

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

GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS

INTRODUCTION:

Wheeler lies in a difficult zone for natural geological hazards due to our topography and climate. The City is vulnerable to the results of climate changes as they relate to rising sea levels and increased weather related events. As a result the City has worked diligently to reduce the risk to the citizens and properties within our limits by creating an approach to land use planning that reflects the need to have development that is accountable to sound geo-technical planning and design.

Wheeler is fortunate to be part of the Emergency Volunteer Corps of Nehalem Bay. The work of this group has resulted in an increased level of preparedness for natural hazards. The City also has a strong relationship with Tillamook County and has adopted a FEMA compliant Hazard Mitigation Plan to help address the consequences of hazard vulnerability. The City maintains a Stormwater Master Plan to help minimize impact from natural hazards.

GOAL: To reduce risk to people and property from natural hazards

POLICIES:

1. For the purpose of identifying and mitigating geologic hazards the City shall require geologic site investigation reports prepared by appropriately qualified professionals that evaluate the risk to the site as well as the risk the proposed development may pose to other properties.
2. Site-specific geologic investigations may be required when appropriate to assure safe development:
  - a. For all proposals for divisions of land; and
  - b. When required by the building official; and
  - c. When required by the City to assure public safety and welfare; and
  - d. For grading, excavation, and/or the placement of fill in the development of streets and public rights-of-way; and
  - e. For the construction of utilities; and
  - f. Where ground disturbing activities are proposed; and
  - g. As required in the current Wheeler Zoning Ordinance.
3. When a geologic site investigation report is required, the report shall be prepared at the subject property owner's expense by an appropriately qualified professional engineer and certified engineering geologist licensed to work in the State of Oregon.
4. The geologic site investigation shall be prepared consistent with local, state, and federal criteria including the standards identified in the Wheeler Zoning Ordinance.

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5. The geologic site investigation report shall be provided prior to permit approvals and prior to project commencement and shall be required as a condition of approval for public hearings where a geologic site investigation report will be required for the project.
6. The geologic site investigation report shall provide stormwater drainage management recommendations consistent with the current Wheeler Storm Water Drainage Master Plan.
7. The density of development allowed by the City within a zone shall be supported by the recommendations of the geologic site investigation report.
8. The City encourages site design which utilizes the natural topography and vegetation including but not limited to the following techniques:
  - a. Flexible development approaches such as planned developments; and
  - b. Efforts shall be made to maintain streams in their natural state; and
  - c. Access roads and driveways should follow natural slopes and contours and need not be constructed in block patterns; and
  - d. In cases of undeveloped platted lands, the City supports property line adjustments, replatting of existing lot lines, and/or public right-of-way consistent with natural features.
9. Within the Wheeler Special Flood Hazard Area designated by the National Flood Insurance Program Flood Insurance Rate Maps:
  - a. The City shall ensure that all development is documented by the property owner as consistent with the requirements of the National Flood Insurance Program (NFIP); and
  - b. The property owner shall submit with any development application evidence that the proposed development will not increase flood hazards on adjacent property.
10. The City identifies and plans for its natural hazards as wind storms, winter storms, coastal and riverine floods, landslides, earthquakes and earthquake related hazards, tsunami, erosion, and wildfires. The City may identify and plan for additional hazards.
11. The City seeks to plan for resilience, response, and recovery in regard to hazards including and not limited to the anticipated and historically cyclical Tsunami Hazard initiated by a Cascadia Subduction Zone earthquake.
12. The City shall seek to adopt maps, plans, inventories, policies, and implementing measures that reduce risk to people and property from natural hazards.
13. The City shall give special attention to emergency access and evacuation when making development decisions.

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14. The City shall seek to devote natural hazard areas as open space or other low intensity uses in so far as such measures will mitigate natural hazards and will maintain public safety and welfare.
15. The City shall adopt, maintain, and coordinate their local Natural Hazard Mitigation Plan with local, state, and federal agencies.
16. The City shall coordinate with regional planning efforts for emergency preparedness, response, recovery and mitigation.
17. The City shall respond to new hazard inventory information within 36 months if notified to take such action by the Oregon Department of Land Conservation and Development (DLCD) unless such time to respond is extended by DLCD.