

THE CITY OF WHEELER, OREGON COMPREHENSIVE PLAN
Statement of Goals and Policies

DEFINITIONS FOR THE COMPREHENSIVE PLAN STATEMENT OF GOALS AND POLICIES

Origin: The definitions in this section are provided from www.oregon.gov/lcd, www.nwp.usace.army.mil, <http://tidesandcurrents.noaa.gov/glossary.html>, and www.census.gov/glossary/.

1. Accretion: The build-up of land along a beach or shore by the deposition of waterborne or airborne sand, sediment, or other material
2. Agricultural Land: See: Oregon Statewide Planning Goal 3 definition: Agricultural Land.
3. Anadromous: Referring to fish, such as salmon, which hatch in fresh water, migrate to ocean waters to grow and mature, and return to freshwaters to spawn.
4. Archeological Resources: Districts, sites, buildings, structures, and artifacts which possess material evidence of human life and culture of the prehistoric and historic past. [See: Historical Resources]
5. Avulsion: A tearing away or separation by the force of water. Land which is separated from uplands or adjacent properties by the action of a stream or river cutting through the land to form a new stream bed
6. Beach: Gently sloping areas of loose material (e.g. sand, gravel, and cobbles) that extend landward from the low-water line to a point where there is definite change in the material type or landform, or to the line of vegetation.
7. Benthic: Living on or within the bottom sediments in water bodies.
8. Bridge Crossing: The portion of a bridge spanning a waterway not including supporting structures or fill located in the waterway or adjacent wetlands.
9. Bridge Crossing Support Structure: Piers, piling, and similar structures necessary to support a bridge span but not including fill for causeways or approaches.
10. Carrying Capacity: Level of use which can be accommodated and continued without irreversible impairment of natural resources productivity, the ecosystem and the quality of air, land, and water resources.
11. Citizen Advisory Committee (CAC): A group of citizens organized to help develop and maintain a comprehensive plan and its land use regulations. Local governments usually establish one such group for each neighborhood in a city or each district in a county. CACs may also be known as neighborhood planning organizations, area advisory committees, or other local terms. CACs

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convey their advice and concerns on planning issues to the planning commission or governing body. CACs also convey information from local officials to neighborhood and district residents.

12. Citizen Involvement Advisory Committee (CIAC): A state committee appointed by the Land Conservation and Development Commission to advise that commission on matters of citizen involvement, to promote public participation in the adoption and amendment of the goals and guidelines, and to assure widespread citizen involvement in all phases of the planning process. CIAC is established in accordance with ORS 197.160.
13. Citizen Involvement Program (CIP): A program established by a city or county ensure the extensive, ongoing involvement of local citizens in planning. Such programs are required by Goal 1: Citizen Involvement and contain or address the six components described in that goal.
14. Coastal Lakes: Lakes in the coastal zone that are bordered by a dune formation or that have direct hydrologic surface or subsurface connection with saltwater.
15. Coastal Shorelands: Areas immediately adjacent to the ocean, all estuaries and associated wetlands, and all coastal lakes.
16. Coastal Stream: Any stream within the coastal zone.
17. Coastal Waters: Territorial ocean waters of the continental shelf, estuaries, and coastal lakes.
18. Coastal Zone: The area lying between the Washington border on the north to the California border on the south, bounded on the west by the extent of the state's jurisdiction, and in the east by the crest of the coastal mountain range, with the exception of: (a) The Umpqua River basin, where the coastal zone shall extend to Scottsberg; (b) The Rogue River basin, where the coastal zone shall extend to Agness; (c) The Columbia River basin, where the coastal zone shall extend to the downstream end of Puget Sound. (Formerly ORS 191.110)
19. Committee For Citizen Involvement (CCI): A local group appointed by a governing body for these purposes: (1) assisting the local government with the development of a program that promotes and enhances citizen involvement in land use planning; assisting in the implementation of the citizen involvement program; and evaluating the process being used for citizen involvement. A CCI differs from a citizen advisory committee (CAC) in that the CCI advises the local only on matters pertaining to citizen involvement and Goal 1 while a CAC may deal with a broad range of planning and land use issues. Each city or county has only one CCI while there may be several CACs.
20. Conserve: To manage in a manner that avoids wasteful or destructive uses and provides for future availability.

