

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

GOAL 2: LAND USE PLANNING

INTRODUCTION:

If the City is going to enact the priorities outlined in the Vision then its Comprehensive Land Use Plan must do more than just meet the state and federal requirements. It must meet the needs of the community as well. A plan that does not take into account the community's vision and values will not be effectively recognizing the citizen's input. The policies adopted with any land use plan or decision need first to be vetted to insure that it reflects the recommendations laid out in the Vision.

GOAL: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

POLICIES:

1. In conjunction with affected regional, state, and federal agencies, the City agrees to assume cooperative responsibility for land use planning
2. Changes in the comprehensive plan and implementing ordinances shall be adopted only after well-advertised public hearings have been held by the Planning Commission and City Council.
 - a. The City shall review the comprehensive plan every seven to ten years to insure that it continues to reflect the community's needs vision.
 - b. An applicant may submit an application for comprehensive plan amendment to the City. The application shall identify the reason for the request and provide findings of fact that identify how the request is or will be consistent with the comprehensive plan and any other applicable criteria.
 - c. At least 30 days notice of the public hearing on any proposed language change shall be provided to citizens in the area and to affected districts and agencies.
3. The City shall cooperate with the school district to insure that growth of the City does not outstrip the district's ability to provide facilities. Subdivisions or other major developments that could generate large enrollment increases shall be permitted only after consideration of their impact on schools.