

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

GOAL 19: OCEAN RESOURCES

INTRODUCTION:

The City is not required to address Oregon Statewide Planning Goal 19 Ocean Resources. However, all actions by local state and federal agencies that are likely to affect the ocean resources and uses of Oregon's territorial sea are required to be developed and activities conducted to conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social values and benefits and to give a higher priority to the protection of renewable marine resources – i.e. living marine organisms – than to the development of non-renewable ocean resources.

The City finds that due to its location and proximity to the Pacific Ocean it is potentially affected by the quality of ocean resources within areas subject to the Goal. Therefore, in support of Goal 19 Ocean Resources, the City adopts this Goal 19.

GOAL:

The City supports the conservation, where appropriate development, and where appropriate restoration of marine resources and ecological functions consistent with the purpose of providing long term ecological, economic, and social values and benefits for present and future generations.

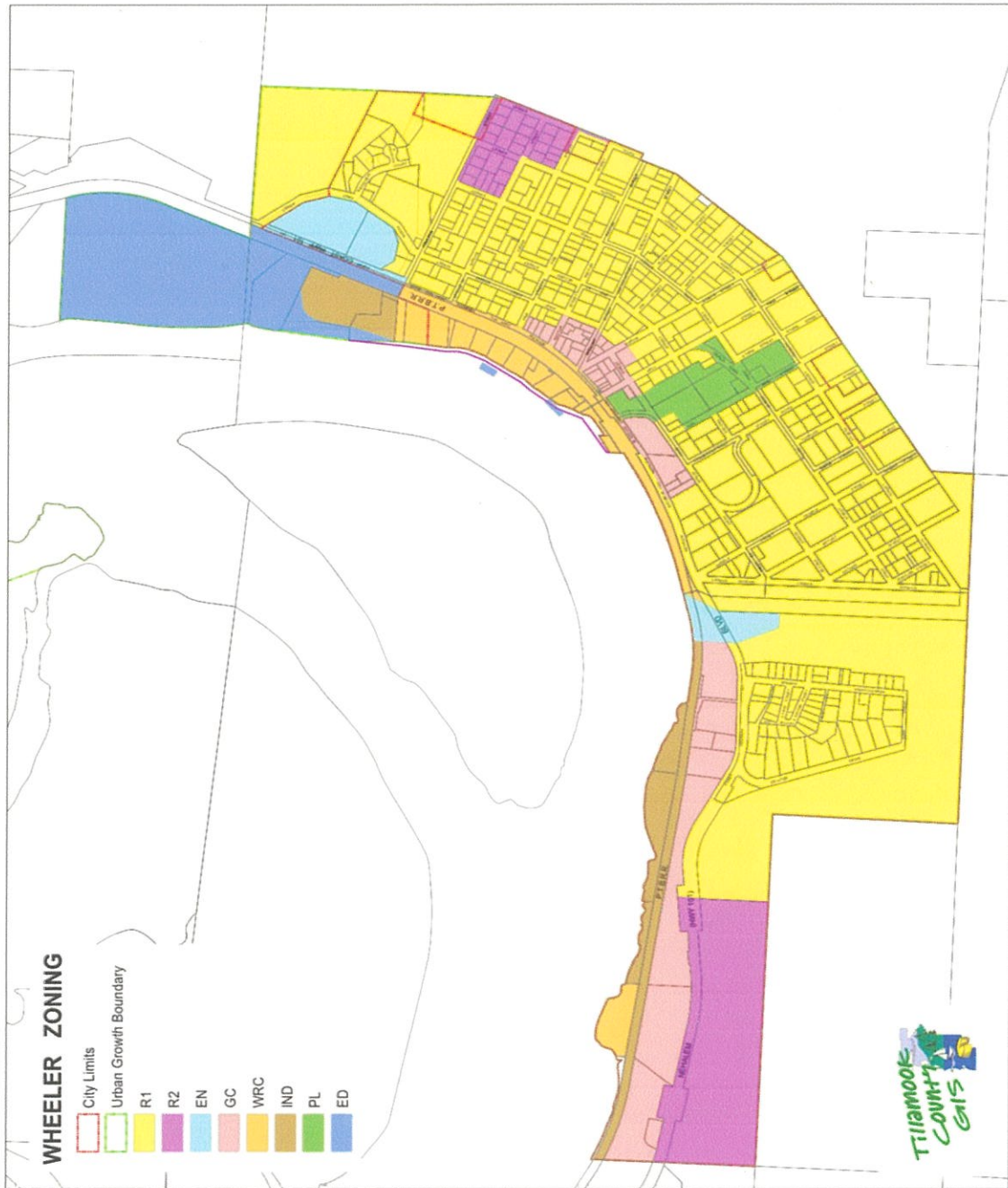
THE CITY OF WHEELER, OREGON COMPREHENSIVE PLAN  
Statement of Goals and Policies