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21. Conservation: The act of conserving the environment.
22. Continental Shelf: The area seaward from the ocean shore to the distance when the ocean depth is 200 meters, or where the ocean floor slopes more steeply to the deep ocean floor. The area beyond the state's jurisdiction is the OUTER Continental Shelf.
23. Deflation Plain: The broad dune interface area which is wind-scoured to the level of the summer water table.
24. Develop: To bring about growth or availability; to construct or alter a shelter; to conduct a mining operation; to make a physical change in the use or appearance of land; to divide land into parcels; or to create or terminate rights to access.
25. Development: Act, process or result of actions to develop.
26. Diversity: Variety of natural, environmental, economic, and social resources, values, benefits, and activities.
27. Dune: A hill or ridge of sand built up by the wind along sandy coasts.
28. Dune, Active: Dune that migrates, grows, and diminishes from the effect of wind and supply of sand. Active dunes include all open sand dunes, active hummocks, and active foredunes.
29. Dune Conditionally Stable: Dune that is presently in a stable condition, but that is vulnerable to becoming active due to fragile vegetative cover.
30. Dune, Older Stabilized: Dune that is stable from wind erosion, and that has significant soil development and that may include diverse forest cover. They include older foredunes.
31. Dune, Open Sand: A collective term for active unvegetated dune landforms.
32. Dune Recently Stabilized: A dune with sufficient vegetated to be stabilized from wild erosion, but with little, if any, development of soil or cohesion of the sand under the vegetation. Recently stabilized dunes include conditionally stable foredunes, conditionally stable dunes, dune complexes, and younger stabilized dunes.
33. Dunes, Younger Stabilized: A wind-stable dune with weakly established soils and vegetation.
34. Dune Complex: Various patterns of small dunes with partially stabilized intervening areas.

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35. Ecosystem: The living and non-living components of the environment which interact or function together, including plant and animal organisms, the physical environment, and the energy systems in which they exist. All the components of an ecosystem area inter-related.
36. Encourage: Stimulate, give help to; foster; support.
37. Especially Suited for Water-Dependent Development:
37. Estuary: A body of water semi-enclosed by land, connected with the open ocean, and within which salt water is usually diluted by fresh water derived from the land. The estuary includes: (a) estuarine water; (b) tidelands; (c) tidal marshes; and (d) submerged lands. Estuaries extend upstream to the head of tidewater, except for the Columbia River Estuary, which by definition is considered to extend to the western edge of Puget Sound.
38. Estuarine Enhancement: An action which results in a long-term improvement of existing estuarine functional characteristics and processes that is not the result of a creation or restoration action.
39. Fill: The placement by man of sand, sediment, or other material, usually in submerged lands, or wetlands, to create new uplands or raise the elevation of land.
40. Flood Fringe: The area of the floodplain that lies outside of the floodway, but that is subject to periodic inundation from flooding.
41. Floodplain: The area adjoining a stream, tidal estuary or coast that is subject to regional flooding.
42. Flood, Regional (1% Annual Chance of Flood): A standard statistical calculation used by engineers to determine the probability of severe flooding. It represents the largest flood which has a one-percent chance of occurring in any one year in an area as a result of periods of higher-than-normal rainfall or streamflows, extremely high tides, high winds, rapid snowmelt, natural stream blockages, tsunamis, or combinations thereof.
43. Floodway: The normal stream channel and that adjoining area of natural floodplain needed to convey the waters of a regional flood while causing less than one foot increase in upstream flood elevation.
44. Foredune, Active: An unstable barrier ridge of sand paralleling the beach and subject to wind erosion, water erosion, and growth from new sand deposits. Active foredunes may include areas with beach grass, and occur in sand spits and at river mouths as well as elsewhere.

