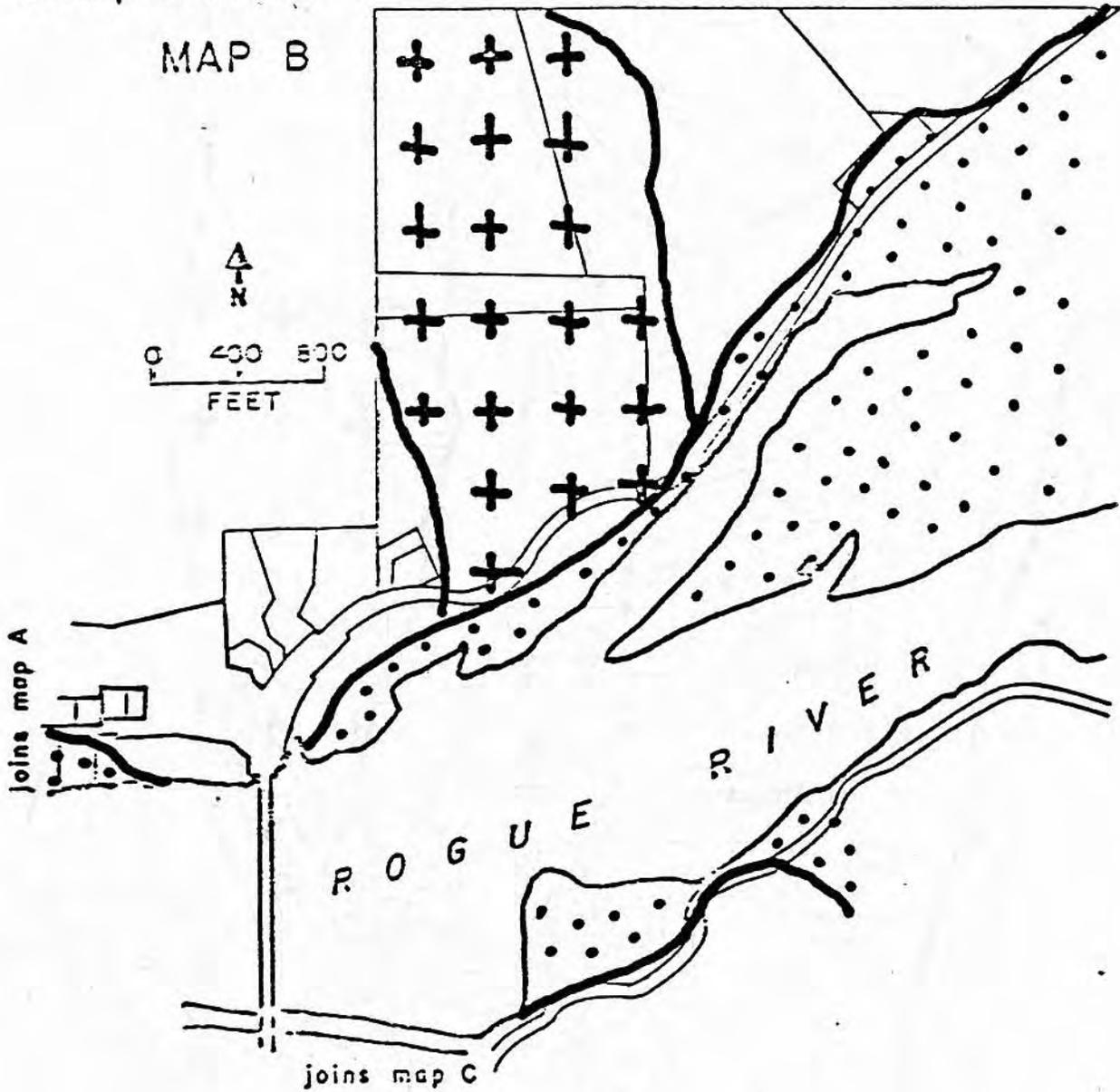




APPENDIX C

NATURAL HAZARDS
GOLD BEACH

Comprehensive Plan



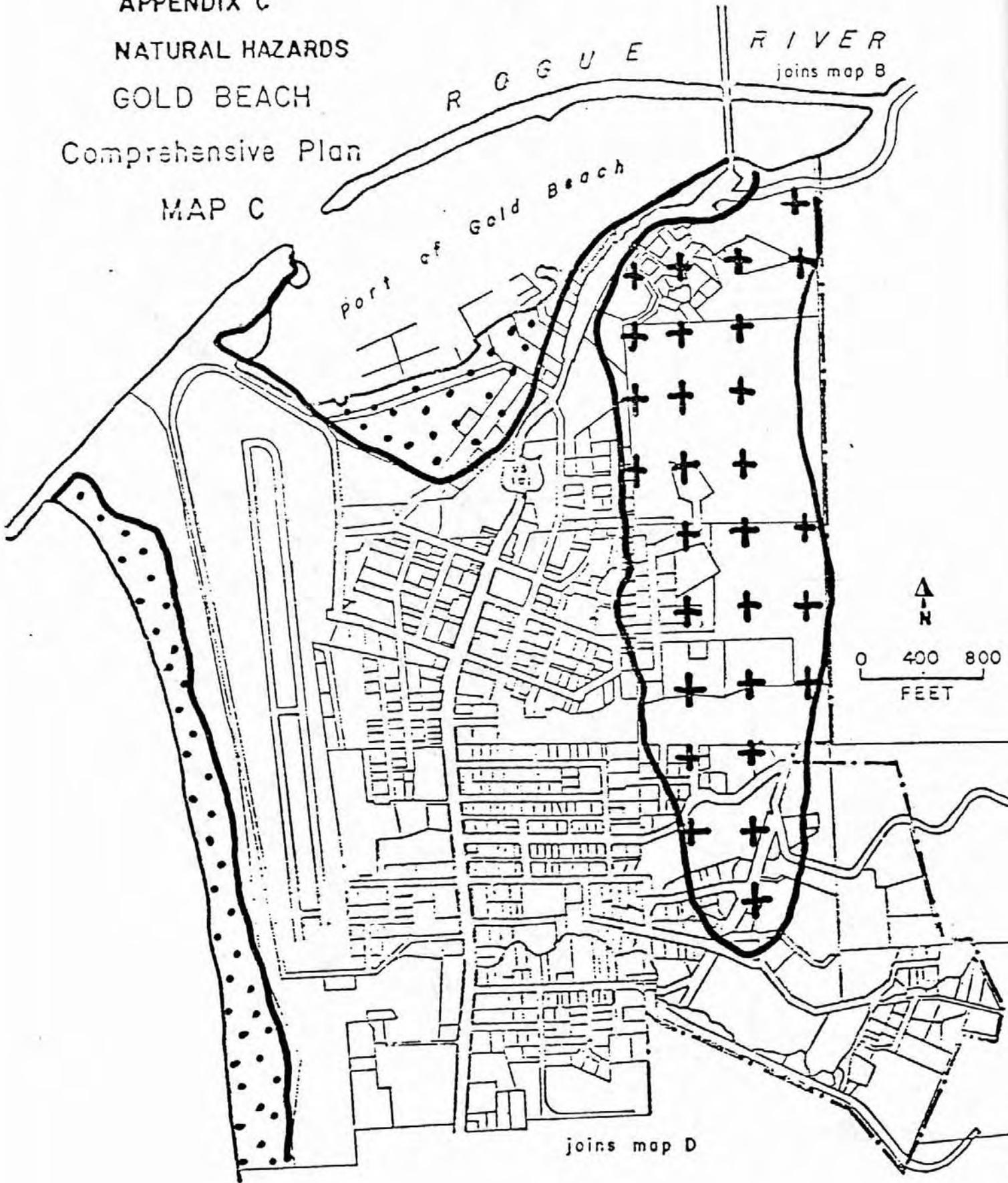
APPENDIX C

NATURAL HAZARDS

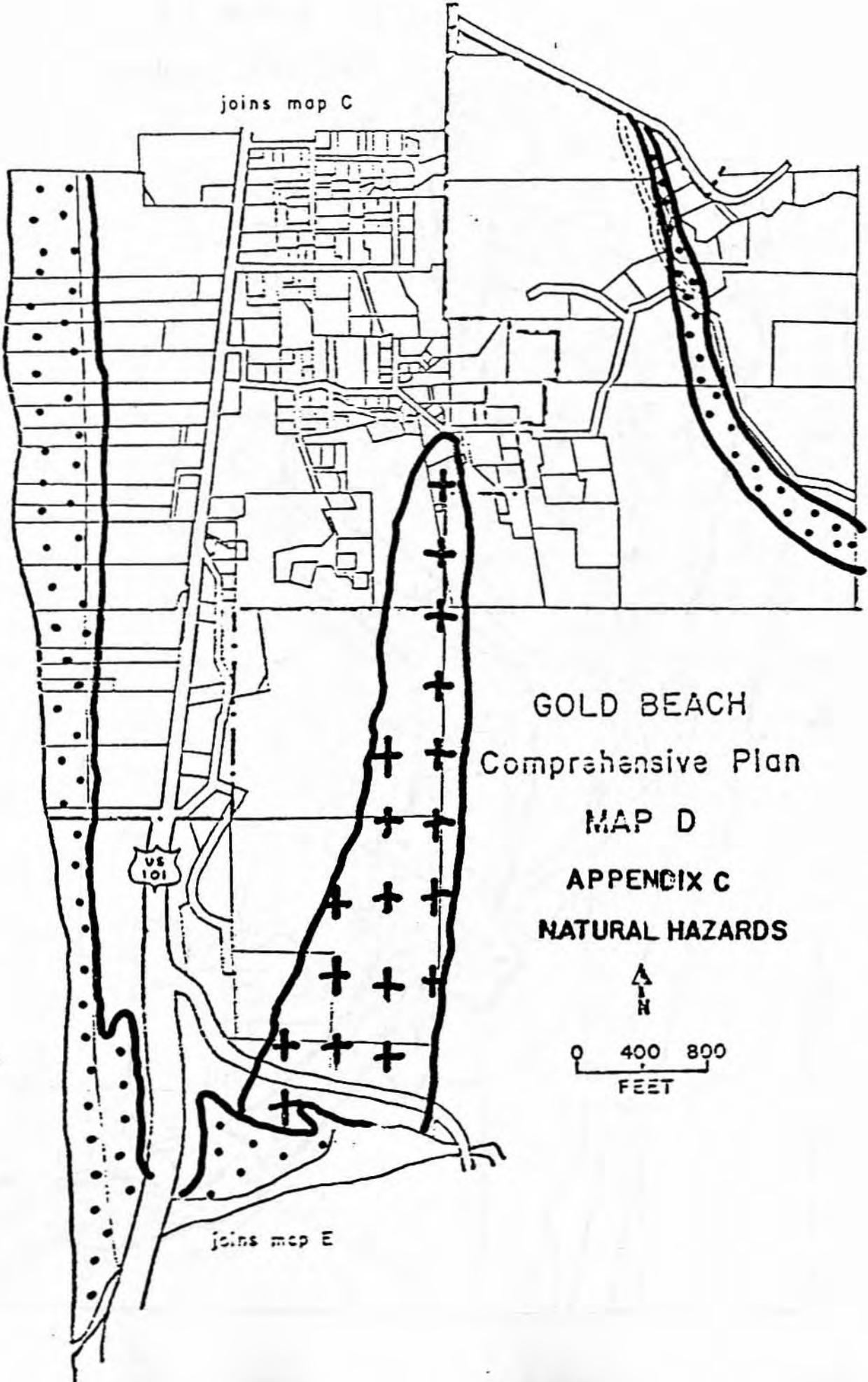
GOLD BEACH

Comprehensive Plan

MAP C



joins map C



GOLD BEACH
Comprehensive Plan
MAP D
APPENCIX C
NATURAL HAZARDS



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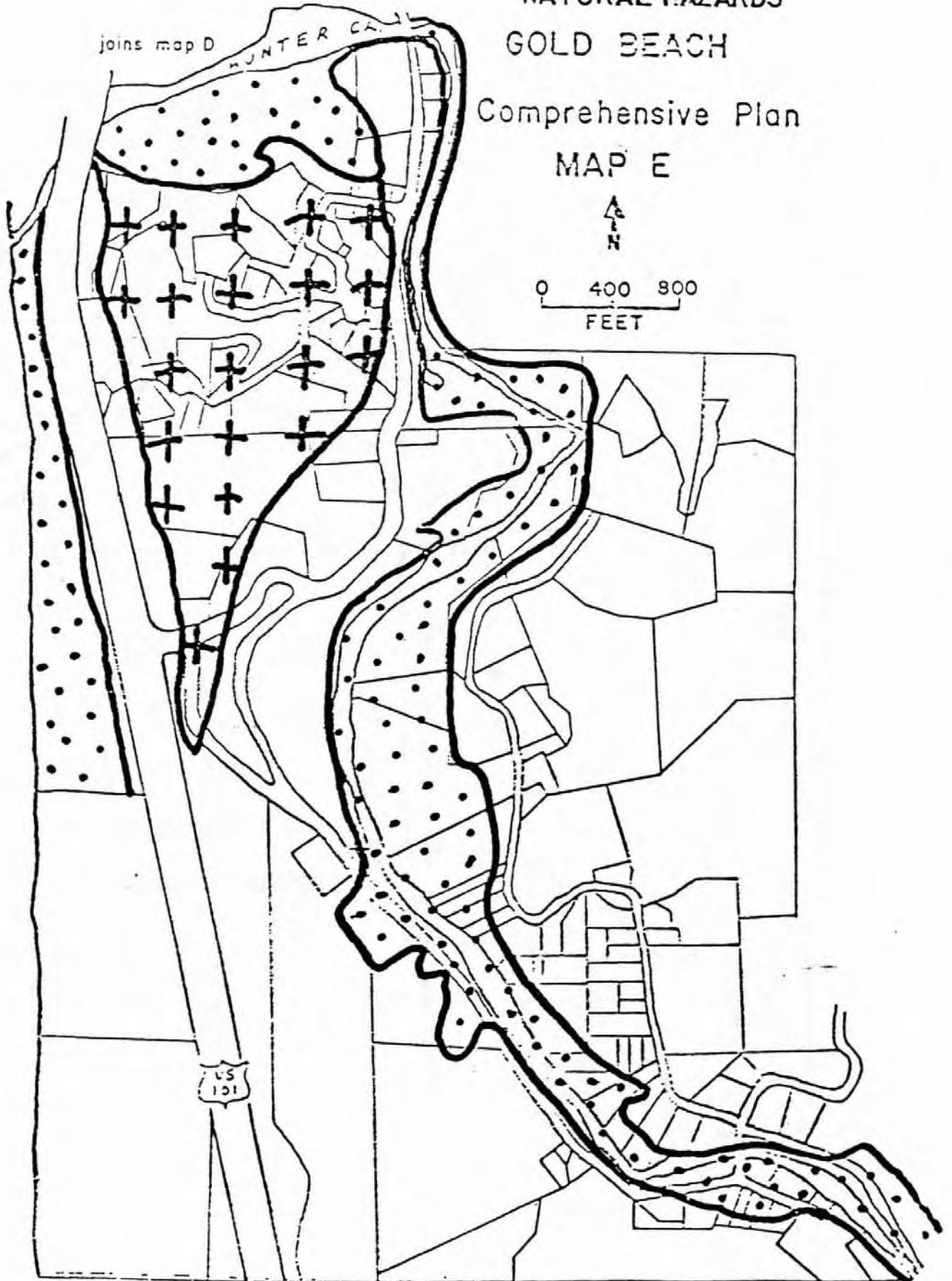
joins map E