LAND USE CATEGORY DEFINITIONS

1. General Commercial (GC). The intent is to provide for a wide range of general retail and service business needs.
2. Residential 1 (R-1). The intent is to provide for residential development consisting of conventional structures and manufactured homes.
3. Residential 2 (R-2). The intent is to provide residential development consisting of conventional structures and manufactured homes. RV Parks and campgrounds on tracts of 10 acres or more may be permitted as Conditional Uses.
4. Water-Related Commercial (WRC). The intent is to provide for marine oriented commercial uses.
5. Water-Related Industrial (IND). The intent is to provide for marine oriented industrial and commercial uses which are compatible with the community's setting and natural values. In addition, certain non-water oriented uses may be permitted.
6. Public Lands (P). The intent is to protect certain publicly owned lands.
7. Estuarine Natural (EN). The purpose is to provide for preservation and protection of significant fish and wildlife habitats and other areas which make an essential contribution to estuarine productivity or fulfill scientific, research or educational needs.
8. Estuarine Development (ED). The purpose is to provide for long-term maintenance, enhancement, expansion or creation of structures or facilities for navigational or other water-dependent commercial, industrial, or recreational uses. Other commercial, industrial, or recreational facilities may be allowed subject to certain criteria.
9. Mitigation Site Protection (MP). The purpose of the Mitigation Site Protection zones is to protect identified mitigation sites from incompatible and preemptive uses that may prevent their ultimate restoration or addition to the estuarine ecosystem.