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45. Foredune, Conditionally Stable: An active foredune that has ceased growing in height and that has become conditionally stable with regard to wind erosion.
46. Foredune, Older: A conditionally stable foredune that has become wind stabilized by diverse vegetation and soil development.
47. Forest Lands: See definition of commercial forest lands and uses in the Oregon Forest Practices Act and the Forest Lands Goal.
48. Geologic: Relating to the occurrence and properties of earth. Geologic hazards include faults, land and mudslides, and earthquakes.
49. Groin: An in-stream or in-water flow redirection structure, including and not limited to its use as part of a dam or pier structure.
50. Headlands: Bluffs, promontories or points of high shoreland jutting out into the ocean generally sloping abruptly into the water. Oregon headlands are generally identified in the Report on Visual Resource Analysis of the Oregon Coastal Zone, OCCDC, 1974.
51. Historical Resources: Districts, sites, buildings, structures and artifacts which have a relationship to events or conditions of the human past. [See: Archaeological Resources.]
52. Hummock, Active: Partially vegetated (usually with beach grass), circular, and elevated mounds of sand which are actively growing in size.
53. Hydraulic: Related to the movement or pressure of water. Hydraulic hazards are those associated with erosion or sedimentation caused by the action of water flowing in a river or streambed, or oceanic currents and waves.
54. Hydraulic Processes: Actions resulting from the effect of moving water or water pressure on the bed, banks, and shorelands of water bodies (oceans, estuaries, streams, lakes, and rivers).
55. Hydrography: Study, description, and mapping of oceans, estuaries, rivers, and lakes.
56. Hydrologic: Relating to the occurrence and properties of water. Hydrologic hazards include flooding (the rise of water) as well as hydraulic hazards associated with the movement of water.
57. Impact: The consequences of a course of action; effect of a goal, guideline, plan, or decision.
58. Insure: Guarantee; make certain something will happen.

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59. Integrity: Quality or state of being complete and functionally unimpaired; the wholeness or entirety of a body or system, including its parts, materials and processes. The integrity of an ecosystem emphasizes the interrelatedness of all parts and the unity of its whole.
61. Interdune Area: Low-lying areas between higher sand landforms and which are generally under water during part of the year. [See also the definition for: Deflation Plain.]
62. Intertidal: Between the levels of mean lower low tide (MLLT) and mean higher high tide (MHHT).
63. Key Facilities: Basic facilities that are primarily planned for by local government but which also may be provided by private enterprise and are essential to the support of more intensive development, including public schools, transportation, water supply, sewage, and solid waste disposal.
64. Land Conservation and Development Commission (LCDC): The Land Conservation and Development Commission of the State of Oregon. The members appointed by the governor and confirmed by the Oregon Senate in accordance with the requirements of ORS 197.030.
65. Littoral Drift: Material, such as sand or gravel, moved in the littoral zone (shallow water near shore) under the influence of waves and currents.
66. Littoral Zone: In coastal engineering, the area from the shoreline to just beyond the breaker zone.
67. Lower High Water: The lowest of the high waters of any specified tidal day due to the declinational effects of the Moon and Sun.
68. Lower Low Water: The lowest of the low waters (or single low water) of any specified tidal day due to the declinational effects of the Moon and Sun.
69. Maintain: Support, keep, and continue in an existing state without decline.
70. Management Unit: A discrete geographic area, defined by biophysical characteristics and features, within which particular uses and activities are promoted, encouraged, protected, or enhanced and others are discouraged, restricted, or prohibited.
71. Mitigation: The creation, restoration, or enhancement of an estuarine area to maintain the functional characteristics and processes of the estuary, such as its natural biological productivity, habitats, and species diversity, unique features and water quality (ORS 541.626)

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72. Mean Lower Low Tide (MLLT): The average of the lower low water height of each tidal day observed over the National Tidal Datum Epoch. For stations with shorter series, comparison of simultaneous observations with a control tide station is made in order to derive the equivalent datum of the National Tidal Datum Epoch. Some locations have diurnal tides – one high tide and one low tide per day. At most locations there are semidiurnal tides – the tide cycles through a high and low twice each day, with one of the two high tides being higher than the other and one of the two low tides being lower than the other.
73. Mean Low Water (MLW): A tidal datum. The average of all the low water heights observed over the National Tidal Datum Epoch. For stations with shorter series, comparison of simultaneous observations with a control tide station is made in order to derive the equivalent datum of the National Tidal Datum Epoch.
74. Mean Low Water Line (MLWL): A line on a chart or map which represents the intersection of the land with the water surface at the elevation of mean low water.
75. Mean Higher High Water (MHHW):
The average of the higher high water height of each tidal day observed over the National Tidal Datum Epoch. For stations with shorter series, comparison of simultaneous observations with a control tide station is made in order to derive the equivalent datum of the National Tidal Datum Epoch. Some locations have diurnal tides – one high tide and one low tide per day. At most locations there are semidiurnal tides – the tide cycles through a high and low twice each day, with one of the two high tides being higher than the other and one of the two low tides being lower than the other. [Source: https://tidesandcurrents.noaa.gov/datum_options.html]
76. Mean High Water (MHW):
The average of all of the high water heights observed over the National Tidal Datum Epoch. For stations with shorter series, comparison of simultaneous observations with a control tide station is made in order to derive the equivalent datum of the National Tidal Datum Epoch.
77. Mean River Level: A tidal datum. The average height of the surface of a tidal river at any point for all stages of the tide observed over the National Tidal Datum Epoch. It is usually determined from hourly height readings. In rivers subject to occasional freshets, the river level may undergo wide variations and, for practical purposes, certain months of the year may be excluded in the determination of the tidal datum. For charting purposes, tidal datums for rivers are usually based on observations during selected periods when the river is at or near a low water stage.
78. Mean Sea Level: A tidal datum. The arithmetic mean of hourly heights observed over the National tidal Datum Epoch. Shorter series are specified in the name (e.g.: monthly mean sea level and yearly mean sea level).