APPENDIX C

NATURAL HAZARDS
GOLD BEACH

Comprehensive Plan

MAP E

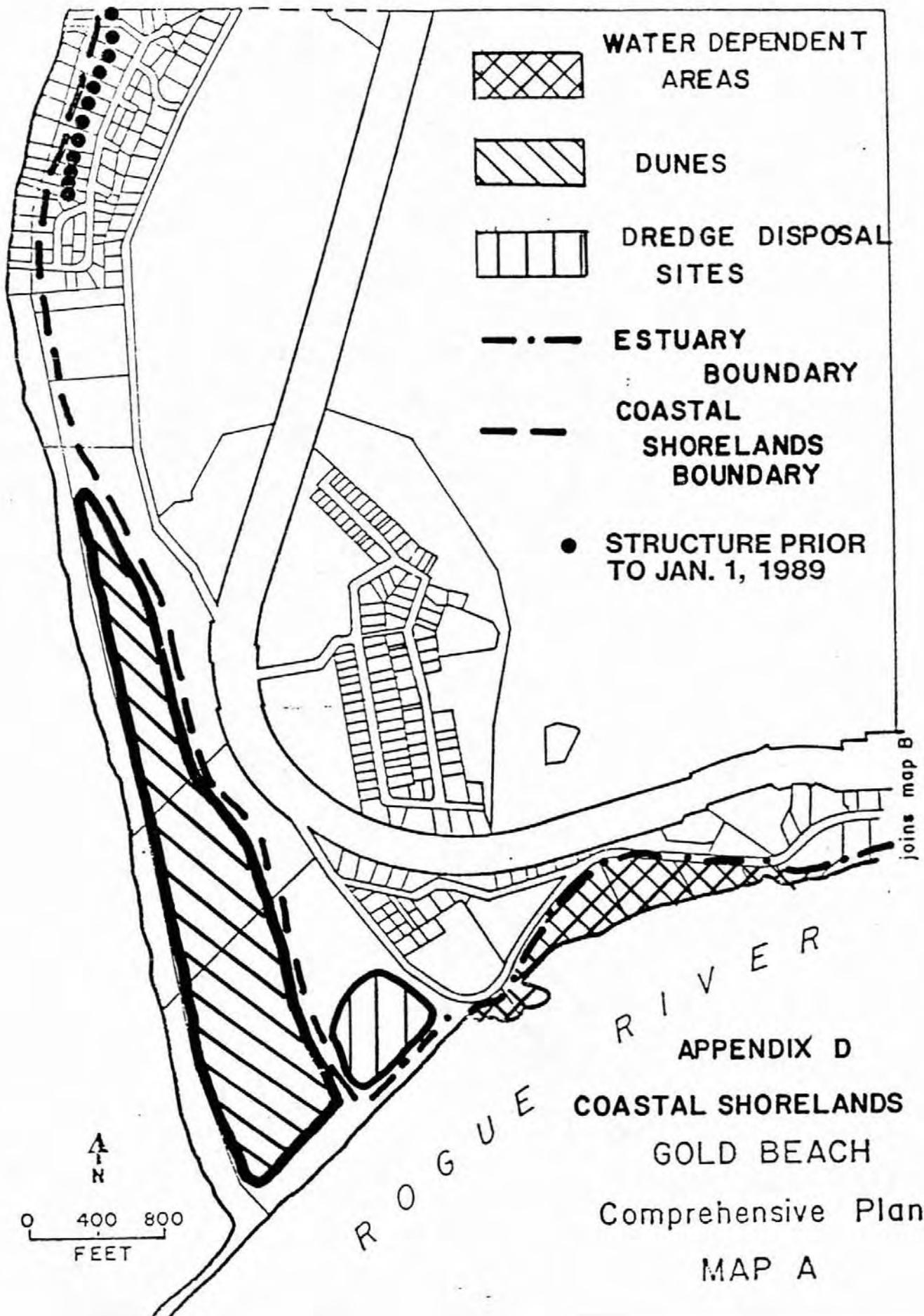


APPENDIX D

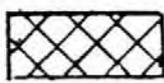
COASTAL SHORELANDS

INVENTORY MAPS SHOWING THE LOCATION
OF VARIOUS FACTORS RELATED TO COASTAL
SHORELANDS AND BEACHES AND DUNES

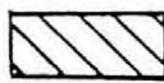




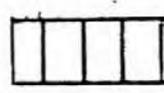
**WATER DEPENDENT
AREAS**



DUNES



**DREDGE DISPOSAL
SITES**



**ESTUARY
BOUNDARY**

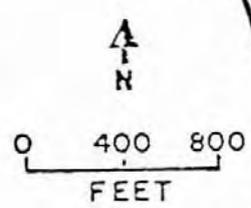


**COASTAL
SHORELANDS
BOUNDARY**



● **STRUCTURE PRIOR
TO JAN. 1, 1989**

ROGUE RIVER
APPENDIX D
COASTAL SHORELANDS
GOLD BEACH
Comprehensive Plan
MAP A



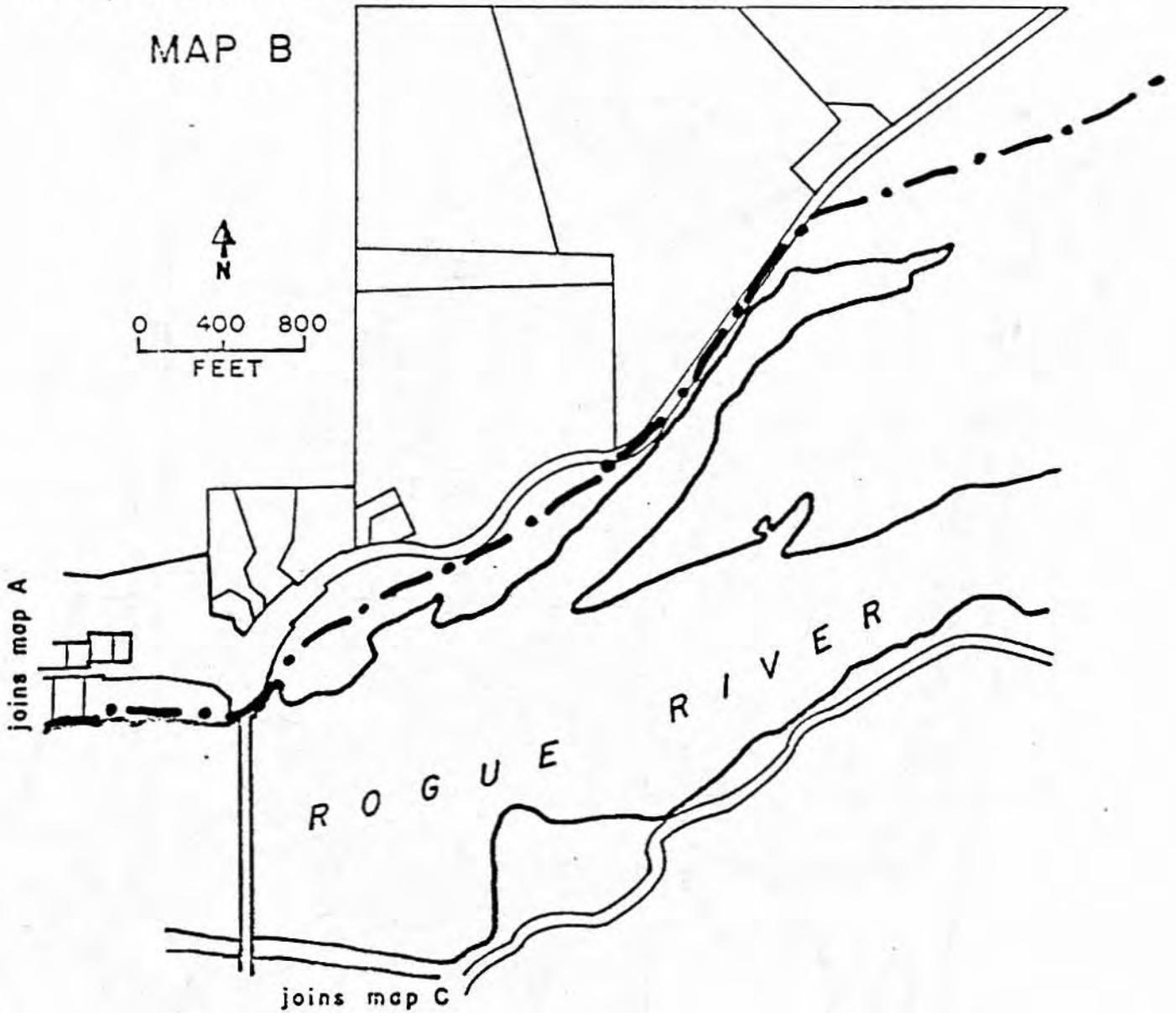
joins map B

APPENDIX D

COASTAL SHORELANDS
GOLD BEACH

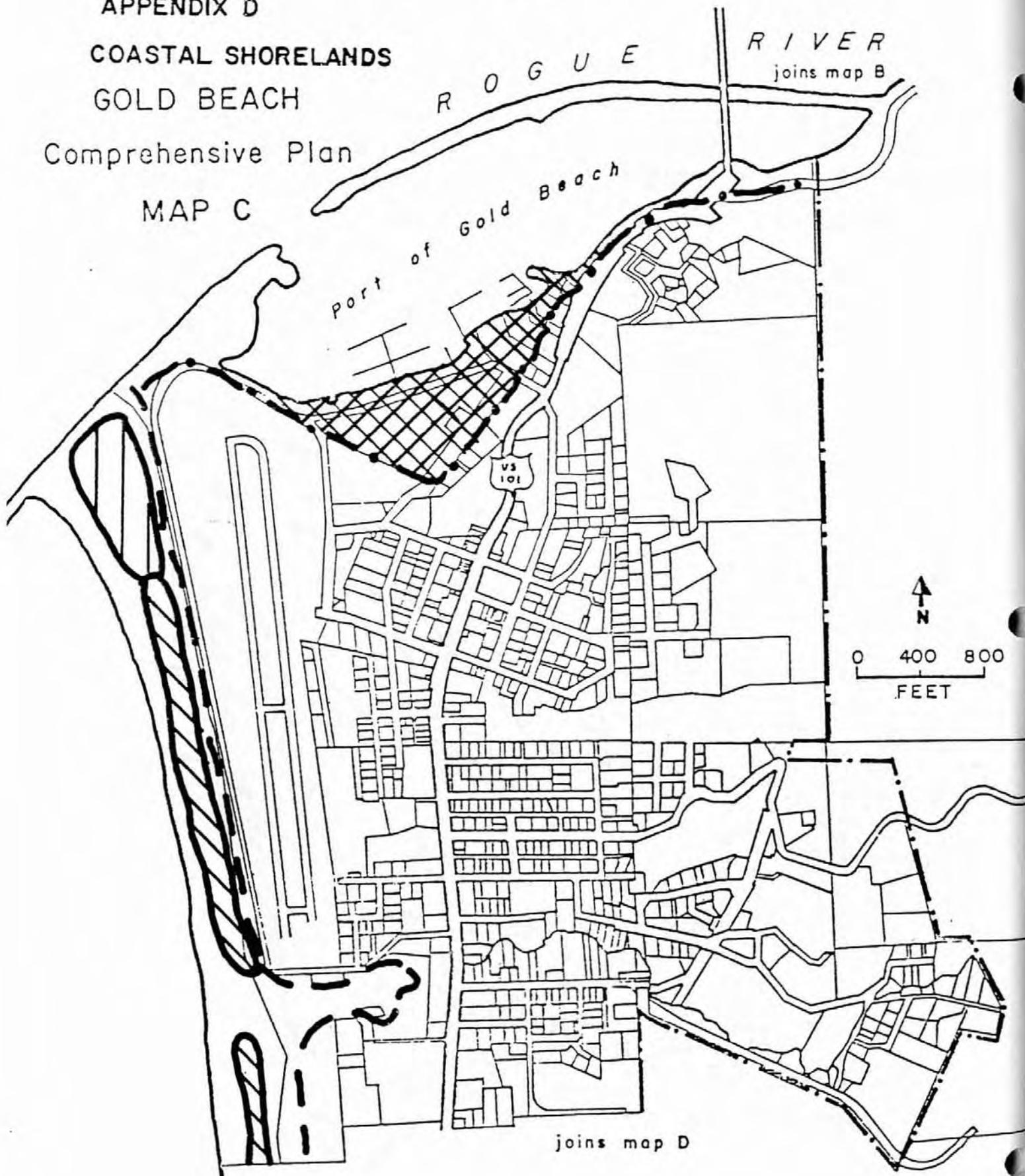
Comprehensive Plan

MAP B

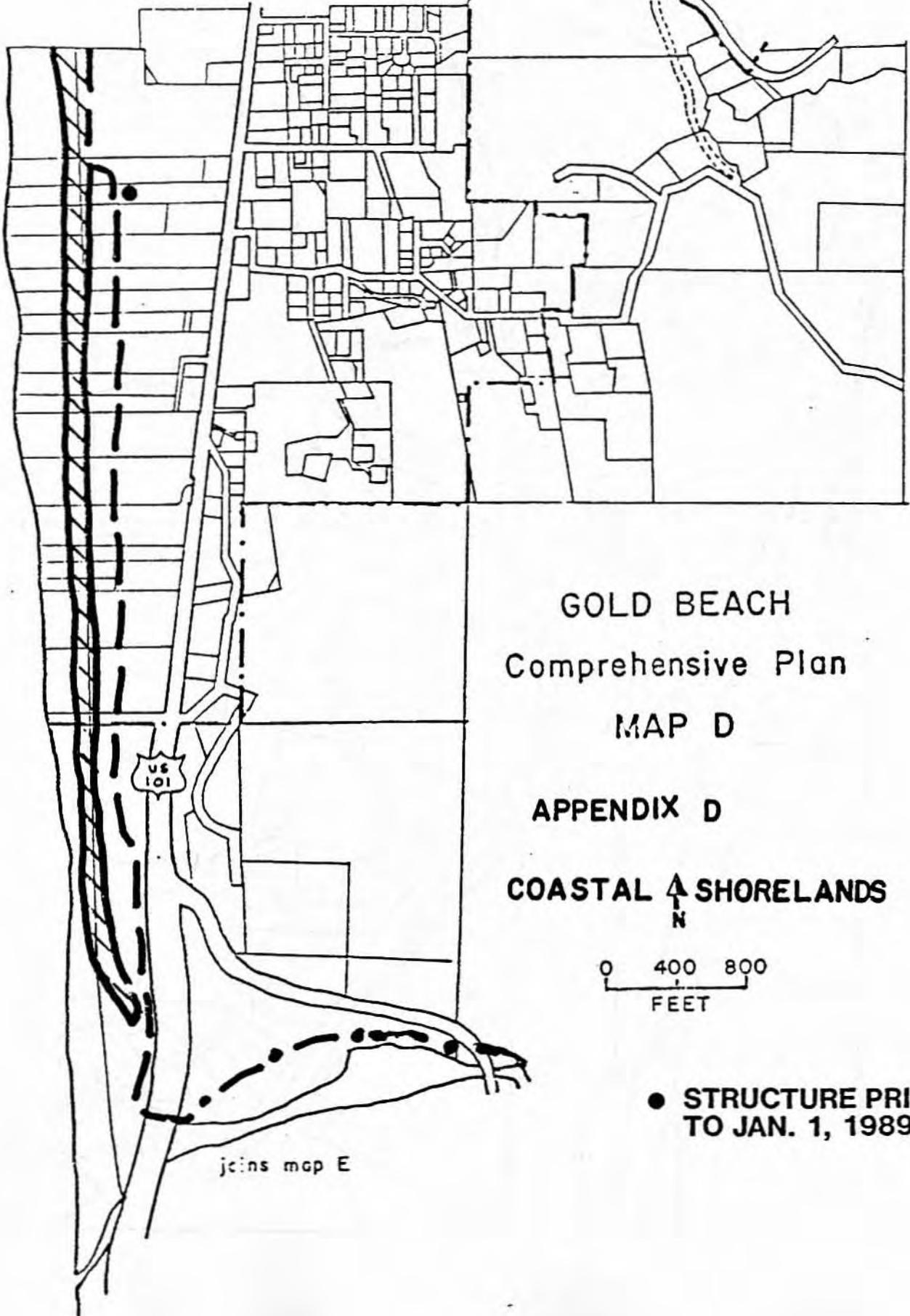


APPENDIX D
COASTAL SHORELANDS
GOLD BEACH
Comprehensive Plan

MAP C



joins map C



GOLD BEACH