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

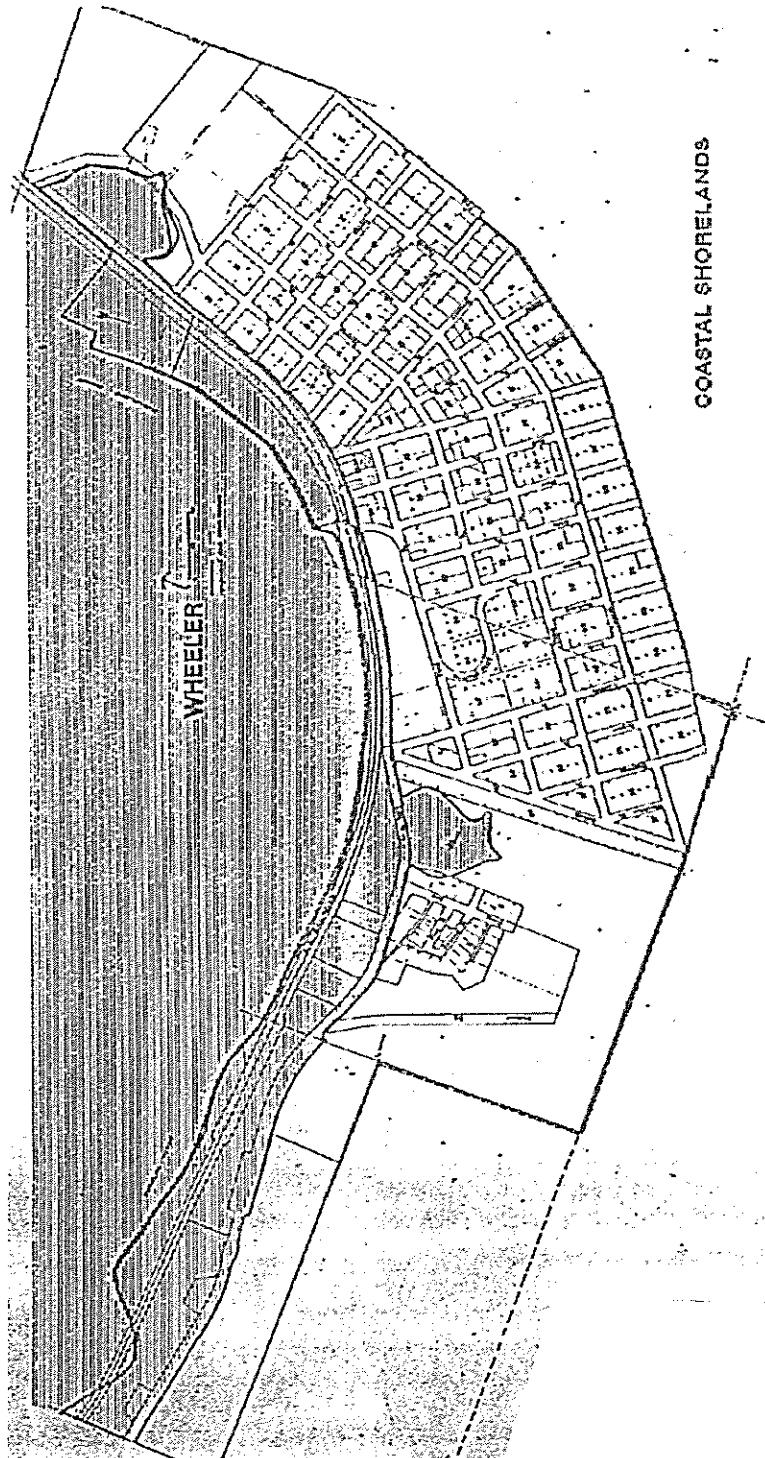
WHEELER LAND USE AND ZONING MAP



THE CITY OF WHEELER, OREGON COMPREHENSIVE PLAN  
Statement of Goals and Policies  
COASTAL SHORELAND BOUNDARY MAP

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

COASTAL SHORELAND BOUNDARY MAP



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

NATIONAL FLOODPLAIN INSURANCE PROGRAM FLOOD RATE INSURANCE MAPS

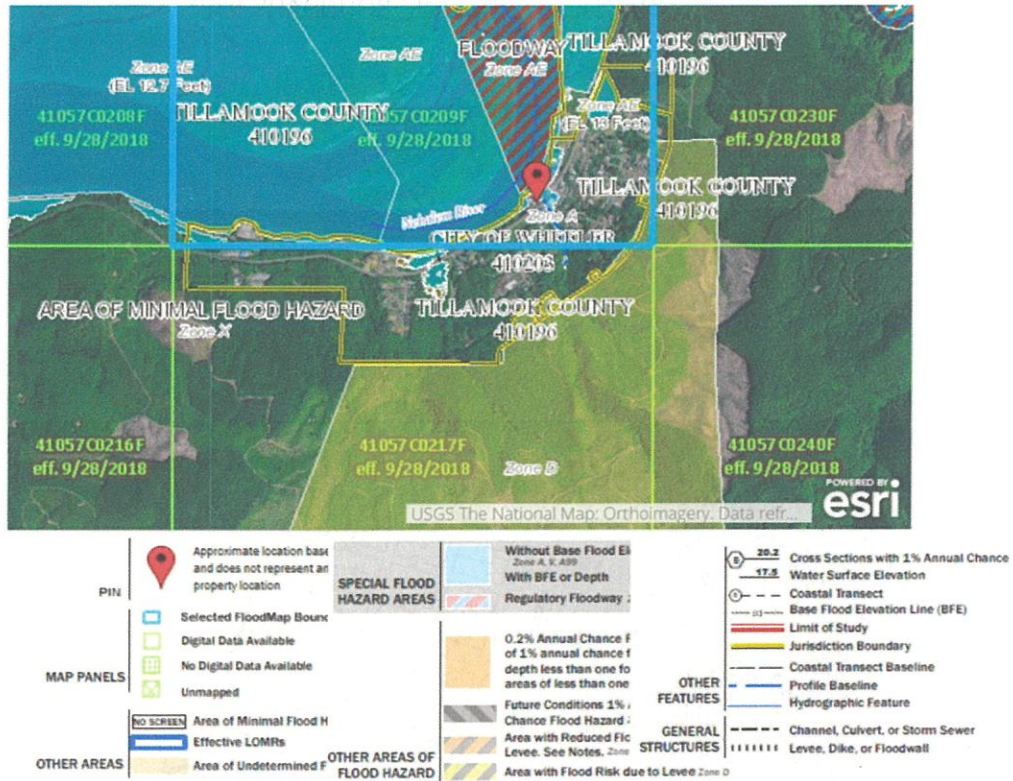


Image: Excerpt from the FEMA Map Store [www.msc.fema.gov](http://www.msc.fema.gov)

The land within the City of Wheeler Jurisdiction, the Wheeler City Limits and the Wheeler Urban Growth Boundary is depicted by National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM) effective September 28, 2018:

NFIP FIRM Community Panel Number (CPN) Maps:

- 41057C0209F
- 41057C0217F
- 41057C0230F

These NFIP FIRM CPN maps are available for review at City Hall and at [www.msc.fema.gov](http://www.msc.fema.gov).