

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

SUMMARY OF THE OREGON STATEWIDE PLANNING GOALS

Origin: Most of the language in this section is from the Oregon Department of Land Conservation and Development website www.oregon.gov/lcd and will be updated periodically as appropriate.

GOAL 1: CITIZEN INVOLVEMENT

Goal 1 calls for “the opportunity for citizens to be involved in all phases of the planning process.” It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local governments to have a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.

GOAL 2: LAND USE PLANNING

Goal 2 outlines the basic procedures of Oregon’s statewide planning program. It says that land use decisions are to be made in accordance with a comprehensive plan and that suitable “implementation ordinances” to put the plan’s policies into effect must be adopted. It requires that plans be based on “factual information”; that local plans are coordinated with those of other jurisdictions and agencies; and that plans be reviewed periodically and amended as needed. Goal 2 also contains standards for taking exceptions to statewide goals. An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation.

GOAL 3: AGRICULTURAL LANDS

Goal 3 defines “agricultural lands.” It then requires counties to inventory such lands and to “preserve and maintain” them through farm zoning. Details on the uses allowed in farm zones are found in Oregon Revised Statutes Chapter 215 and in Oregon Administrative Rules Chapter 660 Division 33.

GOAL 4: FOREST LANDS

This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will “conserve forest lands for forest uses.”

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

Goal 5 covers more than a dozen natural and cultural resources such as wildlife habitats and wetlands. It establishes a process for each resource to be inventoried and evaluated. If a resource or site is found to be significant, a local government has three policy choices: preserve the resource, allow proposed uses that conflict with it, or strike some sort of balance between the resource and the uses that would conflict with it.

GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

This goal requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as ground water pollution.

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GOAL 7: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

Goal 7 deals with development in places subject to natural hazards such as floods and landslides. It requires that jurisdictions apply “appropriate safeguards” (floodplain zoning, for example) when planning for development there.

GOAL 8: RECREATIONAL NEEDS

This goal calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them. It also sets forth detailed standards for expedited siting of destination resorts.

GOAL 9: ECONOMIC RESOURCES

Goal 9 calls for diversification and improvement of the economy. It asks communities to inventory commercial and industrial lands, project future needs for such lands, and to plan and zone enough lands to meet those needs.

GOAL 10: HOUSING

This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

GOAL 11: PUBLIC UTILITIES AND SERVICES

Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal’s central concept is that public services should be planned in accordance with a community’s needs and capacities rather than be forced to respond to development as it occurs.

GOAL 12: TRANSPORTATION

The goal aims to provide “a safe, convenient, and economic transportation system.” It asks for communities to address the needs of the “transportation disadvantaged.”

GOAL 13: ENERGY CONSERVATION

Goal 13 declared that “land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.”

GOAL 14: URBANIZATION

This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an “urban growth boundary” (UGB) to “identify and separate urbanizable land from rural land.” It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses.

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GOAL 15: WILLAMETTE RIVER GREENWAY

Goal 15 sets forth procedures for administering the 300 miles of greenway that protects the Willamette River.

GOAL 16: ESTUARINE RESOURCES

This goal requires local governments to classify Oregon's 22 major estuaries into four categories: natural, conservation, shallow-draft development, and deep-draft development. It then describes types of land uses and activities that are permissible in those "management units".

GOAL 17: COASTAL SHORELANDS

The goal defines a planning area bounded by the ocean beaches on the west and the coast highway (US Highway 101) on the east. It specifies how certain types of land and resources there are to be managed: major marshes, for example, are to be protected. Sites best suited for unique coastal land uses (port facilities, for example) are reserved for "water-dependent" or "water-related" uses.

GOAL 18: BEACHES AND DUNES

Goal 18 identifies planning standards for development on various types of dunes. It prohibits residential development on beaches and active foredunes, but allows some other types of development if they meet key criteria. The goal also deals with dune grading, groundwater drawdown in dune aquifers, and the breaching of foredunes.

GOAL 19: OCEAN RESOURCES

Goal 19 aims "to conserve the long-term values, benefits, and natural resources of the near shore ocean and the continental shelf." It deals with matters such as dumping of dredge spoils and discharging of waste products into the open sea. Goal 19's main requirements are for state agencies rather than cities and counties.