 Comprehensive Plan
 MAP D

APPENDIX D

COASTAL  SHORELANDS
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● STRUCTURE PRIOR
 TO JAN. 1, 1989

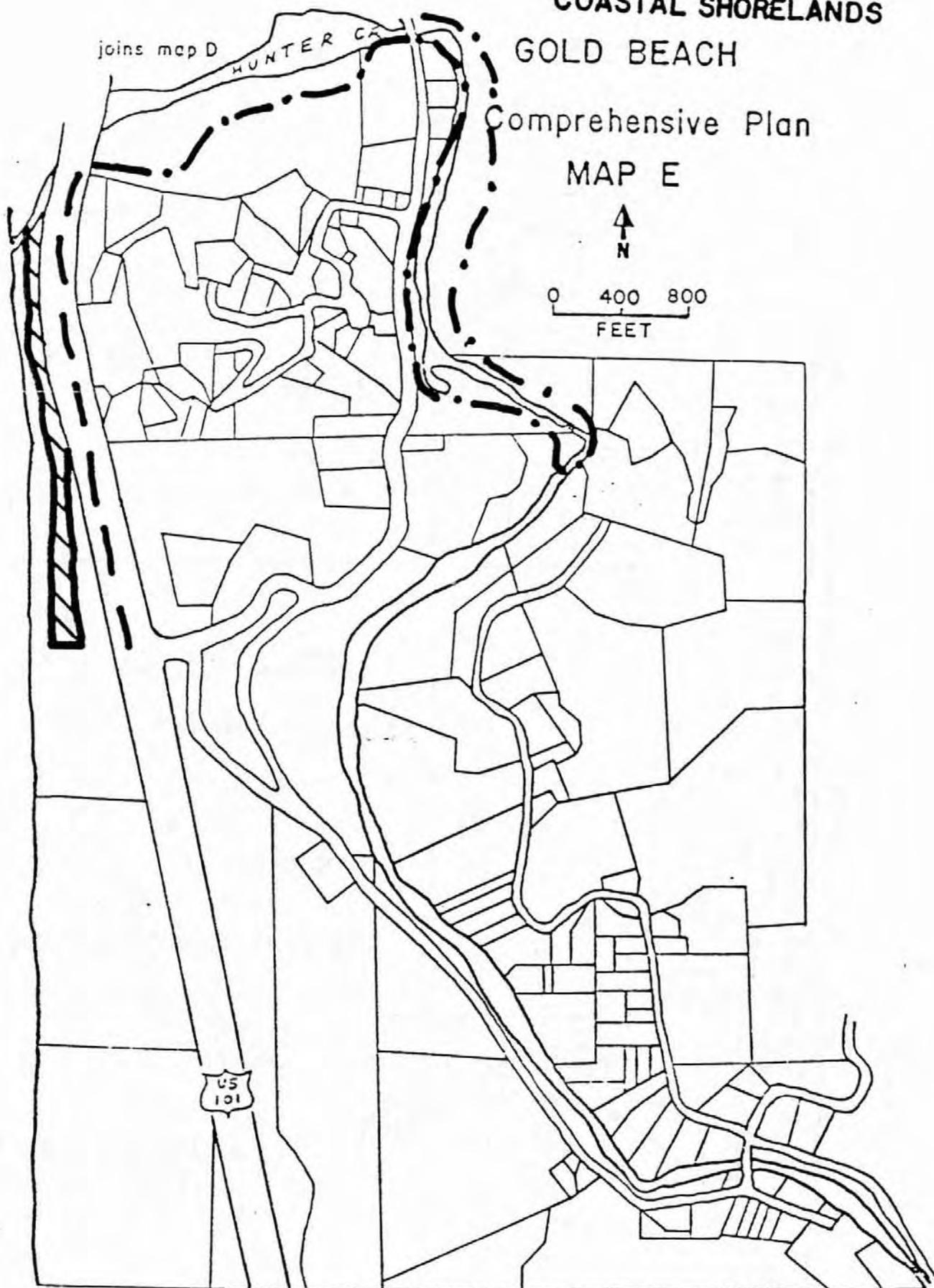
joins map E

COASTAL SHORELANDS

GOLD BEACH

Comprehensive Plan

MAP E



joins map D

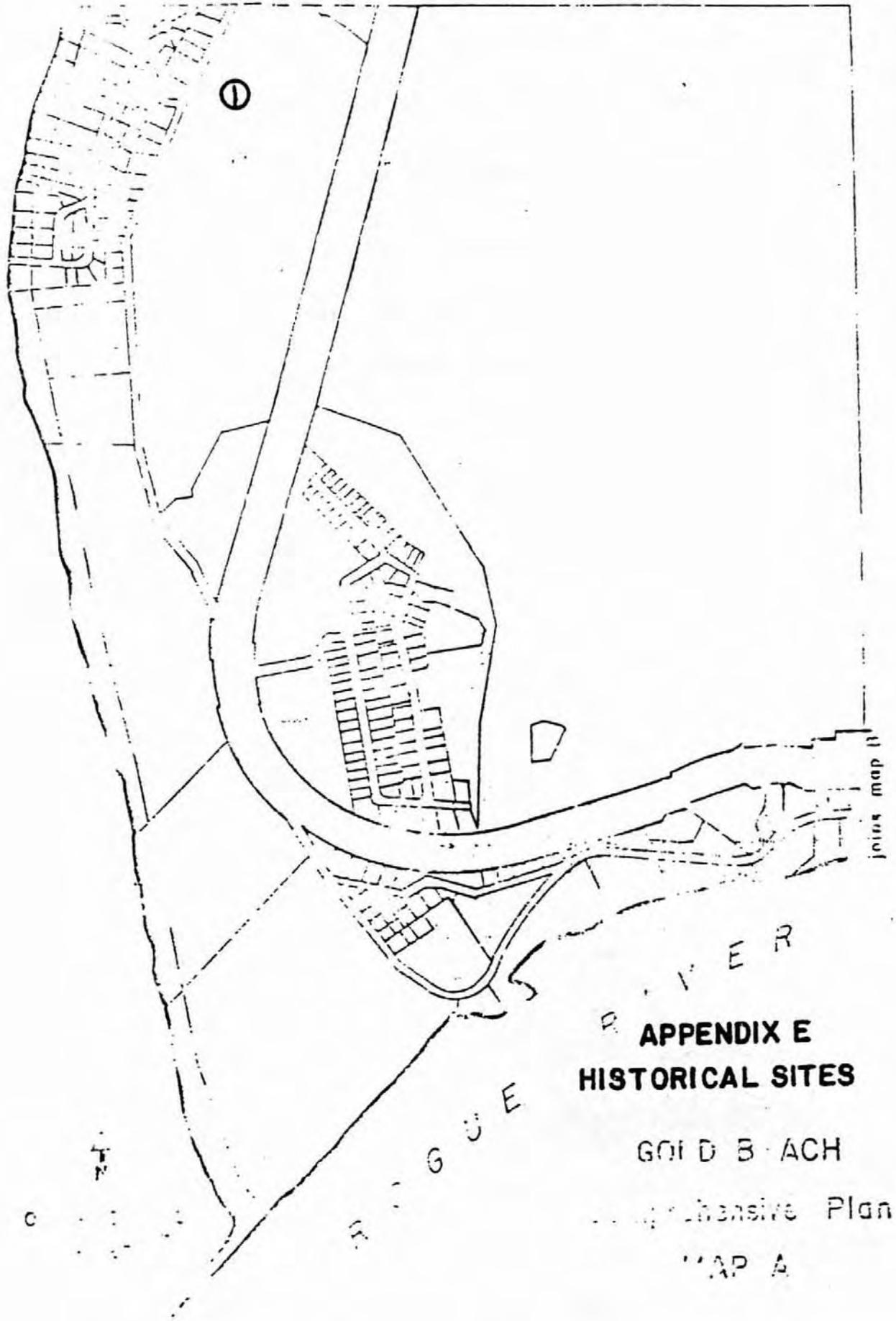
HUNTER CA

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APPENDIX E

HISTORICAL SITES

INVENTORY MAPS SHOWING THE LOCATION
OF IDENTIFIED HISTORICAL SITES



**APPENDIX E
HISTORICAL SITES**

GOLD BEACH

Comprehensive Plan

MAP A

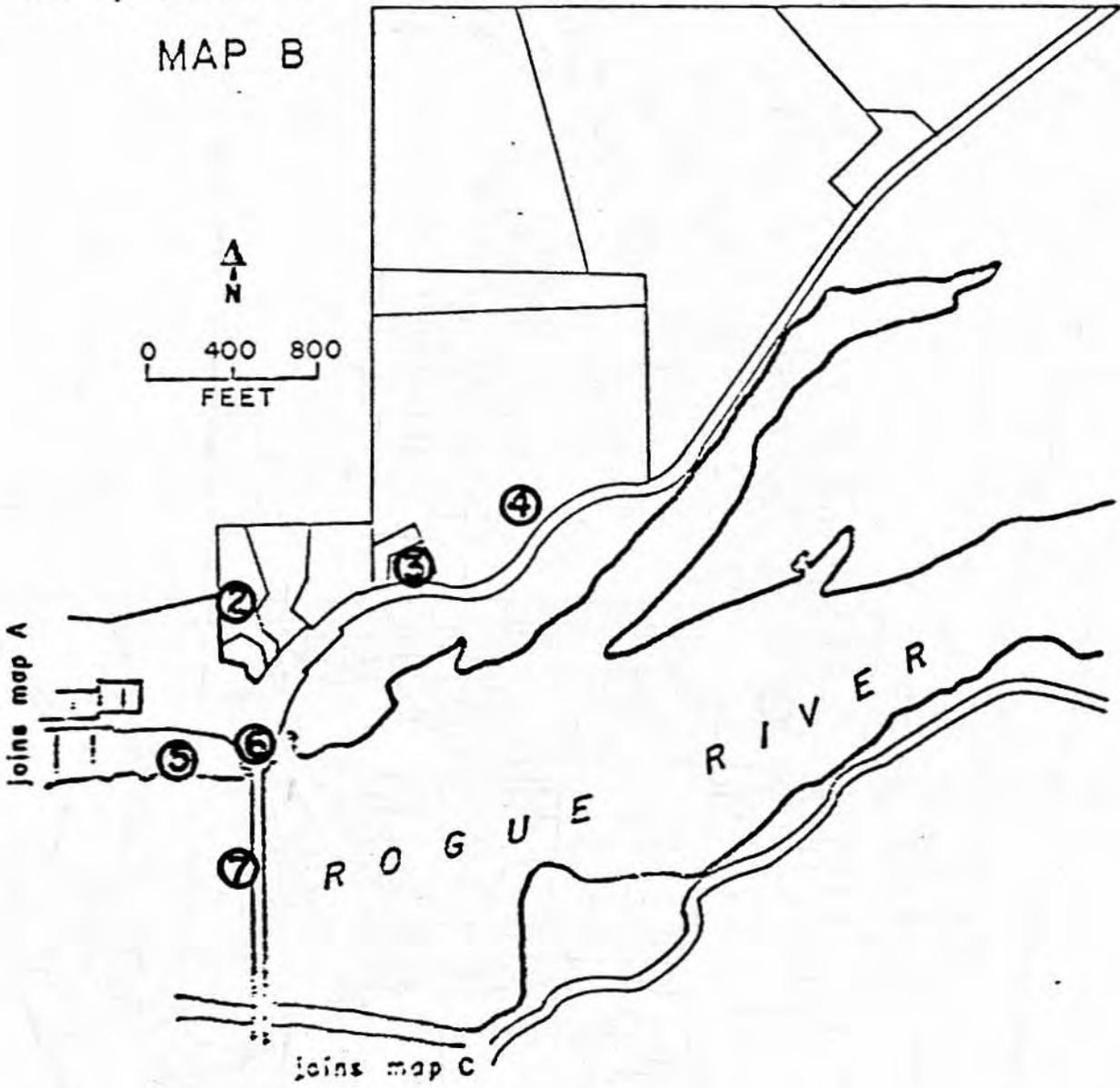
APPENDIX E

HISTORICAL SITES

GOLD BEACH

Comprehensive Plan

MAP B



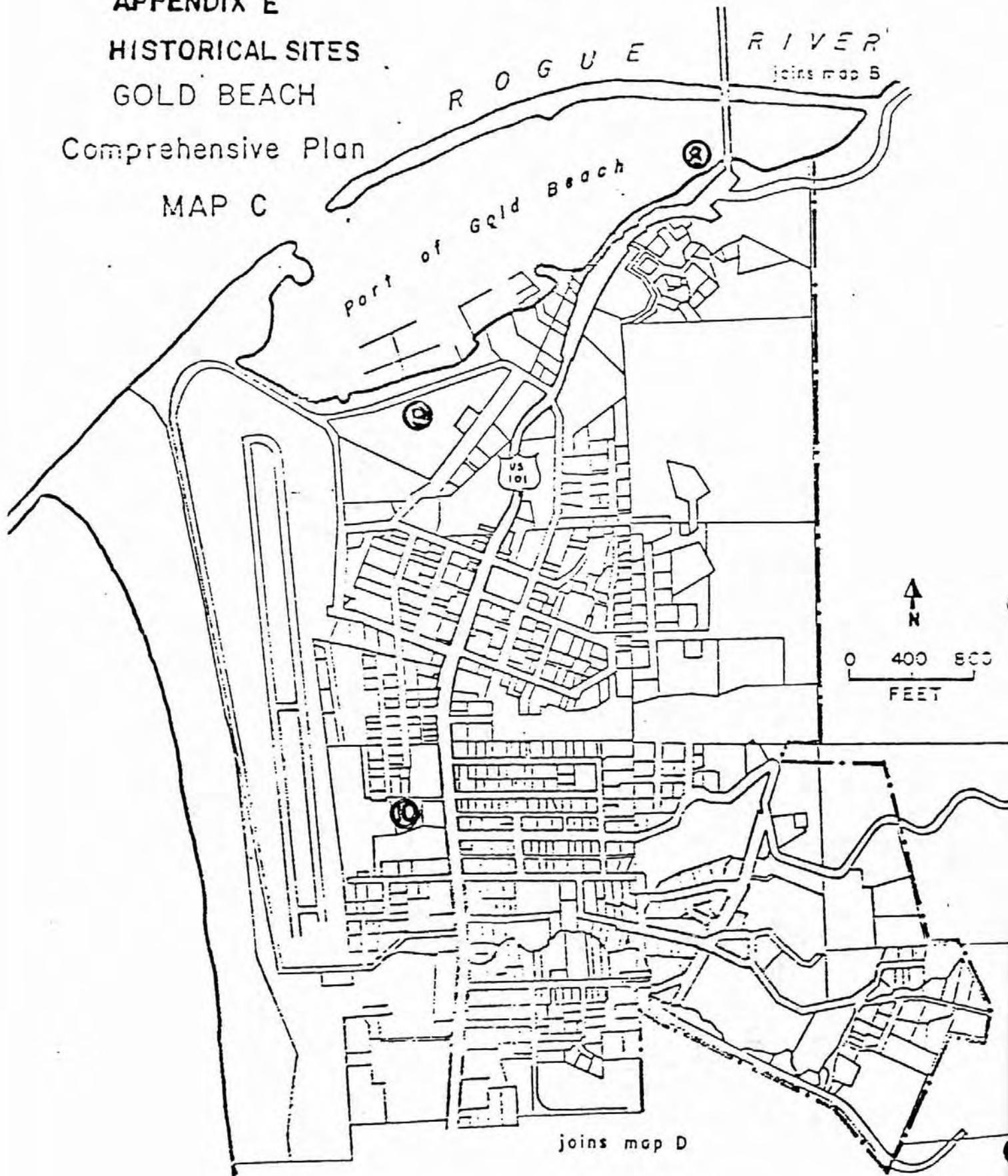
APPENDIX E

HISTORICAL SITES

GOLD BEACH

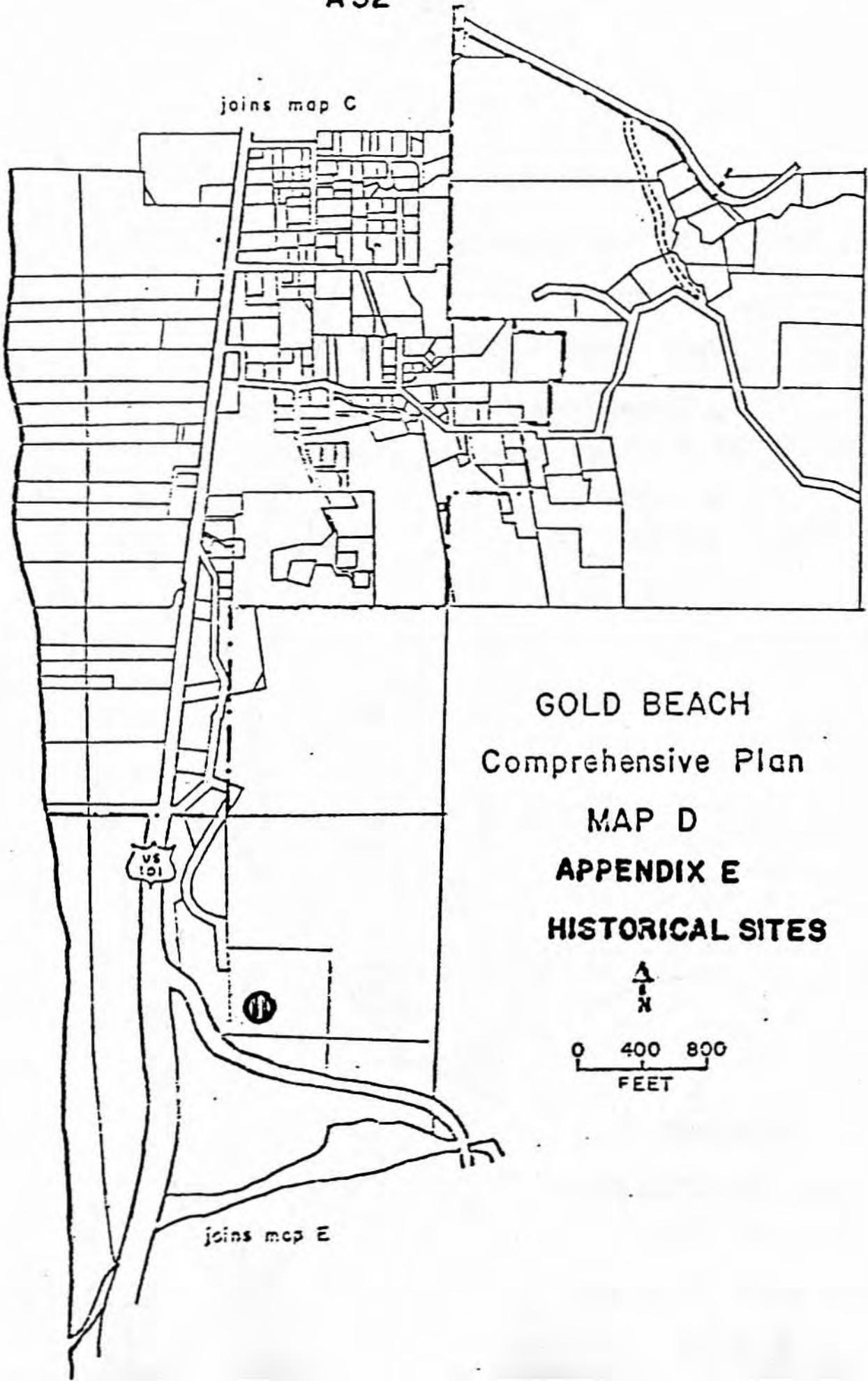
Comprehensive Plan

MAP C

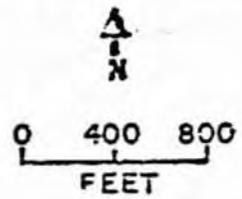


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GOLD BEACH
Comprehensive Plan
MAP D
APPENDIX E
HISTORICAL SITES

