

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

GOAL 17: COASTAL SHORELANDS

INTRODUCTION:

The Vision clearly outlines the citizens of Wheeler's priority of protecting the natural beauty and environment surrounding the community. Planning for development in the city or surrounding unincorporated areas of the county needs to address the protection and enhancement of the ocean shorelands and the Nehalem Bay, river, and adjacent estuaries.

GOALS:

1. These Coastal Shoreland Goals establish priorities for the identification and use of coastal shoreland areas.
2. The Oregon Coastal Shoreland Goal states that, based upon inventories, Comprehensive Plans for coastal areas adjacent to the ocean, estuaries, or coastal lakes shall identify the coastal shorelands. These coastal shoreland areas are to include at least:
  - a. Areas subject to ocean flooding and lands within 100 feet of the ocean shore or within 50 feet of an estuary or coastal lake.
  - b. Adjacent areas of geologic instability where the geologic instability is related to or will impact a coastal water body.
  - c. Natural or man-made riparian resources;
  - d. Areas of significant shoreland or wetland biological habitat whose habitat quality is primarily derived from or related to the association with coastal water areas.
  - e. Areas necessary for water-dependent and water-related uses including dredged material disposal and mitigation sites.
  - f. Areas of exceptional aesthetic or scenic quality; and
  - g. Coastal headlands.
3. The Comprehensive Plan Background Report describes how the Coastal Shoreland Boundary for Wheeler was established and mapped to identify the coastal shoreland areas. The waterward extent of the Shoreland area is the line of non-aquatic vegetation or, where such a line cannot be accurately determined, mean higher high water.
4. The City seeks to conserve, protect, where appropriate develop, and where appropriate restore, the resources and benefits of all coastal shorelands recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources, recreation, and aesthetics.

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5. The City finds that there are no coastal shoreland areas in Wheeler especially suited for water – dependent development.
6. The management of these shoreland areas shall be with the intent to be:
  - a. compatible with the characteristics of the adjacent coastal waters;
  - b. to reduce the hazard to human life and property; and
  - c. to reduce the adverse effects upon water quality and fish and wildlife habitat resulting from the use and enjoyment of Oregon's coastal shores.
7. The Coastal Shoreland Goal establishes general priorities for the overall use of coastal shoreland areas.

POLICIES:

1. Promote uses which maintain the integrity of estuaries and coastal waters.
2. Maintain and enhance historic, unique and scenic waterfront development allowing for water-related and non-water-related uses consistent with community vision and economic development goals.
3. Use standards shall be set forth under pertinent development standard provisions of the Wheeler Zoning Ordinance.
4. All new waterfront development shall, where appropriate, provide public access to the water.
5. Public access to publicly owned shorelands shall be provided, maintained, and improved wherever possible, consistent with the authorized use.
6. Riparian vegetation shall be maintained and, where appropriate, restored and enhanced.
7. The City encourages dedication of public access areas to the City as public rights-of-way as a method of alleviating private property owner concerns about maintenance, management, tax and personal liability.
8. The City conducted a resource inventory to ensure open space, protect scenic and historic areas, and natural resources for future generations, and promote healthy and visually attractive environments in harmony with the natural landscape character. These areas are:
  1. Botts Marsh, at the north end of Wheeler, west of US Highway 101.
  2. Zimmerman Marsh, at the north end of Wheeler, east of US Highway 101.

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3. The lowland flood areas identified in Wheeler by the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM).
4. The wooded area between US Highway 101 and the Nehalem River from Paradise Cove 400 east.
  
9. Administration of inventoried resources shall be implemented through development ordinances. During application review, the economic, social, environmental, and energy consequences on the resource shall be considered as part of the decision process.
10. Where appropriate, resources shall be preserved to prevent erosion and sedimentation and provide support for anadromous fish habitat, to provide upland bird habitat, to protect steep slopes, to mitigate geologic or flooding hazards, to buffer conflicting land uses, or to provide areas for passive or active forms of recreation.
11. Where resources inventoried are also subject to inventory and possible protection under Goal 16 Estuarine Resources and Goal 17 Coastal Shorelands, Goal 16 and Goal 17 shall be applied.
12. Land-use management practices and non-structural solutions to problems of erosion are preferred to structural solutions. Where shown to be necessary, erosion control structures such as riprap shall be designed to minimize adverse impacts on water currents, erosion and accretion pattern, and on adjacent property.
13. The primary goal of the City is to develop, adopt, and implement a Waterfront Revitalization Plan.
14. A primary purpose of the Waterfront Revitalization Plan is to ensure that the Wheeler Waterfront is managed as a critical economic resource to stimulate and support the local economy consistent with the goals of the community.
15. The Wheeler Waterfront Revitalization Plan area shall include at a minimum the entire waterfront between the Nehalem River and the properties on the block fronting the east side of US Highway 101.
16. The Waterfront Revitalization Plan shall incorporate or use as reference all applicable existing plans and inventories such as any biologic, geographic, topographic, transportation-oriented, and land use master plan inventories.
17. The Waterfront Revitalization Plan shall be implemented through the comprehensive plan policies and development ordinances.

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18. The Waterfront Revitalization Plan shall reflect an appropriate mix of water-related commercial and recreational activities and non-water related commercial or mixed-use commercial-residential uses.
19. The Waterfront Revitalization Plan shall seek to protect the natural beauty and small town atmosphere, preserve views, provide a trail system of public access, support the ecology and navigability of the river and estuary, and reflect the importance of fishery, trade, recreation, and lodging services.