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79. National Tidal Datum Epoch (NTDE): The specific 19-year period adopted by the National Ocean Service as the official time segment over which tide observations are taken and reduced to obtain mean values (e.g., mean lower low water, etc) for tidal datums. It is necessary for standardization because of periodic and apparent secular trends in sea level. The present NTDE is 1983 through 2001 and is actively considered for revision every 20-25 years. Tidal datums in certain regions with anomalous sea level changes (Alaska, Gulf of Mexico) are calculated on a Modified 5-year Epoch.
80. Natural Areas: Includes land and water that has substantially retained its natural character, which is an important habitat for plant, animal, or marine life. Such areas are not necessarily completely natural or undisturbed, but can be significant for the study of natural, historical, scientific or paleontological features, or for the appreciation of natural features.
81. Natural Resources: Air, land, and water and the elements thereof which are valued for their existing and potential usefulness to humans.
82. Ordinary High Higher Water (OHHW): With respect to tides, the use of the nontechnical word "ordinary" has, for the most part, been determined to be synonymous with mean. The use of the term "ordinary" in tidal terms is discouraged.
83. Oregon Coastal Conservation and Development Commission (OCCDC). OCCDC was created by ORS 191 and existed from 1971-1975. Its work is continued by LCDC.
84. Ocean Flooding: Flooding of lowland areas by salt water owing to tidal action, storm surge, or tsunamis (seismic sea waves). Landforms subject to ocean flooding include beaches, marshes, coastal lowlands, and low-lying interdune areas. Areas of ocean flooding are mapped by the Federal Emergency Management Agency (FEMA). Ocean flooding includes areas of velocity flooding and associated shallow marine flooding.
85. Planning Area: The air, land and water resources within the jurisdiction of a governmental agency.
86. Pollution: Violation or threatened violation of applicable state or federal environmental quality statutes, rules, and standards.
87. Preserve: To save from change or loss and reserve for a special purpose.
88. Program: Proposed or desired plan or course of proceedings and action.
89. Protect: Save or shield from loss, destruction, or injury or for future intended use.

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90. Provide: Prepare, plan for and supply what is needed.
91. Public Facilities and Services: The projects, activities and facilities that the planning agency determines to be necessary for the public health, safety and welfare.
92. Public Gain: Net gain combines the economic, social, and environmental effects which accrue to the public because of a use or activity and its subsequent resulting effects.
93. Quality: The degree of excellence or relative goodness.
94. Recreation: Any experience voluntarily engaged in largely during leisure (discretionary time) from which the individual derives satisfaction.
- (a) Coastal Recreation: occurs in offshore waters, estuaries, and streams, along beaches and bluffs, and in adjacent shorelands.
- (b) Low-Intensity Recreation: does not require developed facilities and can be accommodated without change to the area or resource. For example: boating, hunting, hiking, wildlife photography, and beach or shore activities can be low-intensity recreation.
- (c) High-Intensity Recreation: uses specially built facilities, or occurs in such density or form that it requires or results in modification of the area or resource. Campgrounds, golf courses, public beaches, and marinas are examples of high intensity recreation.
95. Restore: Revitalize, return or replace original attributes and amenities, such as natural biological productivity, aesthetic and cultural resources, which have been diminished or lost by past alterations, activities, or catastrophic events. For the purposes of Goal 16 estuarine restoration means to revitalize or reestablish functional characteristics and processes of the estuary diminished or lost by past alterations, activities, or catastrophic events. A restored area must be a shallow subtidal or an intertidal or tidal marsh area after alteration work is performed, and may not have been a functioning part of the estuarine system when alteration work began.
- (a) Active Restoration: involves the use of specific positive remedial actions, such as removing fills, installing water treatment facilities, or rebuilding deteriorated urban waterfront areas.
- (b) Passive Restoration: is the use of natural processes, sequences, and timing which occurs after the removal or reduction of adverse stresses without other specific positive remedial action.
96. Riparian: Of pertaining to, or situated on the edge of the bank of a river or other body of water.