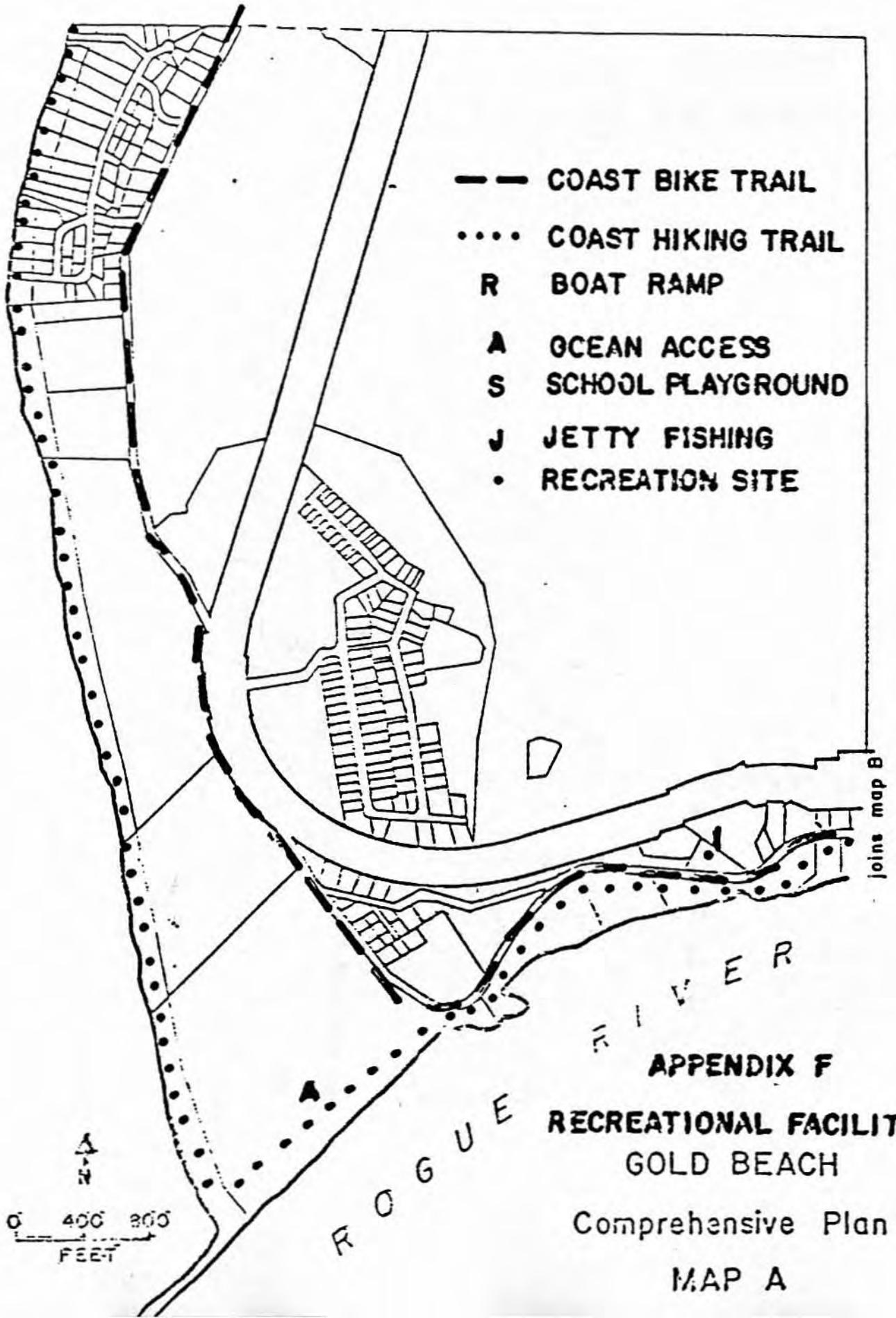


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APPENDIX F

RECREATIONAL FACILITIES

INVENTORY MAPS SHOWING THE LOCATION
OF RECREATIONAL FACILITIES

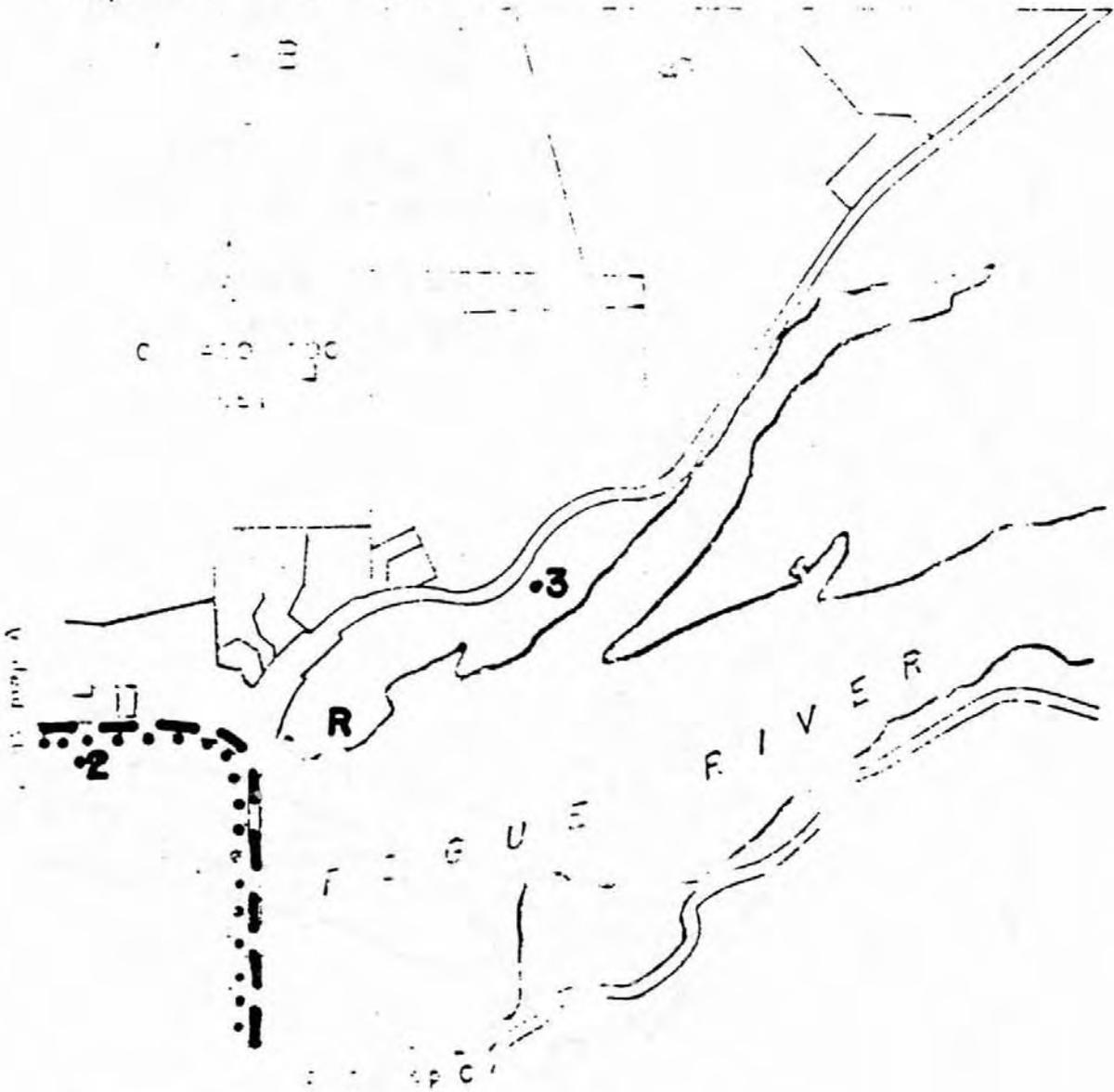


APPENDIX F

RECREATIONAL FACILITIES

GOLD BEACH

Map of the Plan



APPENDIX F
RECREATIONAL FACILITIES

GOLD BEACH

Comprehensive Plan

MAP C

R O G U E

R I V E R

joins map B

Part of Gold Beach

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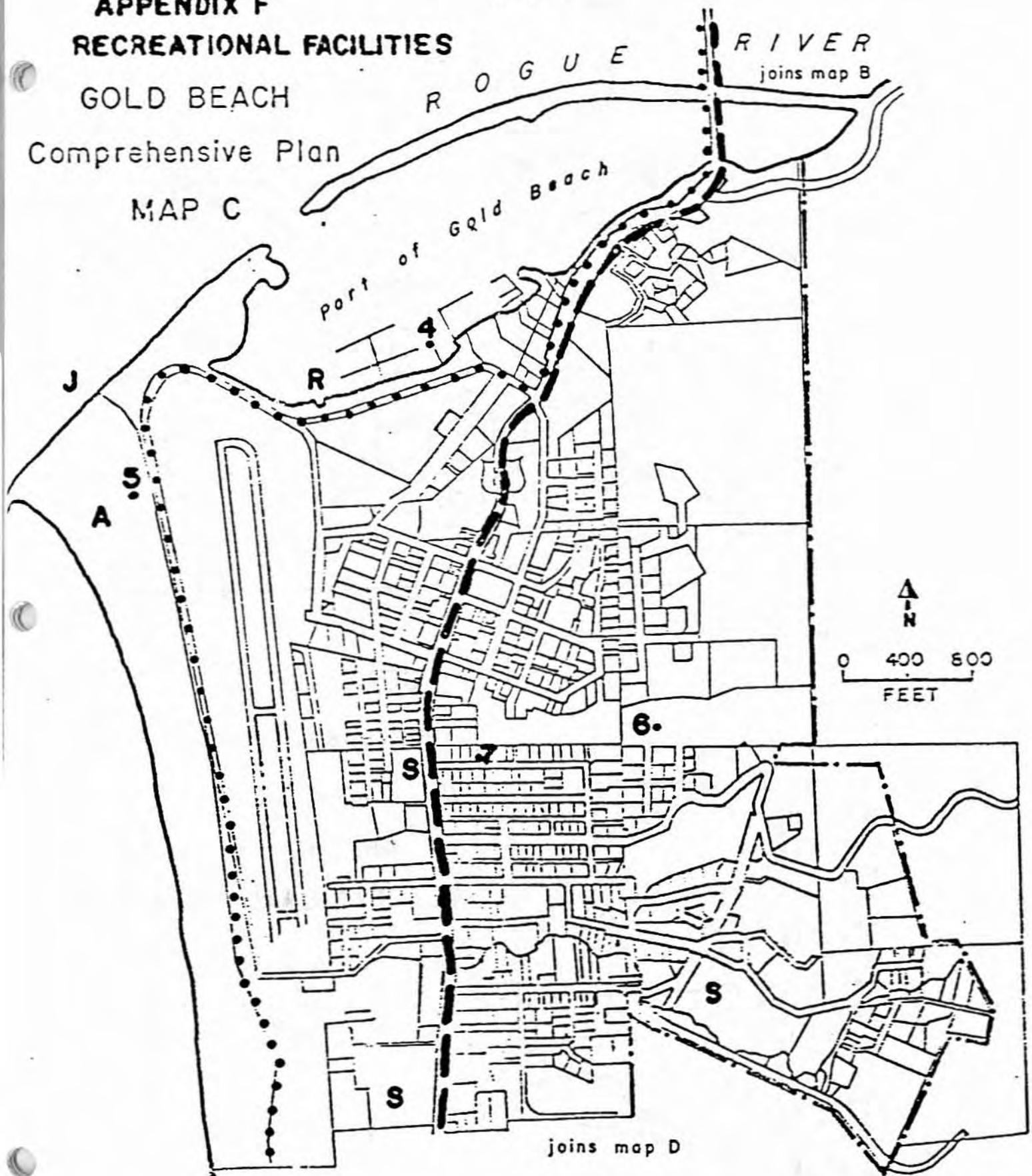
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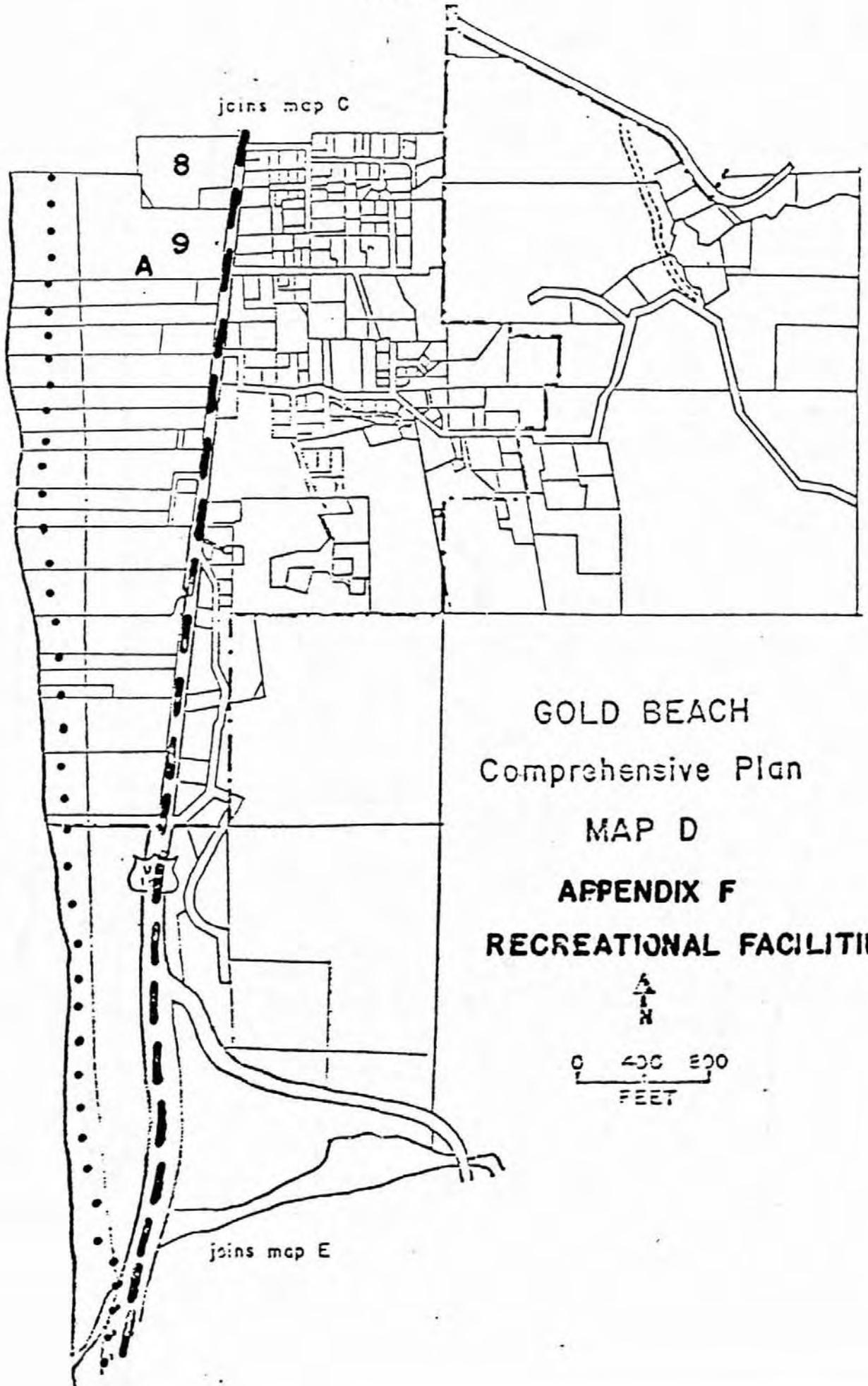
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joins map D



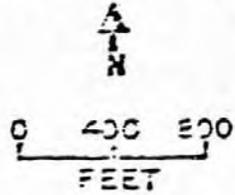
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joins map C

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GOLD BEACH
Comprehensive Plan
MAP D
APPENDIX F
RECREATIONAL FACILITIES

