

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

GOAL 14: URBANIZATION

INTRODUCTION:

Wheeler monitors development in the unincorporated rural development lands within six miles of the Urban Growth Boundary. While state law now supersedes Wheeler's voter approved annexation, this community continues to strongly support such votes prior to annexing property into the City. Wheeler will follow its ordinances, goals, and policies and comply with all of the laws of the State to achieve urbanization goals.

GOAL:

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide livable communities.

POLICIES:

1. The City shall maintain an urban growth boundary to provide for urban development needs and to separate urban from rural land.
2. The City shall have the responsibility for making land use decisions within the Wheeler Urban Growth Boundary.
3. The City shall cooperate with Tillamook County and regional service providers pursuant to intergovernmental agreements.
4. Annexation shall be required prior to City approval of development.
5. The City shall use the Comprehensive Plan and implementing measures to manage the use and division of land and maintain its potential for planned urban development.
6. The City shall ensure the efficient and logical extension of urban services to urban growth boundary parcels.
7. Parcels of urban growth boundary land that are annexed to the City shall be of adequate dimension to enable the logical and efficient extension of services.
8. The type, design, location, and phasing of public facilities and services and transportation improvements should be factors in directing urban expansion.
9. Financial incentives should be provided to assist in maintaining the character of lands adjacent