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97. Riprap: A layer, facing, or protective mound of stones randomly placed to prevent erosion, scour or sloughing of a structure or embankment; also, the stone so used. In local usage, the similar use of other hard material, such as concrete rubble, is also frequently included as rip rap
98. Rural Land: Land outside urban growth boundaries that is:
(a) Non-urban agricultural, forest, or open space.
(b) Suitable for sparse settlement, small farms, or acreage home sites with no or minimal public services, and not suitable, necessary, or intended for urban use; or
(c) In an unincorporated community.
99. Sedentary: Attached firmly to the bottom, generally incapable of movement.
100. Shoreline: The boundary line between a body of water and the land, measured on tidal waters at mean higher high water (MHHW), and on non-tidal waterways at the ordinary high higher water mark (OHHW).
101. Significant Habitat Areas: A land or water area where sustaining the natural resource characteristics is important or essential to the production and maintenance of aquatic life or wildlife populations.
102. Sinking Fund: Funds established specifically for the redemption of long-term debt principal.
103. Social Consequences: The tangible and intangible effects upon people and their relationships with the community in which they live resulting from a particular action or decision.
104. Structure: Anything constructed or installed or portable, the use of which requires a location on a parcel of land.
105. Substrate: Medium upon which an organism lives and grows, the surface of the land or bottom of a water body.
106. Subtidal: Below the level of mean lower low tide (MLLT).
107. Temporary Alteration: Dredging, filling, or another estuarine alteration occurring over a specified short period of time which is needed to facilitate a use allowed by an acknowledged plan. Temporary alterations may not be for more than three years and the affected area must be restored to its previous condition. Temporary alterations include: (1) alterations necessary for federally authorized navigation projects (e.g. access to dredged material disposal sites by barge or pipeline and staging areas or dredging for jetty maintenance); (2) alterations to establish mitigation sites,

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alterations for bridge construction or repair and for drilling or other exploratory observations; and (3) minor structures (such as blinds) necessary for research and educational observation.

108. Territorial Sea: The ocean and seafloor area from mean low water seaward three nautical miles.
109. Tidal Marsh: Wetlands from Lower High Water (LHW) inland to the line of non-aquatic vegetation.
110. Urban Land: Land inside an urban growth boundary.
111. Urbanizable Land: Urban land that, due to the present unavailability of urban facilities or services, or for other reasons, either: (a) retains the zone designations assigned prior to inclusion in the boundary, or (b) is subject to interim zone designations intended to maintain the land's potential for planned urban development until appropriate public facilities and services are available or planned.
112. Water-Dependent: A use or activity which can be carried out only on, in, or adjacent to water areas because the use requires access to the water body for water-borne transportation, recreation, energy production, or source of water.
113. Water Oriented: A use whose attraction to the public is enhanced by a view of or access to coastal waters.
114. Water Related: Uses which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent land or waterway use, and which, if not located adjacent with water, would result in a public loss of quality of the goods or services offered. Except as necessary for water-dependent or water-related uses or facilities, residences, parking lots, spoil and dump sites, roads and highways, restaurants, businesses, factories, and trailer parks are not generally considered dependent on or related to water location needs.
115. Wetlands: Land areas where excess water is the dominant factor determining the nature of soil development and the types of plant and animal communities living at the soil surface. Wetland soils retain sufficient moisture to support aquatic or semi-aquatic plant life. In marine and estuarine areas, wetlands are bounded at the lower extreme by extreme low water; in freshwater areas, by a depth of six feet. The areas below wetlands are submerged lands.