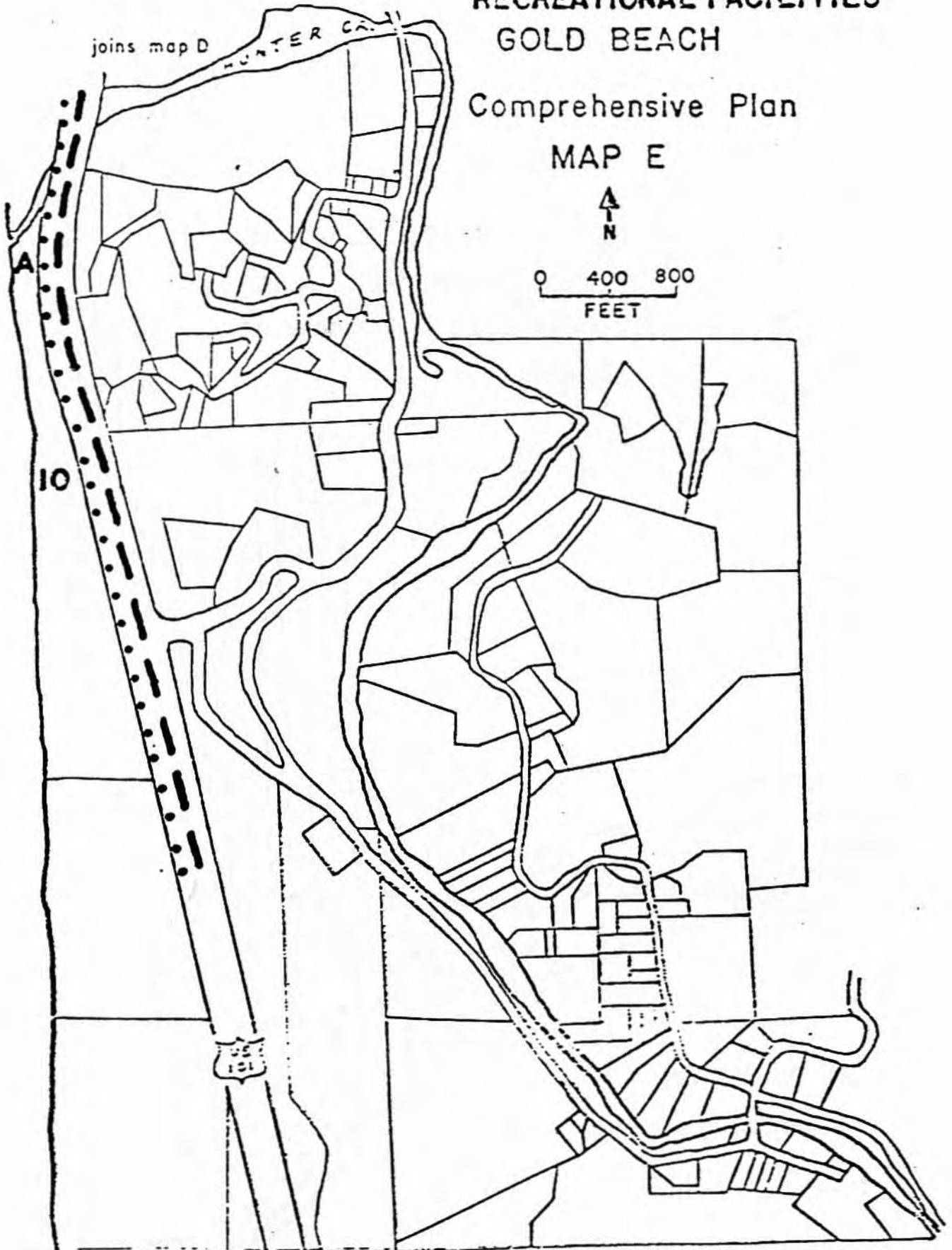


joins map E

RECREATIONAL FACILITIES
GOLD BEACH

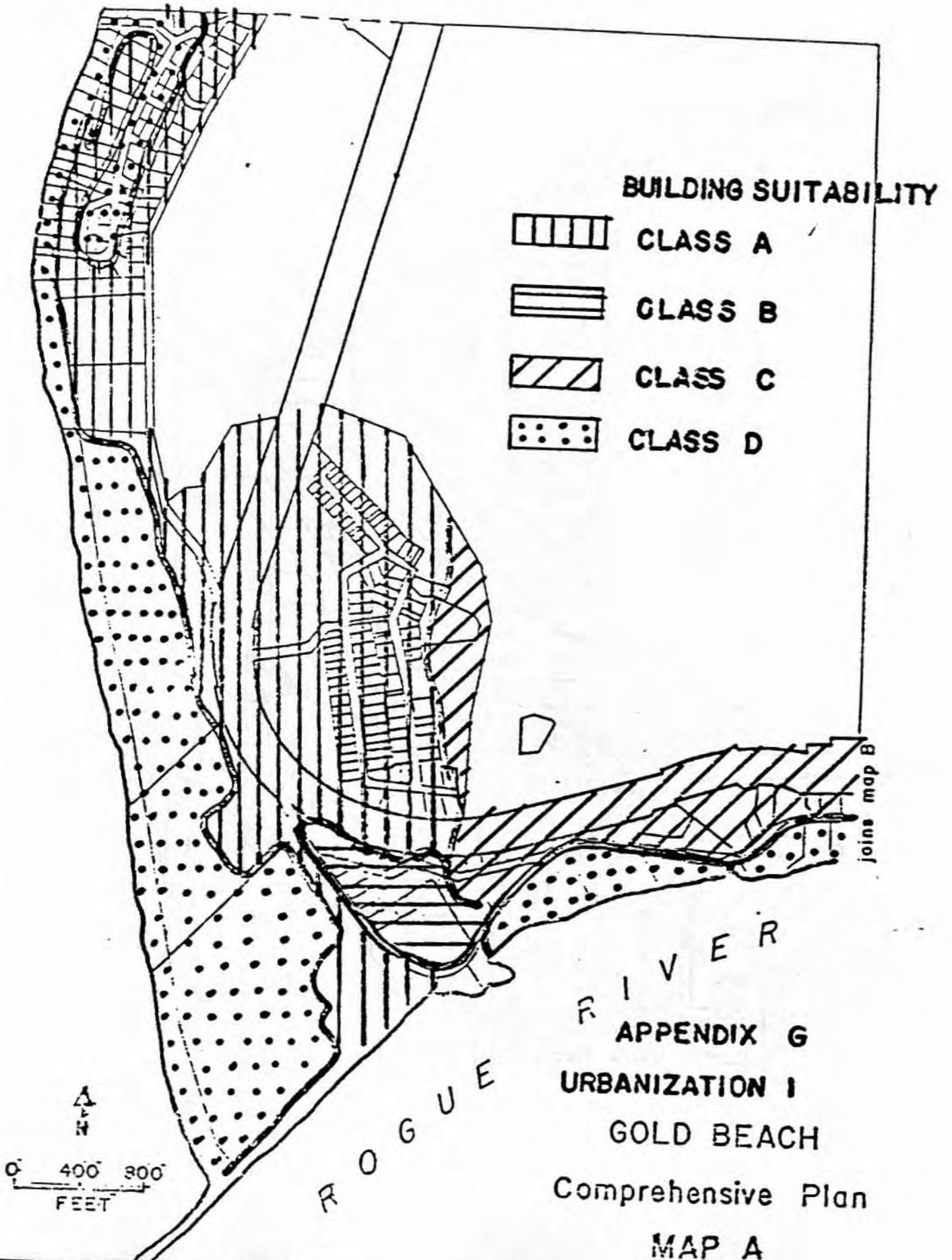
Comprehensive Plan

MAP E

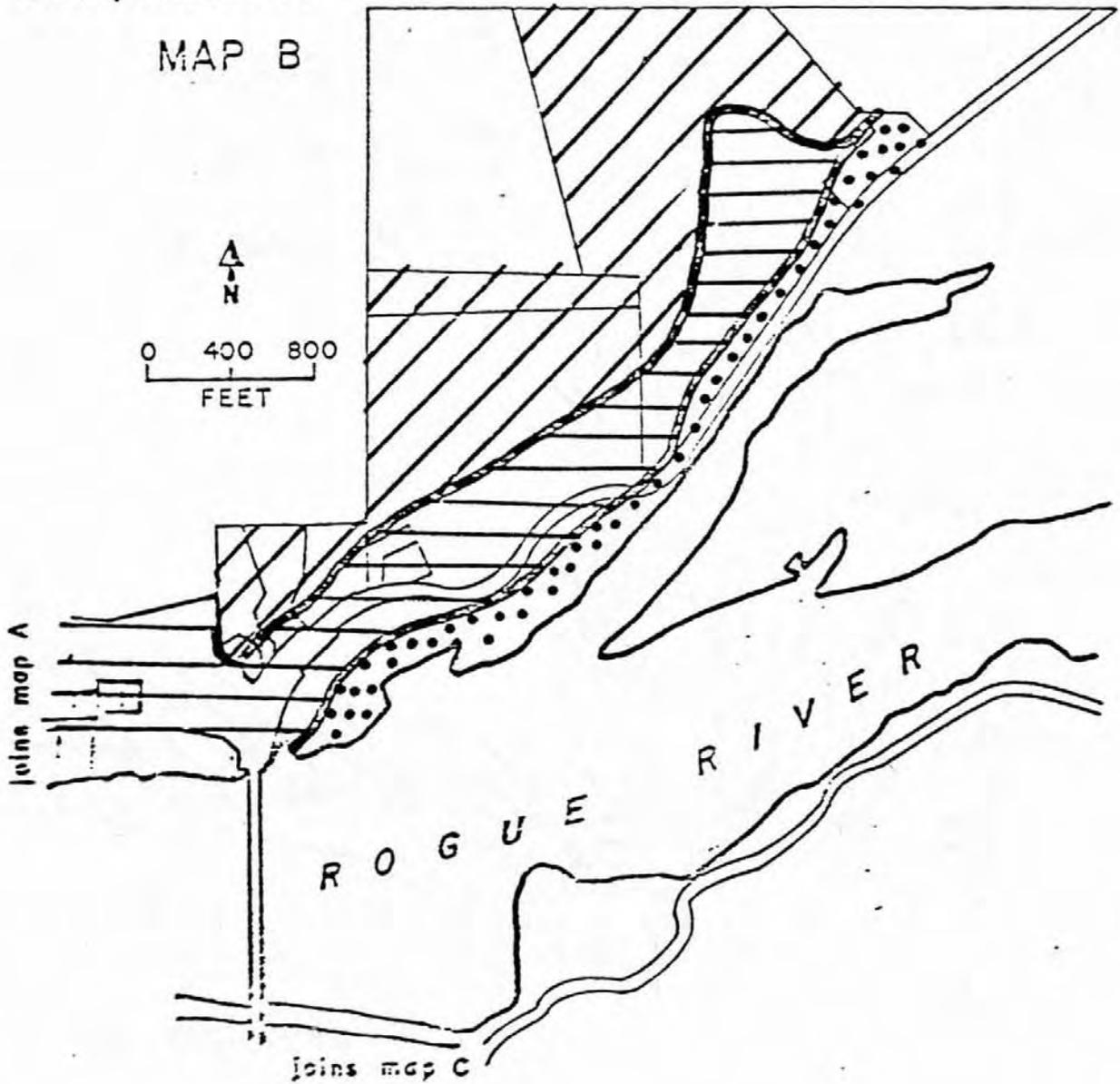


APPENDIX G

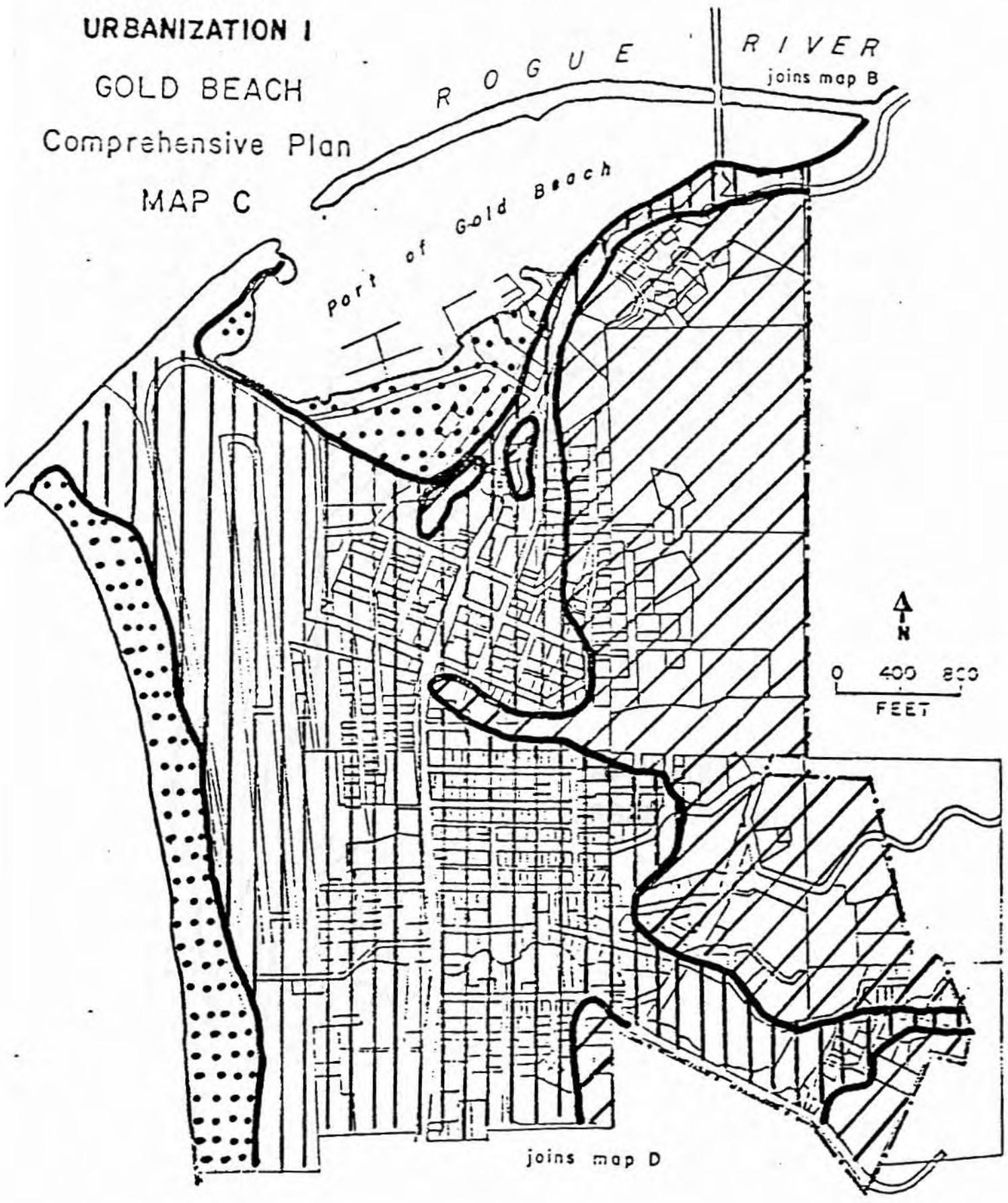
URBANIZATION I - BUILDABLE LANDS
INVENTORY MAPS SHOWING THE LOCATION
OF BUILDABLE LANDS BY CATEGORY OF
BUILDING SUITABILITY



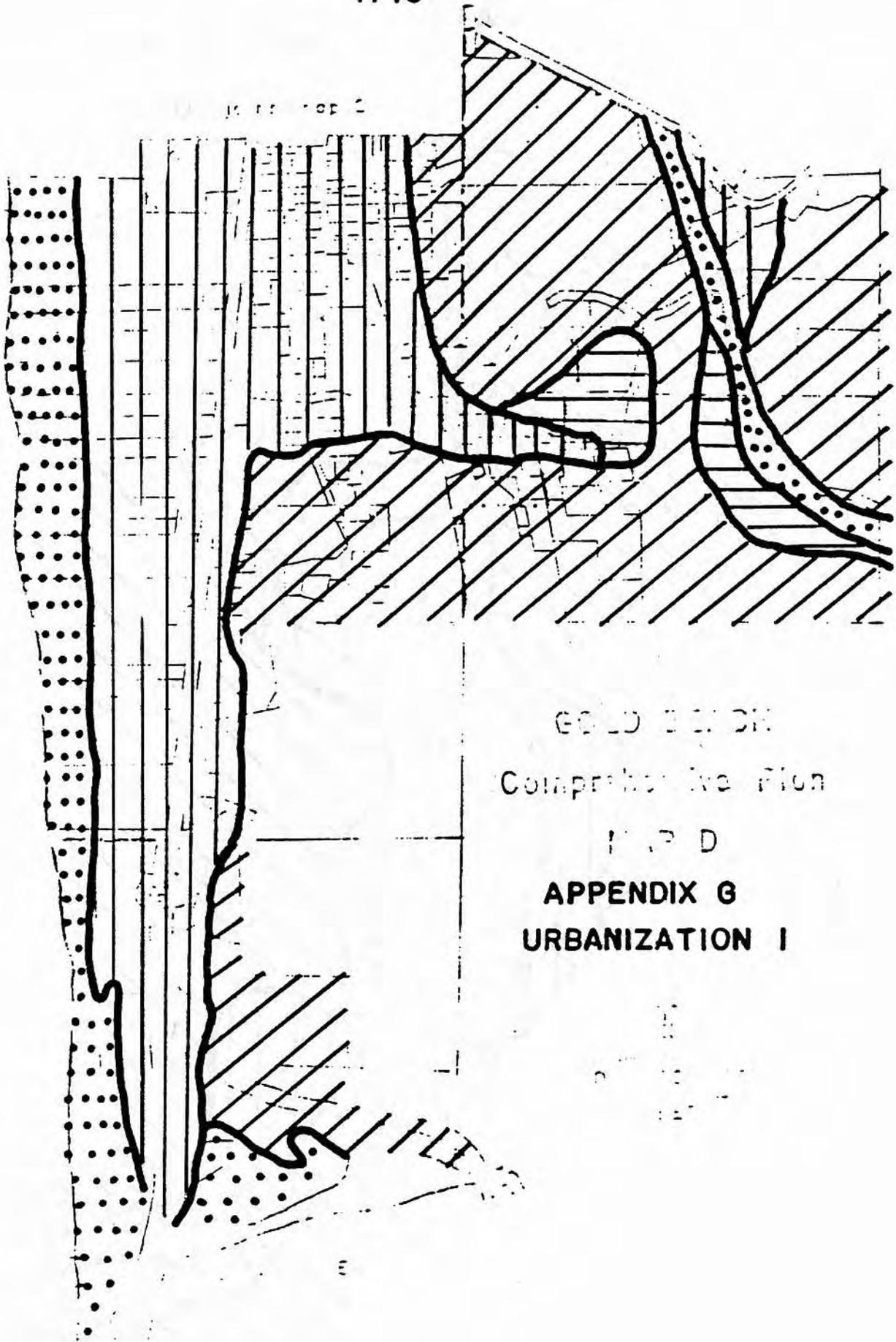
APPENDIX G
URBANIZATION I
GOLD BEACH
Comprehensive Plan



