

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

GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

INTRODUCTION:

Protecting the natural beauty of Wheeler is the number one priority identified in the Vision. Community input has consistently supported putting the natural landscape, environment, small town atmosphere, and livability at the top of the priorities for Wheeler. As a result the City seeks to increase ecologically friendly tourism and low impact recreational activities. Protection of the historic elements, recognizing indigenous cultural importance, preserving open space, improving parks and trails, and conservation of natural habitats is a cultural norm and valued in the community. Any land use policies or decisions need to reflect that value.

GOAL: To protect natural resources and conserve scenic and historic areas and open spaces.

POLICIES:

1. The City recognizes the need to conserve open space and to protect natural and scenic resources to maintain ample spaces for outdoor recreation and preserve the natural environment; to provide park, facilities, and open space suitable for each segment of the population; to provide for the broadest range of suitable recreation opportunities; and to enhance community identity.
2. The City shall ensure that development shall make equitable contribution toward assuring that the appropriate amount of open space and recreation space needed within each residential neighborhood to enhance community identity is dedicated.
3. Riparian vegetation within identified riparian zones shall be protected and retained. A fifteen foot riparian zone measured from the ordinary high water line is established on each bank of Zimmerman, Gervais, and Vosberg Creeks. A twenty-five foot riparian zone (measured from the mean higher high water line or line of non-aquatic vegetation, whichever is most landward, is established adjacent to Nehalem Bay.
4. Proposals involving discharge into natural drainages shall make special precautions including larger stream setbacks, larger lot sizes, reduced lot coverage, holding ponds, or other methods as approved by the City.
5. The City shall participate in and encourage the activities of the Lower Nehalem Watershed Council.

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6. 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:
 - a. Botts Marsh, at the north end of Wheeler, west of US Highway 101.
 - b. Zimmerman Marsh, at the north end of Wheeler, east of US Highway 101.
 - c. The lowland flood areas identified in Wheeler by the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM).
 - d. The wooded area between US Highway 101 and the Nehalem River from Paradise Cove 400 east.
 - e. Steep banks along the Gamble Street to Hospital Road frontage

7. 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.

8. 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.

9. 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.