

SECTION 3.106: ESTUARY CONSERVATION 1 ZONE (EC1)

- (1) **PURPOSE AND AREAS INCLUDED:** The purpose of the EC1 zone is to:
- (a) Provide for long-term utilization of areas which support, or have the potential to support valuable biological resources.
 - (b) Provide for long-term maintenance and enhancement of biological productivity.
 - (c) Provide for the long-term maintenance of the aesthetic values of estuarine areas, in order to promote or enhance the low intensity recreational use of estuarine areas adjacent to rural or agricultural shorelands.

Except where a goal exception has been taken in the Tillamook County Comprehensive Plan, the EC1 Zone includes the following areas within Development and Conservation Estuaries:

- (a) Tracts of tidal marshes, tideflats, seagrass and algae beds which are smaller or of less biological importance than those included in EN or ECA Zones.
 - (b) Productive recreational or commercial shell fish and fishing areas.
 - (c) Areas that are partially altered and adjacent to existing development of moderate intensity which do not possess the resource characteristics of Natural or Development management units.
 - (d) Areas with potential for shell fish culture (excluding platted oyster beds in Tillamook Bay).
- (2) **USES PERMITTED WITH STANDARDS:** The following uses are permitted subject to the procedure of Section 3.120 and the standards in Section 3.140:
- (a) Maintenance and repair of existing structures or facilities involving a regulated activity.
 - (b) Navigational aids.
 - (c) Vegetative shoreline stabilization.
 - (d) Structural shoreline stabilization, limited to riprap.
 - (e) Boat dock in conjunction with one or more private residences. Single purpose private docks shall be limited to a maximum of 200 square feet in size. Larger docks may be permitted subject to the conditional use provisions of Article VI of this Ordinance.

- (f) Tidegate installation in existing functional dikes adjacent to EC1 zones.
 - (g) Water, sewer, gas or communication lines.
 - (h) Electrical distribution lines and line support structures.
 - (i) Active restoration and estuarine enhancement.
 - (j) Temporary dikes for emergency flood protection.
 - (k) Temporary low-water bridge.
 - (l) Signs subject to Section 4.020.
 - (m) Aquaculture and water-dependent portions of aquaculture facilities not requiring dredge or fill other than incidental dredging for harvest of benthic species or removal of in-water structures such as stakes or racks.
 - (n) Bridge crossings and crossing support structures.
 - (o) Boat ramps for public use where no dredging or fill for navigational access is needed.
 - (p) Water intake structures for out-bay aquaculture.
- (3) **USES PERMITTED CONDITIONALLY:** The following uses may be permitted subject to the procedures of Section 3.120 and Article 6 and the standards in Section 3.140.
- (a) Water dependent portions of aquaculture facilities which require dredge or fill.
 - (b) Water-dependent recreational facilities, including:
 - (1) Boat ramps, requiring dredging or fill for navigational access.
 - (2) Community boat docks in conjunction with a subdivision or planned development.
 - (3) Public or commercial docks and moorages for recreational marine craft (including seaplanes), and accessory uses not requiring the use of fill or the occupation of additional estuarine surface area.
 - (c) Mining and mineral extraction.
 - (d) Storm water and treated sewage outfalls.
 - (e) Bulkheads for structural shoreline stabilization.

- (f) Temporary alterations.
 - (g) Minor navigational improvements.
- (4) **REGULATED ACTIVITIES:** The following Regulated Activities are permitted subject to the procedure of Section 3.120 and the standards in Section 3.140.
- (a) Regulated Activities in association with on-site maintenance and repair of existing structures or facilities, limited to:
 - (1) Dredging for on-site maintenance of:
 - a. Drainage tiles.
 - b. Drainage ditches.
 - c. Tidegates.
 - d. Bridge crossing support structures.
 - e. Water, sewer, gas or communication lines.
 - f. Electrical distribution lines.
 - g. Outfalls.
 - (2) Fill or riprap for on-site maintenance of:
 - a. Dikes.
 - b. Bridge crossing support structures or other land transportation facilities.
 - (3) Replacement of pilings.
 - (b) Piling installation for:
 - (1) Water-dependent recreational facilities.
 - (2) Aquaculture facilities.
 - (3) Navigational aids.
 - (4) Bridge crossing support structures.

- (c) Riprap for structural shoreline stabilization or protection of utility lines.
- (d) Dredging for:
 - (1) Bridge crossing support structure installation.
 - (2) Storm water or treated sewage outfall installation.
 - (3) Tidegate installation in existing functional dikes adjacent to EC1 Zones.
 - (4) Water, sewer, gas or communication line installation.
 - (5) Water intake facilities.
 - (6) Electrical distribution line installation.
 - (7) Mining or mineral extraction.
- (e) Fill for:
 - (1) Bridge crossing support structures.
 - (2) Structural shoreline stabilization.
 - (3) Boat ramps.
 - (4) Bridge approaches, where a goal exception has been taken and included as an amendment to the Tillamook County Comprehensive Plan (Ordinance # 33).
- (f) Regulated Activities in conjunction with an approved active restoration or estuarine enhancement project.
- (g) Incidental dredging for harvest of benthic species or removal of in-water structures such as stakes or racks.
- (h) Regulated activities in conjunction with temporary alterations.