APPENDIX G
URBANIZATION I
GOLD BEACH
Comprehensive Plan
MAP C



10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100



GOLD BEACH
Comprehensive Plan
MAP D
APPENDIX G
URBANIZATION I

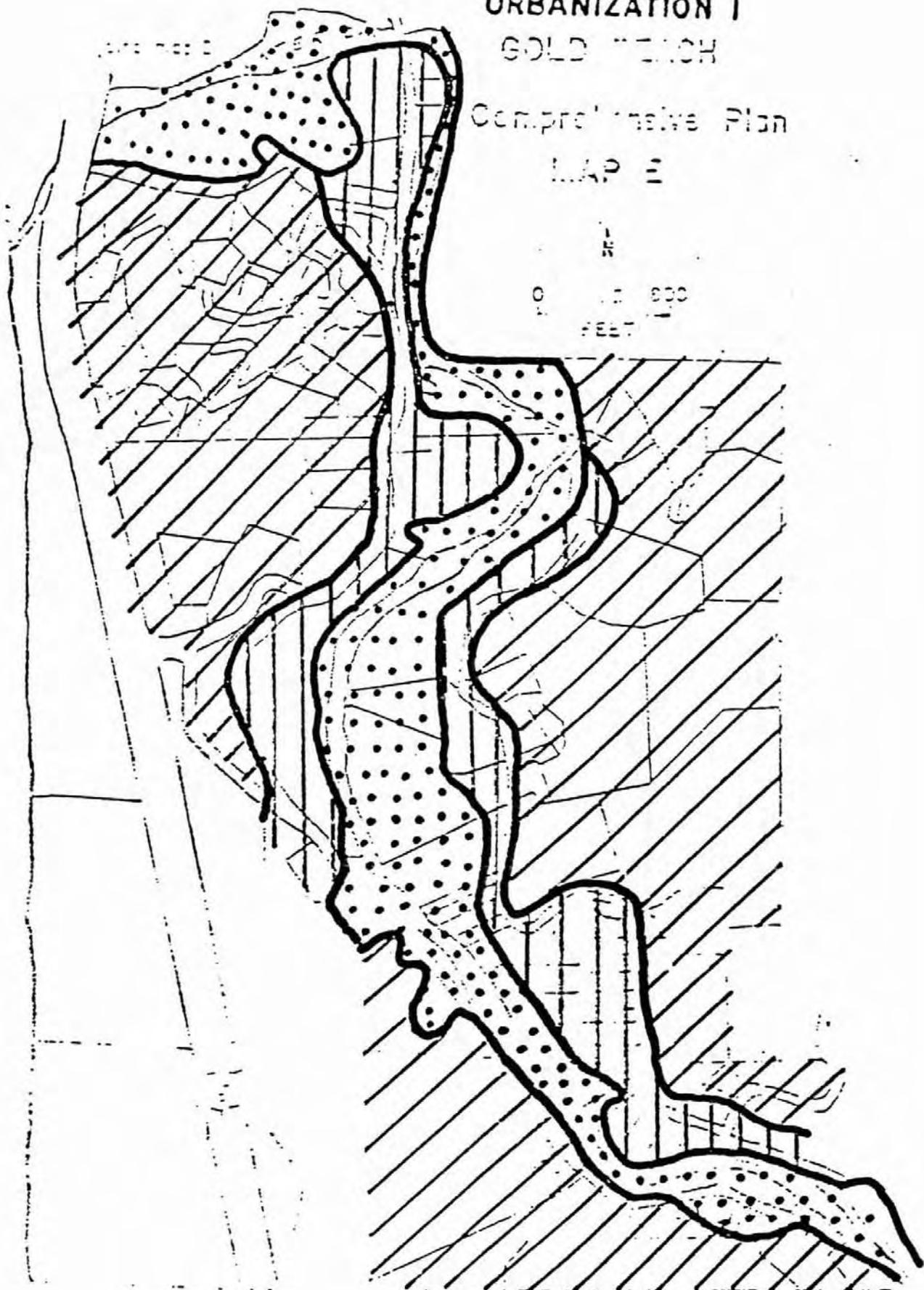
URBANIZATION I

GOLD BEACH

Comprehensive Plan

MAP E

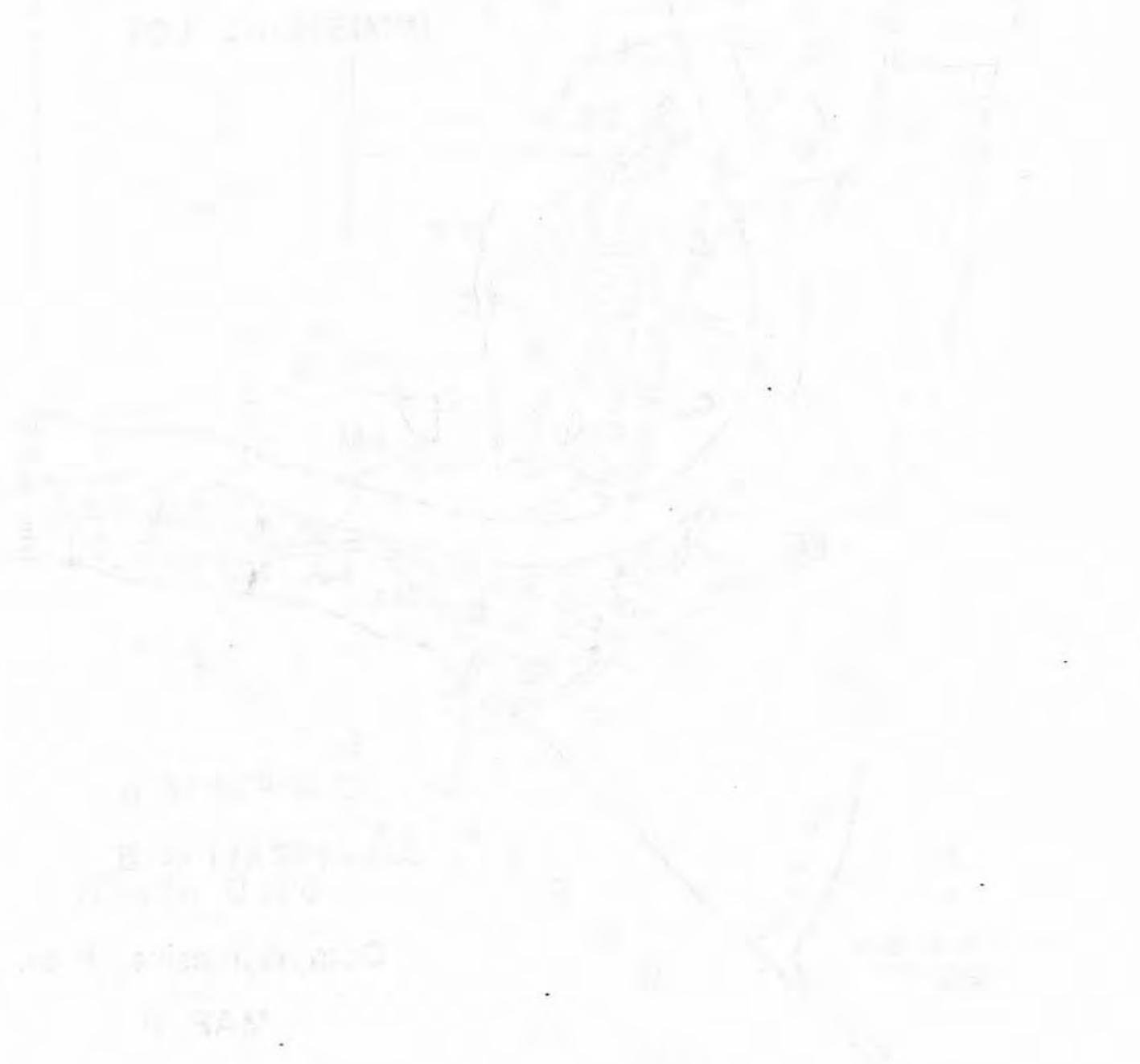
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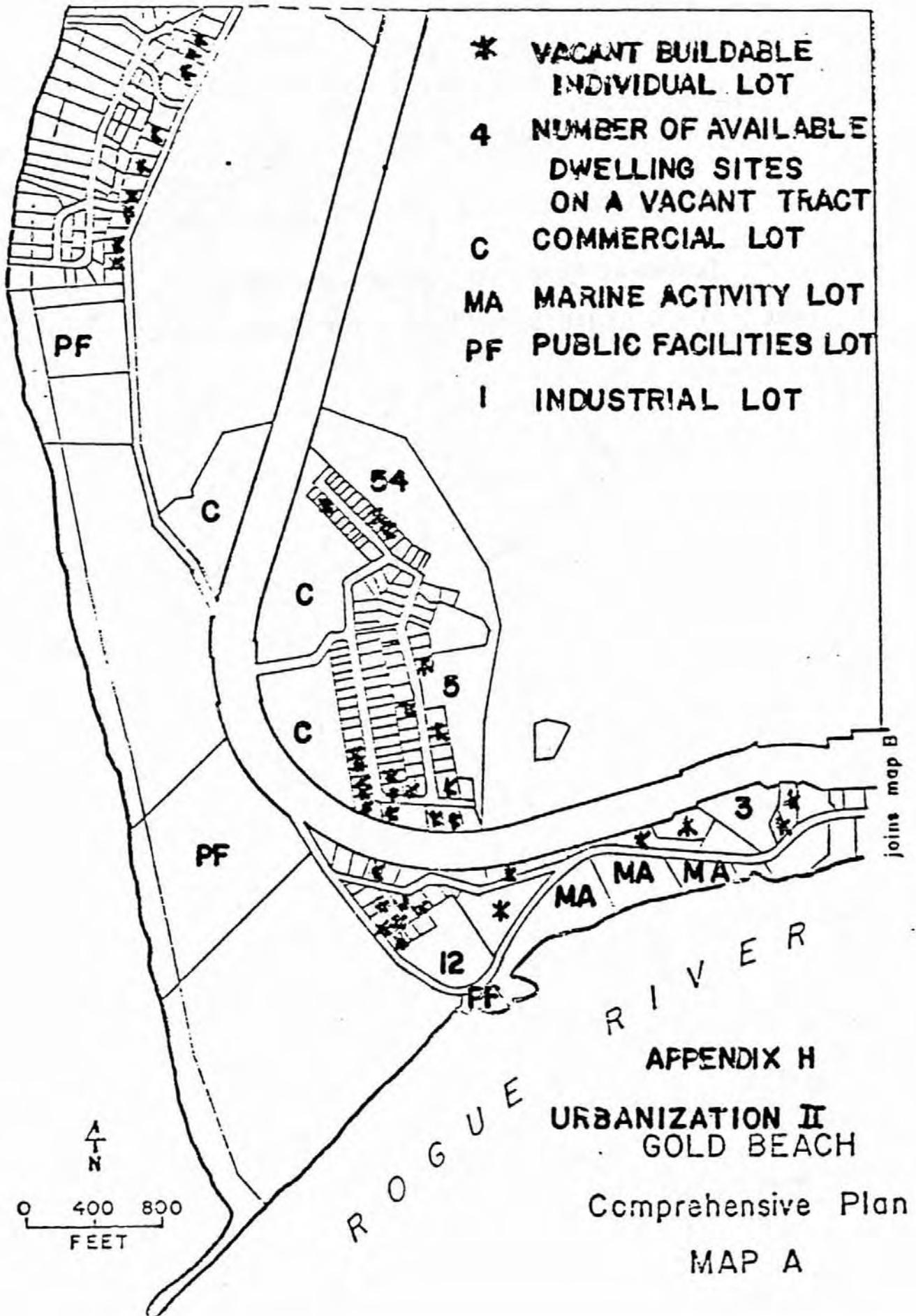


