

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

THE OREGON STATEWIDE PLANNING PROCESS

Land Use Planning is the process of anticipating the needs of growth based on the permitted density of development. Oregon law requires each city and county to have a comprehensive plan and zoning and land division ordinances needed to put that plan into effect. Local comprehensive plans are required to be consistent with the statewide planning goals. Plans are reviewed for consistency by the State Land Conservation and Development Commission (LCDC). When LCDC officially approves a local government comprehensive plan, the plan is said to be acknowledged. The Comprehensive Plan then becomes the controlling document for land use in the area covered by that plan.

Oregon's planning laws implemented by local governments, special districts, and state agencies strongly emphasize coordination - keeping plans and programs consistent with each other, with the goals, and with acknowledged local plans. Oregon's planning program is a partnership between state and local governments. The State requires cities and counties to plan, and it sets the standards for such planning. Local governments do the planning and administer the land use regulations. The resulting mosaic of state approved local comprehensive plans cover the entire state.

A comprehensive plan is intended to guide safe and orderly growth, in that all actions such as zoning, subdivisions, water extensions, and annexations must be in conformance with the plan. The comprehensive plan guides a community's land use, conservation of natural resources, economic development, and public facilities. A comprehensive plan may be changed through the Post Acknowledgement Plan Amendment process.

A comprehensive plan is required to include an identification of issues and problems, inventories, and other factual information for each applicable statewide planning goal, evaluation of alternative courses of action and ultimate policy choices taking into consideration social, economic, energy, and environmental needs. The required information is contained in the comprehensive plan document or in supporting documents.

Each plan is accompanied by implementing ordinances. These ordinances are required to be consistent with and adequate to carry out a comprehensive plan. A comprehensive plan, supporting documents, and implementation documents are required to be filed in a public office or other place easily accessible to the public.

A comprehensive plan and implementation ordinances are required to be adopted by the government body after a public hearing. These documents are required to be reviewed and revised as needed or through the process of periodic review, to take into account changing public policies and circumstances, and consistent with a schedule for review set forth in the comprehensive plan statement of goals and policies. Opportunities for review and comment by citizens and affected governmental units are required to be provided during preparation, review, and revision of a comprehensive plan and implementation ordinances.

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INTRODUCTION TO THE CITY OF WHEELER, OREGON COMPREHENSIVE PLAN

The area covered by the Wheeler Comprehensive Plan is approximately 575 acres and includes:

- a. the Wheeler city limits;
- b. land within the Wheeler Urban Growth Boundary outside the Wheeler city limits and
- c. the area in unincorporated Tillamook County between Wheeler and adjacent communities not more than six miles from the Urban Growth Boundary where the City and Tillamook County have agreed to cooperate in management of land use decisions.

The Wheeler Comprehensive Plan consists of two parts:

1. The Statement of Goals and Policies establish the long range objectives and the methods by which the City intends to achieve them. They are adopted by ordinance and have the force of law. The City is legally obligated to ensure decisions and actions are consistent with the Comprehensive Plan Goals and Policies.
2. The Background Report consists of inventories, reports, and factual data that describe the resources and features of Wheeler. These documents address the requirements of the Oregon Statewide Planning Goals and provide the factual basis for the Comprehensive Plan Statement of Goals and Policies.

CITY OF WHEELER DOCUMENTS	STATEWIDE GOALS ADDRESSED
* Indicates this document is pages within the Wheeler Comprehensive Plan Background Report	
Wheeler Comprehensive Plan Background Report	All
Wheeler Vision Plans: 2000 and 2011	All
Wheeler Goal 3 Inventory*	1, 2, 3
Wheeler Goal 4 Inventory*	1, 2, 4
Wheeler Goal 5 Inventory*	1, 2, 5
Wheeler Goal 6 Inventory*	1, 2, 6
Wheeler Hazard Mitigation Plan*	1, 2, 7
Wheeler Park Master Plan*	1, 2, 5, 8
Wheeler Economic Needs Analysis*	1, 2, 9
Wheeler Buildable Lands Inventory*	1, 2, 10
Wheeler Population Projections*	1, 2, 6, 7, 8, 9, 10, 11, 12, 14
Wheeler Water Master Plan	1, 2, 11
Wheeler Transportation Plan	1, 2, 12
Wheeler / County Urban Growth Management Agreement	1, 2, 14
Wheeler Goal 16 Inventory*	1, 2, 16
Wheeler Goal 17 Inventory*	1, 2, 17
Wheeler Comprehensive Plan Statement of Goals and Policies	All
Wheeler Zoning Ordinance	All
Wheeler General Ordinances	All

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UPDATING THE COMPREHENSIVE PLAN TO IMPLEMENT THE WHEELER VISION PLAN 2011

In 2011, the City of Wheeler adopted the Wheeler Vision Plan 2011 (hereinafter the Vision) as part of the Comprehensive Plan Background Report. Following the plan adoption, the Wheeler City Council appointed a Citizen Advisory Committee (hereinafter the Committee) to update the Wheeler Comprehensive Plan Statement of Goals and Policies to implement the Wheeler Vision Plan. City Planner Sabrina Pearson, as a member of the Committee, prepared and presented the draft the Comprehensive Plan.

The Committee began their work in October 2013 and held a series of meetings open to the public through May 2016. Members of the public occasionally attended meetings and offered background information for Committee consideration. Department of Land Conservation and Development North Coast Regional representative Patrick Wingard attended many meetings and offered advice to the Committee. In September and October 2015, Mayor Stevie Burden hosted two town hall meetings to gather input regarding specific goal and policy issues and provided the information to the Committee for use in their review.

The Committee reorganized the existing Comprehensive Plan Statement of Goals and Policies into the same order as the Oregon Statewide Planning Goals with which the City Comprehensive Plan is required to be consistent. This makes it easier for citizens, governing officials, and the public to compare the City goals and policies with the Oregon Statewide Planning Goals. The Committee compared each goal and associated policies with the applicable Oregon Statewide Planning Goal, applicable ordinances and laws, and the Wheeler Vision Plan and agreed to a consensus draft.

The Committee completed a draft legislative consensus document and a draft ordinance format consensus document and forwarded their recommendation to the City Council on May 3, 2016. The Planning Commission reviewed the draft document prepared by the Citizen Advisory Committee at public meetings held in June, July, August, and September 2016, and sent the document to the City Council for review. The Planning Commission and again in December 2016, January 2016, and February 2016. The City Council reviewed the draft document prepared by the Citizen Advisory Committee and edited by the Planning Commission. The City Council and Planning Commission set the public hearings required as part of the Post Acknowledgement Plan Amendment adoption process. The City provided the required public hearing notice to DLCD not less than 35 days prior to the first public hearing and to the public 20-40 days prior to the first public hearing. The Planning Commission held the first evidentiary public hearing on April 6, 2017 to determine a recommendation for findings of fact regarding adoption of the proposed amendment. The City Council held their first evidentiary public hearing to make a decision regarding adoption of the amendment proposed document on April 18, 2017. The City Council directed the City Staff to prepare the Ordinance of Adoption. The City Council held the first reading of the Ordinance of Adoption on May 15, 2017 and the second reading of the Ordinance of Adoption on June 20, 2018. The City mailed notice of the adoption to DLCD on July 11, 2017. DLCD sent a letter to the City confirming that as no appeal was received, the Comprehensive Plan adopted by the City is Acknowledged.