APPENDIX H

URBANIZATION II - AVAILABLE BUILDING SITES

INVENTORY MAPS SHOWING THE LOCATION OF
AVAILABLE BUILDING SITES WITHIN THE PLANNING AREA



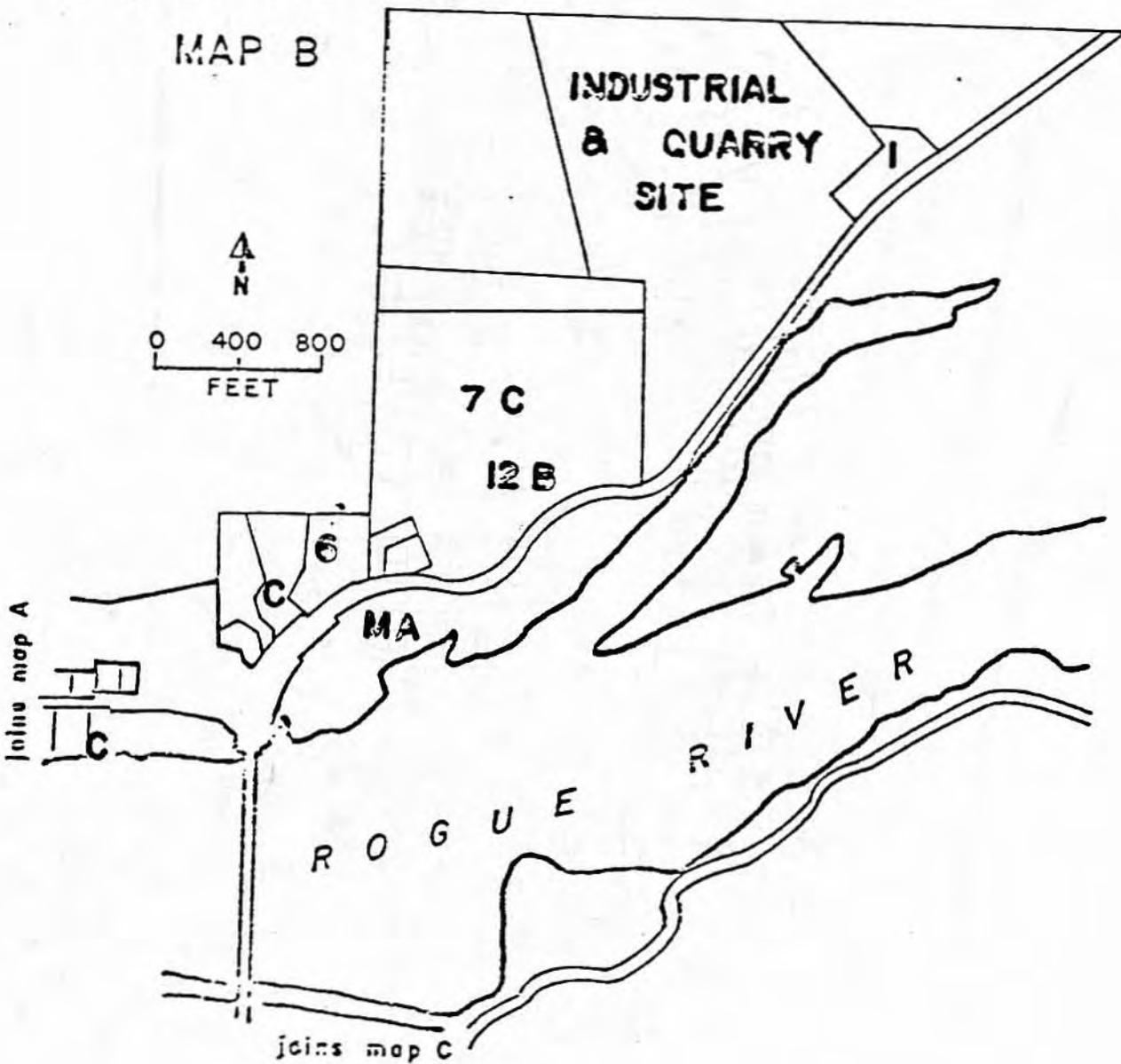


APPENDIX H
URBANIZATION II

GOLD BEACH

Comprehensive Plan

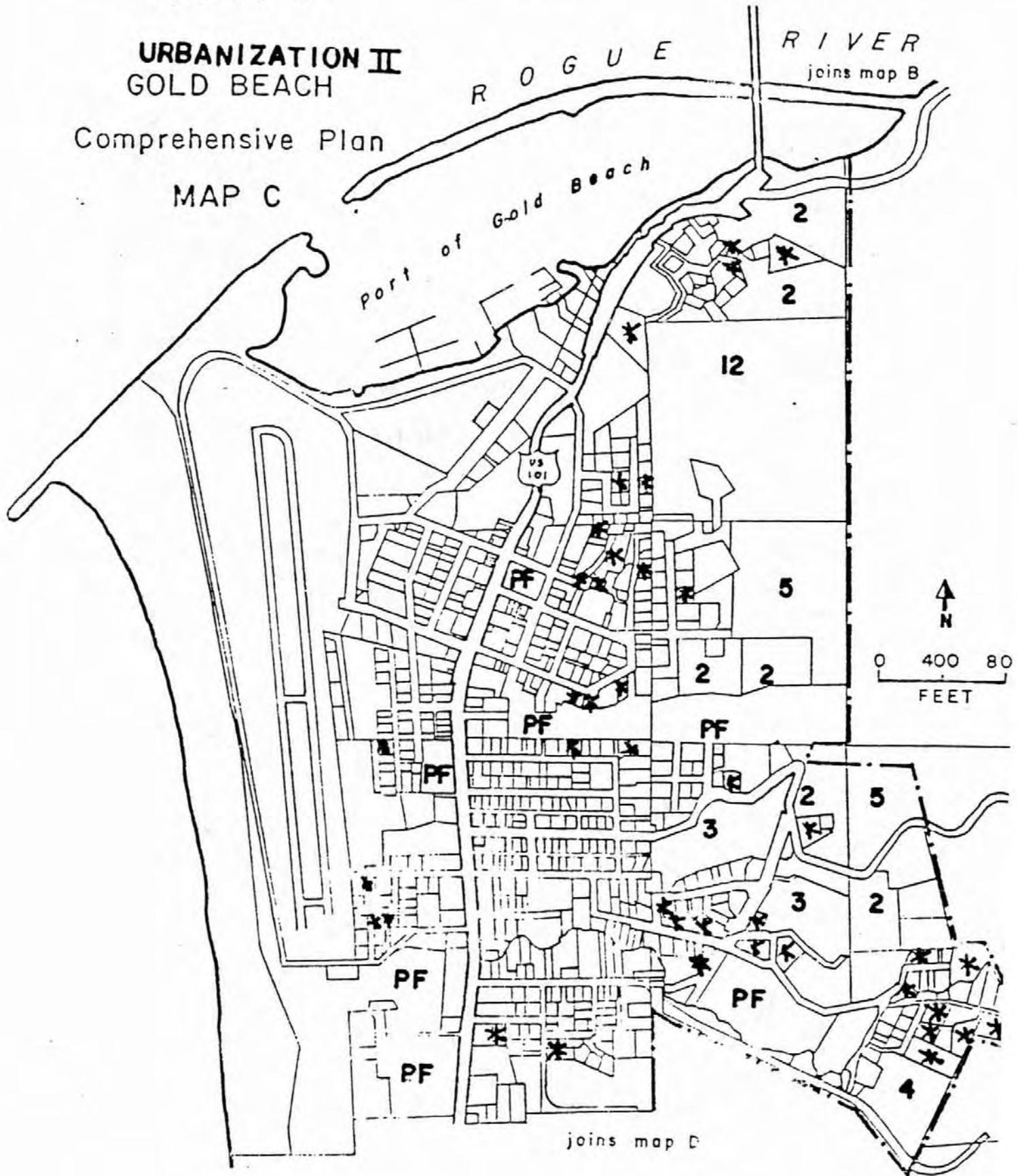
MAP B



URBANIZATION II
GOLD BEACH

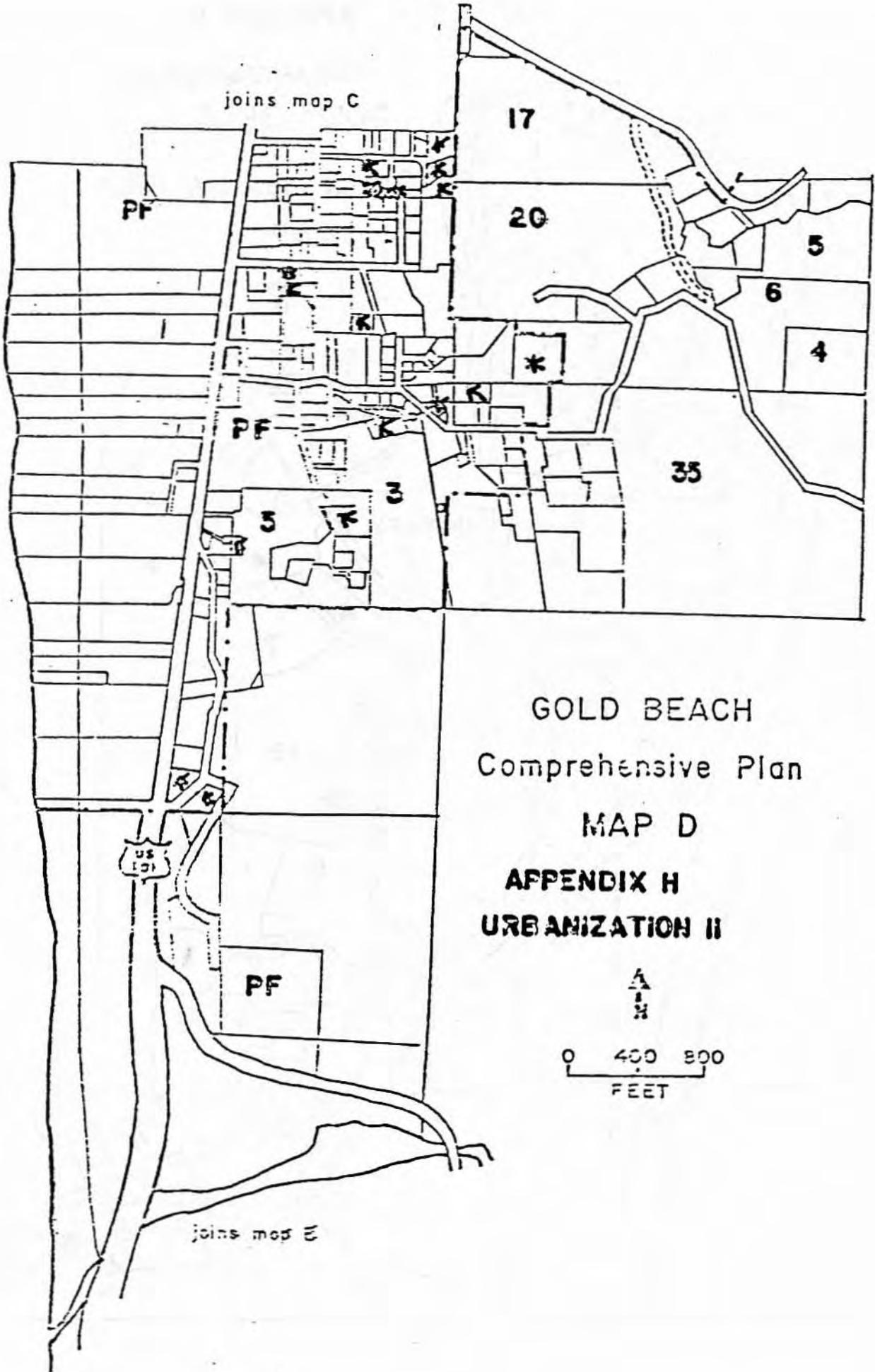
Comprehensive Plan

MAP C



A 49

joins map C



GOLD BEACH
Comprehensive Plan
MAP D
APPENDIX H
URBANIZATION II



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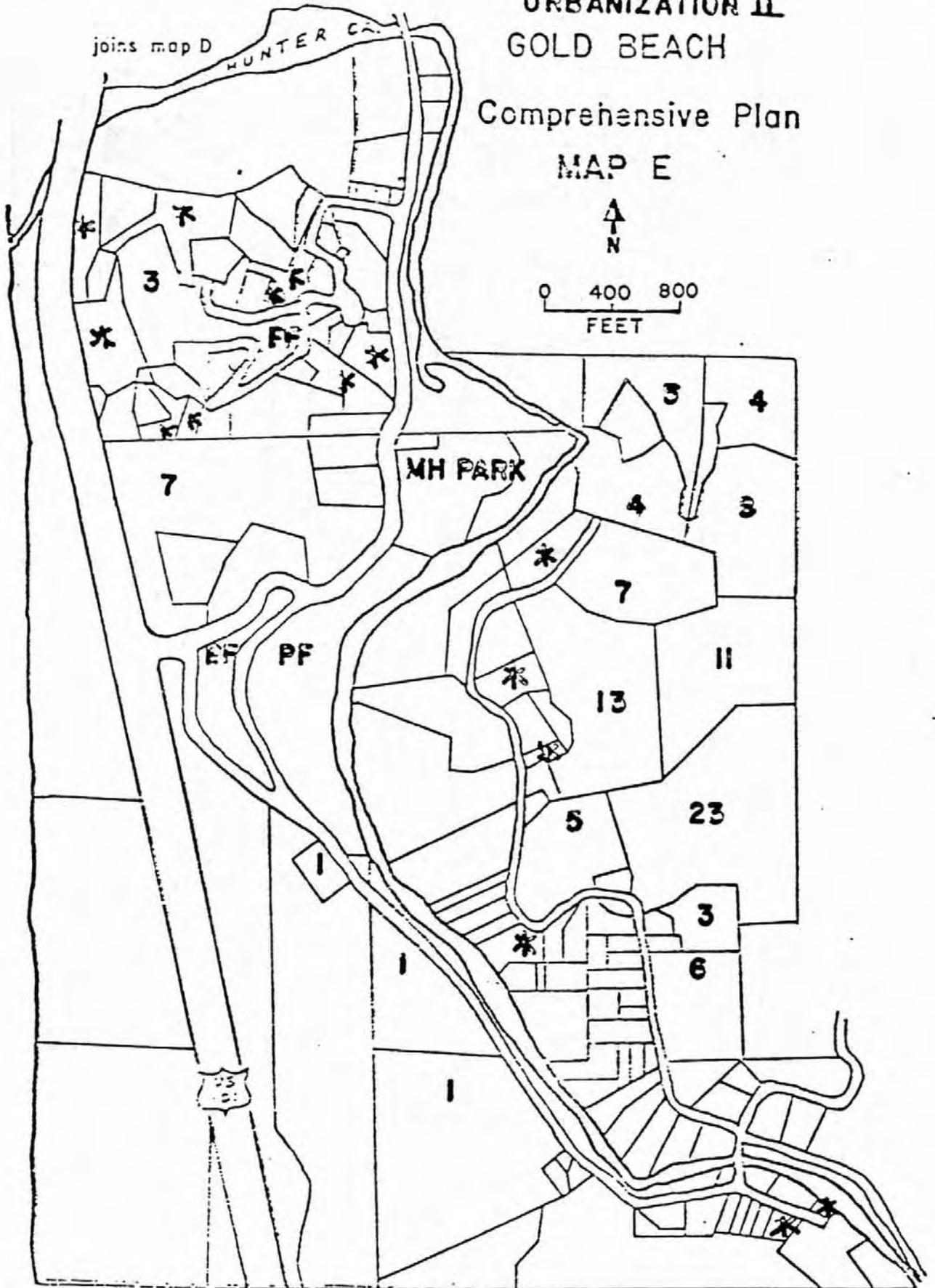
joins map E

APPENDIX H

URBANIZATION II
GOLD BEACH

Comprehensive Plan

MAP E



A 51

APPENDIX I

GOAL 5 INVENTORY

ANALYSIS SHEETS FOR IDENTIFIED GOAL 5
RESOURCE SITES

GOLD BEACH COMPREHENSIVE PLAN - GOAL 5 INVENTORY

RESOURCE SITE	<p>Name: HUNTER CREEK AGGREGATE SITE #1 (OSHD)</p> <p>Type: MINERAL RESOURCE - GRAVEL</p>
<p>Location: T 37, R 14, S 7</p>	
<p>Description: This gravel removal site is located on a stream gravel bar about 1/2 mile upstream from the mouth of Hunter Creek.</p>	
1-A	<p>Does available data classify resource site as important or significant?</p> <p><input type="checkbox"/> NO (Circle 1-A - No other action required) <input checked="" type="checkbox"/> YES (Proceed to 1-B)</p>
1-B	<p>Is available information sufficient to fully identify resource?</p> <p><input type="checkbox"/> NO (Circle 1-B) Action to be taken:</p> <p><input checked="" type="checkbox"/> YES (Proceed to 1-C)</p>
1-C	<p>Enter information to identify resource location, quality, and quantity.</p> <p>Location: Stream Gravel Bar on Hunter Creek about 1/2 mile upstream from mouth of creek. Resource site is above the head of tide for the Hunter Creek Estuary (See inventory map).</p> <p>Quality: The mineral resource at this site is identified as sand and gravel suitable for road maintenance and asphalt production.</p> <p>Quantity: About 140,000 Cubic Yards</p> <p>(Proceed to Section 2)</p>
2-A	<p>CONFLICTING USES? <input checked="" type="checkbox"/> NO (Circle 2-A) <input type="checkbox"/> YES (Describe & proceed to 2-B)</p> <p>This site is a grandfathered aggregate removal site; however, further processing of aggregate is not allowed on a site which may create conflicts with adjacent residential uses.</p>
2-B	<p>ESEE ANALYSES</p> <p>Economic:</p> <p>Social:</p> <p>Environmental:</p> <p>Energy:</p> <p>(Proceed to Section 3)</p>
<p>RESOURCE PROTECTION PROGRAM</p>	
3-A	<p>Protect Site:</p>
3-B	<p>Allow Conflicting Use:</p>
3-C	<p>Limit Conflicting Use:</p>

Number circled in margin indicates resource site designation.

RESOURCE SITE	Name: HUNTER CREEK AGGREGATE SITE #2 Type: MINERAL RESOURCE - GRAVEL
	Location: T 37, R 15, S 13
	Description: This gravel removal site is located on a stream gravel bar about one mile upstream from the mouth of Hunter Crk.
1-A	Does available data classify resource site as important or significant? <input type="checkbox"/> NO (Circle 1-A - No other action required) <input checked="" type="checkbox"/> YES (Proceed to 1-B)
1-B	Is available information sufficient to fully identify resource? <input type="checkbox"/> NO (Circle 1-B) Action to be taken:
	<input checked="" type="checkbox"/> YES (Proceed to 1-C)
1-C	Enter information to identify resource location, quality, and quantity. Location: Oceanview Bar on Hunter Creek about one mile upstream from mouth of creek. Resource site is located at Curry County Road Department Shop (See inventory map). Quality: The Mineral Resource at this site is identified as sand and gravel suitable for road maintenance and asphalt production. Quantity: About 50,000 Cubic Yards. (Proceed to Section 2)
2-A	CONFLICTING USES? <input checked="" type="checkbox"/> NO (Circle 2-A) <input type="checkbox"/> YES (Describe & proceed to 2-B) This site is a grandfathered aggregate removal site; however, further processing of aggregate is not allowed on a site which may create conflicts with adjacent residential uses.
2-B	ESEE ANALYSES Economic: Social: Environmental: Energy: (Proceed to Section 3)
	RESOURCE PROTECTION PROGRAM
3-A	Protect Site:
3-B	Allow Conflicting Use:
3-C	Limit Conflicting Use:

RESOURCE SITE	<p>Name: SIXTH STREET QUARRY</p> <p>Type: MINERAL RESOURCE - QUARRY STONE</p> <p>Location: T 37, R 15, S 6, NE 1/4</p> <p>Description: This site is a rock quarry located east of the city limits in the urban growth area which has been used as a Rock source in the past.</p>
1-A	<p>Does available data classify resource site as important or significant?</p> <p><input type="checkbox"/> NO (Circle 1-A - No other action required) <input checked="" type="checkbox"/> YES (Proceed to 1-B)</p>
1-B	<p>Is available information sufficient to fully identify resource?</p> <p><input type="checkbox"/> NO (Circle 1-B) Action to be taken:</p> <p><input checked="" type="checkbox"/> YES (Proceed to 1-C)</p>
1-C	<p>Enter information to identify resource location, quality, and quantity.</p> <p>Location: East of City of Gold Beach at end of Sixth Street (see inventory map).</p> <p>Quality: This site is a quarry which produces embankment stone and jetty rock from metavolcanic rock in the Otter Point Formation.</p> <p>Quantity: The site is believed to contain a considerable volume of stone but no accurate estimate of volume is available.</p> <p>(Proceed to Section 2)</p>
2-A	<p>CONFLICTING USES? <input type="checkbox"/> NO (Circle 2-A) <input checked="" type="checkbox"/> YES (Describe & proceed to 2-B)</p> <p>Residential uses have encroached into the area surrounding the quarry and Sixth St. has developed into a residential street so that it is doubtful that rock could be quarried without conflict with neighbors.</p>
2-B	<p>ESEE ANALYSES</p> <p>Economic: The quarry rock could be a valuable resource if needed for riprap or jetty construction. However, there are other quarries in the area which supply similar rock.</p> <p>Social: Mining of rock from this site would cause conflict with neighboring residential uses due to blasting noise, dust, truck traffic on Sixth Street, etc.</p> <p>Environmental: Dust and noise could be environmental hazards to surrounding residential uses because of proximity to dwellings.</p> <p>Energy: The site is close to U.S. 101 so that haul distance to the highway is short which would save fuel; however, trucks would have to travel slow and have frequent stops due to residential uses and school (Proceed to Section 3) which would use fuel.</p>
RESOURCE PROTECTION PROGRAM	
3-A	<p>Protect Site:</p>
3-B	<p>Allow Conflicting Use: The nature of the conflicting residential uses precludes the possibility of resuming mining at this site; therefore the city Comprehensive Plan will not provide zoning protection to this site for the quarry rock mineral resource.</p>
3-C	<p>Limit Conflicting Use:</p>

RESOURCE SITE	<p><i>Name:</i> HUNTER CREEK HILL BOTANICAL AREA</p> <p><i>Type:</i> ECOLOGICAL AREA - COASTAL MEADOW</p> <p><i>Location:</i> T 37; R 15; S 12; SE 1/4</p> <p><i>Description:</i> This site is located on the southeast side of Brooks Hill in the Unter Creek Part of the urban growth area.</p>
1-A	<p>Does available data classify resource site as important or significant?</p> <p><input type="checkbox"/> NO (Circle 1-A - No other action required) <input checked="" type="checkbox"/> YES (Proceed to 1-B)</p>
1-B	<p>Is available information sufficient to fully identify resource?</p> <p><input type="checkbox"/> NO (Circle 1-B) Action to be taken:</p> <p><input checked="" type="checkbox"/> YES (Proceed to 1-C)</p>
1-C	<p>Enter information to identify resource location, quality, and quantity.</p> <p><i>Location:</i> This site is located on the southeast side of the Brooks Hill which is serpentine rock terrain that has a coastal meadow with wildflowers (See inventory map).</p> <p><i>Quality:</i> The site originally was a large open area with grassland and wildflowers that were somewhat unique because of the serpentine rock terrain.</p> <p><i>Quantity:</i> The original site was about 40 acres in area but has been practically obliterated by Residential development.</p> <p>(Proceed to Section 2)</p>
2-A	<p>CONFLICTING USES? <input type="checkbox"/> NO (Circle 2-A) <input checked="" type="checkbox"/> YES (Describe & proceed to 2-B)</p> <p>This site is located in an area that was platted as a residential subdivision about 20 years ago and the construction of dwellings in the area has obliterated the original botanical area.</p>
2-B	<p>ESEE ANALYSES</p> <p><i>Economic:</i> The site is a ecological area of botanical significance which if preserved would require that dwellings not be built in the residential subdivision causing an economic loss to the area in the construction sector of the local economy.</p> <p><i>Social:</i> If the site is to be preserved and dwellings are not allowed to be constructed the owners of the lots will suffer a loss.</p> <p><i>Environmental:</i> If the site is not preserved a unique botanical area will be lost which could affect the environment by the loss of grasses and wilflowers found in serpentine terrains.</p> <p><i>Energy:</i> No energy consequences are identified.</p> <p>(Proceed to Section 3)</p>
RESOURCE PROTECTION PROGRAM	
3-A	<p><i>Protect Site:</i></p>
3-B	<p><i>Allow Conflicting Use:</i> The existing conflicting uses have reduced the quality of this site to the point that it is doubtful that the botanical significance remains; therefore, the remaining subdivision lots should be allowed to develop with dwellings.</p>
3-C	<p><i>Limit Conflicting Use:</i></p>

Number circled in margin indicates resource site designation.

GOLD BEACH COMPREHENSIVE PLAN - GOAL 5 INVENTORY

RESOURCE SITE	Name: HUNTER CREEK HILL BOTANICAL AREA Type: ECOLOGICAL AREA - COASTAL MEADOW
Location: T 37; R 15; S 12; SE 1/4	
Description: This site is located on the southeast side of Brooks Hill in the Hunter Creek Part of the urban growth area.	
1-A	Does available data classify resource site as important or significant? <input type="checkbox"/> NO (Circle 1-A - No other action required) <input checked="" type="checkbox"/> YES (Proceed to 1-B)
1-B	Is available information sufficient to fully identify resource? <input type="checkbox"/> NO (Circle 1-B) Action to be taken: <input checked="" type="checkbox"/> YES (Proceed to 1-C)
1-C	Enter information to identify resource location, quality, and quantity. Location: This site is located on the southeast side of the Brooks Hill which is serpentine rock terrain that has a coastal meadow with wildflowers (See inventory map). Quality: The site originally was a large open area with grassland and wildflowers that were somewhat unique because of the serpentine rock terrain. Quantity: The original site was about 40 acres in area but has been practically obliterated by residential development. (Proceed to Section 2)
2-A	CONFLICTING USES? <input type="checkbox"/> NO (Circle 2-A) <input checked="" type="checkbox"/> YES (Describe & proceed to 2-B) This site is located in an area that was platted as a residential subdivision about 20 years ago and the construction of dwellings in the area has obliterated the original botanical area.
2-B	ESEE ANALYSES Economic: The site is a ecological area of botanical significance which if preserved would require that dwellings not be built in the residential subdivision causing an economic loss to the area in the construction sector of the local economy. Social: If the site is to be preserved and dwellings are not allowed to be constructed the owners of the lots will suffer a loss. Environmental: If the site is not preserved a unique botanical area will be lost which could affect the environment by the loss of grasses and wildflowers found in serpentine terrains. Energy: No energy consequences are identified. (Proceed to Section 3)
RESOURCE PROTECTION PROGRAM	
3-A	Protect Site:
3-B	Allow Conflicting Use: The existing residential development has reduced the quality of this site to the point that the botanical significance is lost; therefore the city Comprehensive Plan will not provide zoning protection to this site as an ecological area.
3-C	Limit Conflicting Use:

RESOURCE SITE	Name: ROGUE RIVER VIEW SITE Type: SCENIC VIEW
Location: South side U.S. 101 about 1/2 mile north of Gold Beach Description: Highway turnout on hill overlooking City of Gold Beach, mouth of Rogue River, and Patterson Bridge.	
1-A	Does available data classify resource site as important or significant? <input type="checkbox"/> NO (Circle 1-A - No other action required) <input checked="" type="checkbox"/> YES (Proceed to 1-B)
1-B	Is available information sufficient to fully identify resource? <input type="checkbox"/> NO (Circle 1-B) Action to be taken: <input checked="" type="checkbox"/> YES (Proceed to 1-C)
1-C	Enter information to identify resource location, quality, and quantity. Location: South side U.S. 101 about 1/2 mile north of Gold Beach (See inventory Map): Quality: This site provides an expansive view of the City of Gold Beach, the mouth of the Rogue River and coastline toward the south. Quantity: This resource is not quantifiable. (Proceed to Section 2)
2-A	CONFLICTING USES? <input checked="" type="checkbox"/> NO (Circle 2-A) <input type="checkbox"/> YES (Describe & proceed to 2-B)
2-B	ESEE ANALYSES Economic: Social: Environmental: Energy: (Proceed to Section 3)
RESOURCE PROTECTION PROGRAM	
3-A	Protect Site:
3-B	Allow Conflicting Use:
3-C	Limit Conflicting Use:

Number circled in margin indicates resource site designation.

RESOURCE SITE	<p><i>Name:</i> BUENA VISTA VIEW SITE</p> <p><i>Type:</i> SCENIC VIEW</p> <p><i>Location:</i> West side U.S. 101 about 3/4 mile south of Gold Beach</p> <p><i>Description:</i> Highway turnout on beach at mouth of Hunter Creek overlooking beach, Hunter Creek, and coastal rocks.</p>
1-A	<p>Does available data classify resource site as important or significant?</p> <p><input type="checkbox"/> NO (Circle 1-A - No other action required) <input checked="" type="checkbox"/> YES (Proceed to 1-B)</p>
1-B	<p>Is available information sufficient to fully identify resource?</p> <p><input type="checkbox"/> NO (Circle 1-B) Action to be taken:</p> <p><input checked="" type="checkbox"/> YES (Proceed to 1-C)</p>
1-C	<p>Enter information to identify resource location, quality, and quantity.</p> <p><i>Location:</i> West side U.S. 101 about 3/4 mile south of Gold Beach (See Inventory Map).</p> <p><i>Quality:</i> This site provides a view of the ocean shoreline from mouth of Rogue River to Cape Sebastian.</p> <p><i>Quantity:</i> This resource is not quantifiable.</p> <p>(Proceed to Section 2)</p>
2-A	<p>CONFLICTING USES? <input checked="" type="checkbox"/> NO (Circle 2-A). <input type="checkbox"/> YES (Describe & proceed to 2-B)</p>
2-B	<p>ESEE ANALYSES</p> <p><i>Economic:</i></p> <p><i>Social:</i></p> <p><i>Environmental:</i></p> <p><i>Energy:</i></p> <p>(Proceed to Section 3)</p>
3-A	<p>RESOURCE PROTECTION PROGRAM</p> <p><i>Protect Site:</i></p>
3-B	<p><i>Allow Conflicting Use:</i></p>
3-C	<p><i>Limit Conflicting Use:</i></p>

Number circled in margin indicates resource site designation.

RESOURCE SITE	Name: FORT MINER Type: HISTORICAL SITE
Location: T 36; R 15; S 24; SW 1/4 (See inventory map)	
Description: This structure was obliterated many years ago; However, the site is identified by a sign located on the adjacent County Road.	
1-A	Does available data classify resource site as important or significant? This site no longer exists as a structure. <input checked="" type="checkbox"/> NO (Circle 1-A - No other action required) <input type="checkbox"/> YES (Proceed to 1-B)
1-B	Is available information sufficient to fully identify resource? <input type="checkbox"/> NO (Circle 1-B) Action to be taken: <input type="checkbox"/> YES (Proceed to 1-C)
1-C	Enter information to identify resource location, quality, and quantity. Location: Quality: Quantity: (Proceed to Section 2)
2-A	CONFLICTING USES? <input type="checkbox"/> NO (Circle 2-A) <input type="checkbox"/> YES (Describe & proceed to 2-B)
2-B	ESEE ANALYSES Economic: Social: Environmental: Energy: (Proceed to Section 3)
RESOURCE PROTECTION PROGRAM	
3-A	Protect Site:
3-B	Allow Conflicting Use:
3-C	Limit Conflicting Use:

Number circled in margin indicates resource site designation.

RESOURCE SITE	<p>Name: WEDDERBURN TOWN SITE</p> <p>Type: HISTORICAL SITE</p> <p>Location: T 36; R 14; S 30; SW 1/4 (See inventory map)</p> <p>Description: This site is the location of an 1850's company town founded by R. D. Hume; However, practically all of the original structures are gone so the site is identified as a historical place.</p>
1-A	<p>Does available data classify resource site as important or significant? <small>This site no longer has historical structures.</small></p> <p><input checked="" type="checkbox"/> NO (Circle 1-A - No other action required) <input type="checkbox"/> YES (Proceed to 1-B)</p>
1-B	<p>Is available information sufficient to fully identify resource?</p> <p><input type="checkbox"/> NO (Circle 1-B) Action to be taken:</p> <p><input type="checkbox"/> YES (Proceed to 1-C)</p>
1-C	<p>Enter information to identify resource location, quality, and quantity.</p> <p>Location:</p> <p>Quality:</p> <p>Quantity:</p> <p>(Proceed to Section 2)</p>
2-A	<p>CONFLICTING USES? <input type="checkbox"/> NO (Circle 2-A) <input type="checkbox"/> YES (Describe & proceed to 2-B)</p>
2-B	<p>ESEE ANALYSES</p> <p>Economic:</p> <p>Social:</p> <p>Environmental:</p> <p>Energy:</p> <p>(Proceed to Section 3)</p>
3-A	<p>RESOURCE PROTECTION PROGRAM</p> <p>Protect Site:</p>
3-B	<p>Allow Conflicting Use:</p>
3-C	<p>Limit Conflicting Use:</p>

Number circled in margin indicates resource site designation.

RESOURCE SITE	Name: MCCLAY ESTATE BUILDING
	Type: HISTORICAL SITE
	Location: T 36; R 14; S 30; SW 1/4
	Description: This is a historic store building located in Wedderburn which was constructed in 1920.
1-A	Does available data classify resource site as important or significant? [] NO (Circle 1-A - No other action required) [X] YES (Proceed to 1-B)
1-B	Is available information sufficient to fully identify resource? [] NO (Circle 1-B) Action to be taken: [X] YES (Proceed to 1-C)
1-C	Enter information to identify resource location, quality, and quantity. Location: This site is located on the south side of North Bank Rogue River Road adjacent to the Rogue River in the Community of Wedderburn. (See inventory map). Quality: The structure is a commercial building built in 1920 by McClay; a businessman who purchased the Hume Property. The building has been remodeled and added to over the years. Quantity: One Commercial Building. (Proceed to Section 2)
2-A	CONFLICTING USES? [X] NO (Circle 2-A) [] YES (Describe & proceed to 2-B)
2-B	ESEE ANALYSES Economic: Social: Environmental: Energy: (Proceed to Section 3)
RESOURCE PROTECTION PROGRAM	
3-A	Protect Site:
3-B	Allow Conflicting Use:
3-C	Limit Conflicting Use:

Number circled in margin indicates resource site designation.

RESOURCE SITE	<p>Name: ROBERT D. HUME HOUSE Type: HISTORICAL SITE Location: T 36; R 14; S 30; NE 1/4 Description: This is a historic dwelling located in Wedderburn which was moved from Gold Beach to its present location in 1895.</p>
1-A	<p>Does available data classify resource site as important or significant? <input type="checkbox"/> NO (Circle 1-A - No other action required) <input checked="" type="checkbox"/> YES (Proceed to 1-B)</p>
1-B	<p>Is available information sufficient to fully identify resource? <input type="checkbox"/> NO (Circle 1-B) Action to be taken: <input checked="" type="checkbox"/> YES (Proceed to 1-C)</p>
1-C	<p>Enter information to identify resource location, quality, and quantity. Location: This site is located on the North side of North Bank Rogue River Road on a hill overlooking the Rogue River in the Community of Wedderburn (See inventory Map). Quality: One single family dwelling. Quantity: (Proceed to Section 2)</p>
2-A	<p>CONFLICTING USES? <input checked="" type="checkbox"/> NO (Circle 2-A) <input type="checkbox"/> YES (Describe & proceed to 2-B)</p>
2-B	<p>ESEE ANALYSES Economic: Social: Environmental: Energy: (Proceed to Section 3)</p>
3-A	<p>RESOURCE PROTECTION PROGRAM Protect Site:</p>
3-B	<p>Allow Conflicting Use:</p>
3-C	<p>Limit Conflicting Use:</p>

RESOURCE SITE	Name: POTATO PATCH BATTLE SITE Type: HISTORICAL SITE
Location: T 36; R 14; S 30; SW 1/4 (See inventory map)	
Description: This site is the location of a skirmish between indians and settlers in 1856; however, the site is now occupied by a resort hotel	
1-A	Does available data classify resource site as important or significant? <input checked="" type="checkbox"/> NO (Circle 1-A - No other action required) <input type="checkbox"/> YES (Proceed to 1-B) <i>This site has been obliterated by roads and structural development.</i>
1-B	Is available information sufficient to fully identify resource? <input type="checkbox"/> NO (Circle 1-B) Action to be taken: <input type="checkbox"/> YES (Proceed to 1-C)
1-C	Enter information to identify resource location, quality, and quantity. Location: Quality: Quantity: (Proceed to Section 2)
2-A	CONFLICTING USES? <input type="checkbox"/> NO (Circle 2-A) <input type="checkbox"/> YES (Describe & proceed to 2-B)
2-B	ESEE ANALYSES Economic: Social: Environmental: Energy: (Proceed to Section 3)
RESOURCE PROTECTION PROGRAM	
3-A	Protect Site:
3-B	Allow Conflicting Use:
3-C	Limit Conflicting Use:

RESOURCE SITE	Name: HUNT ROCK Type: HISTORICAL SITE
Location: T 36; R 14; S 30; SW 1/4 (See inventory map)	
Description: This site is a large rock on the north side of the Rogue River at Wedderburn. This site was largely obliterated by construction of the Patterson Bridge over the Rogue River in the 1930's.	
1-A	Does available data classify resource site as important or significant? This site has been obliterated by bridge construction. <input checked="" type="checkbox"/> NO (Circle 1-A - No other action required) <input type="checkbox"/> YES (Proceed to 1-B)
1-B	Is available information sufficient to fully identify resource? <input type="checkbox"/> NO (Circle 1-B) Action to be taken: <input type="checkbox"/> YES (Proceed to 1-C)
1-C	Enter information to identify resource location, quality, and quantity. Location: Quality: Quantity: (Proceed to Section 2)
2-A	CONFLICTING USES? <input type="checkbox"/> NO (Circle 2-A) <input type="checkbox"/> YES (Describe & proceed to 2-B)
2-B	ESEE ANALYSES Economic: Social: Environmental: Energy: (Proceed to Section 3)
RESOURCE PROTECTION PROGRAM	
3-A	Protect Site:
3-B	Allow Conflicting Use:
3-C	Limit Conflicting Use:

RESOURCE SITE	<p><i>Name:</i> ROGUE RIVER (PATTERSON) BRIDGE</p> <p><i>Type:</i> HISTORICAL SITE</p> <p><i>Location:</i> T 36; R 14; S 30; SW 1/4</p> <p><i>Description:</i> This structure is the Bridge over the Rogue River at the north city limits to Gold Beach..</p>
1-A	<p>Does available data classify resource site as important or significant?</p> <p><input type="checkbox"/> NO (Circle 1-A - No other action required) <input checked="" type="checkbox"/> YES (Proceed to 1-B)</p>
1-B	<p>Is available information sufficient to fully identify resource?</p> <p><input type="checkbox"/> NO (Circle 1-B) Action to be taken:</p> <p><input checked="" type="checkbox"/> YES (Proceed to 1-C)</p>
1-C	<p>Enter information to identify resource location, quality, and quantity.</p> <p><i>Location:</i> U.S. 101 Bridge over Rogue River which was constructed in 1932 and named for then Governor Patterson (See Inventory Map).</p> <p><i>Quality:</i> The bridge was designed by C.B. McCullough using Freysinnet Arch Construction. The bridge is a National Historical Civil Engineering Landmark and an Oregon Historic Highway Bridge.</p> <p><i>Quantity:</i> One Bridge Structure.</p> <p>(Proceed to Section 2)</p>
2-A	<p>CONFLICTING USES? <input checked="" type="checkbox"/> NO (Circle 2-A) <input type="checkbox"/> YES (Describe & proceed to 2-B)</p>
2-B	<p>ESEE ANALYSES</p> <p><i>Economic:</i></p> <p><i>Social:</i></p> <p><i>Environmental:</i></p> <p><i>Energy:</i></p> <p>(Proceed to Section 3)</p>
RESOURCE PROTECTION PROGRAM	
3-A	<p><i>Protect Site:</i></p>
3-B	<p><i>Allow Conflicting Use:</i></p>
3-C	<p><i>Limit Conflicting Use:</i></p>

Number circled in margin indicates resource site designation.

RESOURCE SITE	Name: MARY D. HUME SHIP Type: HISTORICAL SITE
Location: T 36; R 15; S 36; NE 1/4	
Description: This site is the berthing place of a historic ship which was constructed by R. D. Hume in Gold Beach over 100 years ago.	
1-A	Does available data classify resource site as important or significant? <input type="checkbox"/> NO (Circle 1-A - No other action required) <input checked="" type="checkbox"/> YES (Proceed to 1-B)
1-B	Is available information sufficient to fully identify resource? <input type="checkbox"/> NO (Circle 1-B) Action to be taken: <input checked="" type="checkbox"/> YES (Proceed to 1-C)
1-C	Enter information to identify resource location, quality, and quantity. Location: This site is located on the west side of U.S. 101 at the Port of Gold Beach Boat Basin in the northerly part of the city (See inventory map). Quality: The Mary D. Hume is located at the Port of Gold Beach. Restoration of the ship was started; however, failure of the piling in the berthing structure has caused the ship to sink. Local interests do not have the financial resources to raise the ship and restore it so it has been given to new owners who will move it from Gold Beach; therefore, it is being deleted from the Comprehensive Plan inventory. (Proceed to Section 2)
2-A	CONFLICTING USES? <input type="checkbox"/> NO (Circle 2-A) <input type="checkbox"/> YES (Describe & proceed to 2-B)
2-B	ESEE ANALYSES Economic: Social: Environmental: Energy: (Proceed to Section 3)
RESOURCE PROTECTION PROGRAM	
3-A	Protect Site:
3-B	Allow Conflicting Use:
3-C	Limit Conflicting Use:

RESOURCE SITE	Name: GOLD BEACH CEMETERY
	Type: HISTORICAL SITE
	Location: T 36; R 15; S 36; SE 1/4
	Description: City Pioneer Cemetery and location of the graves of numerous early settlers of the Gold Beach area.
1-A	Does available data classify resource site as important or significant? <input type="checkbox"/> NO (Circle 1-A - No other action required) <input checked="" type="checkbox"/> YES (Proceed to 1-B)
1-B	Is available information sufficient to fully identify resource? <input type="checkbox"/> NO (Circle 1-B) Action to be taken: <input checked="" type="checkbox"/> YES (Proceed to 1-C)
1-C	Enter information to identify resource location, quality, and quantity. Location: Located on the west side of Ellensburg Street (U.S. 101) near the center of town. (See inventory map). Quality: The location of numerous pioneer graves. Quantity: One cemetery (Proceed to Section 2)
2-A	CONFLICTING USES? <input checked="" type="checkbox"/> NO (Circle 2-A) <input type="checkbox"/> YES (Describe & proceed to 2-B)
2-B	ESEE ANALYSES Economic: Social: Environmental: Energy: (Proceed to Section 3)
RESOURCE PROTECTION PROGRAM	
3-A	Protect Site:
3-B	Allow Conflicting Use:
3-C	Limit Conflicting Use:

Number circled in margin indicates resource site designation.

RESOURCE SITE	<p>Name: ROGUE RIVER CEMETERY</p> <p>Type: HISTORICAL SITE</p> <p>Location: T 37; R 15; S 12; NE 1/4</p> <p>Description: Pioneer Cemetery and location of the graves of early settlers of the Gold Beach Area.</p>
1-A	<p>Does available data classify resource site as important or significant?</p> <p><input type="checkbox"/> NO (Circle 1-A - No other action required) <input checked="" type="checkbox"/> YES (Proceed to 1-B)</p>
1-B	<p>Is available information sufficient to fully identify resource?</p> <p><input type="checkbox"/> NO (Circle 1-B) Action to be taken:</p> <p><input checked="" type="checkbox"/> YES (Proceed to 1-C)</p>
1-C	<p>Enter information to identify resource location, quality, and quantity.</p> <p>Location: Located east of U.S. 101 and north of Hunter Creek Loop Road in the Hunter Creek part of the urban growth area. (See inventory map).</p> <p>Quality: One Cemetery</p> <p>Quantity:</p> <p>(Proceed to Section 2)</p>
2-A	<p>CONFLICTING USES? <input checked="" type="checkbox"/> NO (Circle 2-A) <input type="checkbox"/> YES (Describe & proceed to 2-B)</p>
2-B	<p>ESEE ANALYSES</p> <p>Economic:</p> <p>Social:</p> <p>Environmental:</p> <p>Energy:</p> <p>(Proceed to Section 3)</p>
RESOURCE PROTECTION PROGRAM	
3-A	<p>Protect Site:</p>
3-B	<p>Allow Conflicting Use:</p>
3-C	<p>Limit Conflicting Use:</p>

RESOURCE SITE	Name: TUTUTNI INDIAN VILLAGE
	Type: CULTURAL SITE
	Location: Vicinity of the mouth of the Rogue River (See Inventory Map)
	Description: This site was the location of a Tututini Indian Village existing at the time of settlement of Gold Beach.

1-A Does available data classify resource site as important or significant?
 This site has been obliterated by construction of the jeties and Port.
 NO (Circle 1-A - No other action required) YES (Proceed to 1-B)

1-B Is available information sufficient to fully identify resource?
 NO (Circle 1-B) Action to be taken:
 YES (Proceed to 1-C)

1-C Enter information to identify resource location, quality, and quantity.

Location:

Quality:

Quantity:

(Proceed to Section 2)

2-A CONFLICTING USES? NO (Circle 2-A) YES (Describe & proceed to 2-B)

2-B ESEE ANALYSES

Economic:

Social:

Environmental:

Energy:

(Proceed to Section 3)

RESOURCE PROTECTION PROGRAM

3-A *Protect Site:*

3-B *Allow Conflicting Use:*

3-C *Limit Conflicting Use:*

Number circled in margin indicates resource site designation.

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