

CITY OF WHEELER

**SUPPLEMENT TO
COMPREHENSIVE PLAN
BACKGROUND DATA**

**ADOPTED
JUNE 2008**

BUILDABLE LANDS INVENTORY

BACKGROUND STUDIES FOR

CITY OF WHEELER

COMPREHENSIVE PLAN

ADOPTED JUNE 17, 2008

“The following documents are hereby referenced and incorporated into the Wheeler Background Report as supporting documents of this Comprehensive Plan:

- 1. Buildable Lands Inventory Report, prepared by Cogan Owens Cogan, 2007**
- 2. Housing Needs Assessment, prepared by Cogan Owens Cogan 2007**
- 3. Economic Opportunities Analysis, prepared by Cogan Owens Cogan, 2007**
- 4. Public Facilities and Infrastructure Assessment, prepared by Cogan Owens Cogan, 2007 and amended in 2008**
- 5. Associated Maps**

Information in these documents replaces and / or updates any earlier information on similar topics included in the City of Wheeler, Oregon Background Report. To the extent that there are any conflicts between information in the two documents, the newer report shall have precedence over the Background Report.”

These reports have been reviewed and edited by City of Wheeler City Council, Planning Commission, and Staff.

BUILDABLE

LANDS

INVENTORY

REPORT

BUILDABLE LANDS INVENTORY METHODOLOGY AND PRELIMINARY FINDINGS –REVISED JULY 24, 2007

INTRODUCTION

Tillamook County has hired Cogan Owens Cogan (COC) to update buildable lands inventory and Goal 9 (Economic) and Goal 10 (Housing) analyses for several communities in North Tillamook County, including the cities of Manzanita, Nehalem and Wheeler and the unincorporated communities of Neah Kah Nie and Mohler. COC is working with the county and cities to inventory the supply of buildable land within each city's urban growth boundary (UGB), identify future land needs, and determine whether the communities of North Tillamook County have sufficient land within their boundaries to meet the demand for future economic and housing needs.

This report describes preliminary results of the buildable lands inventory, including the methodology and assumptions used and initial results.

METHODOLOGY

Definitions

The following definitions were used to identify buildable land for inclusion in the inventory:

Buildable land refers to lands in urban and urbanizable areas that are suitable, available and necessary for development. They include both vacant and developed land likely to be redeveloped.

Constrained land includes vacant or partially vacant parcels with significant physical, environmental or infrastructure limits to development. Physical constraints include steep topography (calculated at slopes 10+%, 15+%, 20+%, and 25+%), and parcel configuration. Environmental constraints include on-site wetlands, floodplains or significant riparian areas.

Employment land is land designated to accommodate a broad range of commercial and industrial uses.

Partially vacant land includes those parcels with some development, but with vacant portions large enough to accommodate more development, based on the size of the lot, zoning designations, and/or value of land and improvements.

Redevelopable land includes developed land that may or may not contain a low value of improvements relative to the value of the land and may be economical to develop for more intensive or different uses.

Undevelopable land includes land that is unsuitable for development due to environmental or other constraints.

Vacant land consists of parcels with no permanent buildings or improvements.

Assumptions

For the purposes of this buildable lands inventory, the following assumptions were used:

Buildable Land Use Inventory

- Constraints in North Tillamook County include steep slopes and wetland areas
- Parcels with slopes of more than 25% are considered unbuildable for the purposes of this analysis. However, each individual city's development code identifies requirements guiding conditions under which development on such properties may occur.

Process

The following steps were conducted to develop the buildable lands inventory and assess future land needs for housing, employment and parks:

1. Consulted with city staff and a Citizen Advisory Committee consisting of other stakeholders regarding recently approved and planned developments, other economic trends, park and recreation needs and opportunity sites.
2. Utilized a land use database from Tillamook County and other information from each jurisdiction to create a list of potentially vacant, non-vacant and partially vacant parcels.
3. Cross-referenced the list of potentially parcels with assessor's data, aerial photographs and Geographic Information Systems (GIS) data supplied by Tillamook County and local jurisdictions.
4. Conducted field checks to confirm vacant and partially vacant status of selected parcels.
5. Calculated the number of parcels and total acreage of vacant and partially vacant land by zoning designation.
6. Recalculated the acreage of lots with constraints (wetlands and slope) to reflect actual available acreage as described in the buildable lands inventory section. An efficiency factor of 25% was applied to parcels affected by slopes of 20% or greater. An efficiency factor of 15% was applied to parcels affected by slopes of 15% or greater.
7. An additional factor of 25% was applied to parcels of one or more acres to account for infrastructure needs.
8. Removed lots that are too skinny or too small (less than 5,000 sq. ft. in most cases) from the final inventory calculations.

BUILDABLE LANDS INVENTORY

Land Supply

Buildable land within North Tillamook County includes land that is completely vacant, as well as land that is partially vacant and theoretically has the potential for additional development based on parcel size, zoning, the location of existing development and environmental constraints. The buildable land supply was evaluated by reviewing tax assessor data and aerial photographs, making site visits to identify potential constraints to development or redevelopment, and consulting with City staff and members of the Citizen Advisory Committee.

The communities of North Tillamook County contain approximately 2,731 acres of land. More than 693 acres of this land is made up of 1,116 buildable vacant, partially vacant, and redevelopable parcels after accounting for physical (infrastructure needs) and environmental (slope and wetlands) constraints and removing parcels with restrictive zoning designations. Employment (commercial and industrial) lands make up nearly 38 acres of the buildable land. Approximately 655 acres are designated for residential use. The tables in this report include vacant and partially vacant land, with environmental constraints subtracted. Additional land was subtracted in a later stage of the housing needs analysis conducted for each community to refine these estimates of buildable land. The further refined inventory is identified as “net buildable land” in each housing needs analysis report.

City of Manzanita

There are approximately 228 acres of vacant and partially vacant land within Manzanita’s urban growth boundary (UGB). The majority of buildable land (217.51 acres) is zoned for residential use. Approximately 10 acres are zoned for commercial uses. Table 1 shows acreage and number of lots by zoning type.

Table 1. Manzanita Gross Buildable Land by Zone

Land Use	Zone	Acres	Lots
Employment	C1	10.25	16
Residential	R2	103.70	295
	R3	1.84	13
	R4	1.88	13
	RMD	30.01	103
	SRR	80.12	38
	<i>Total</i>		<i>217.55</i>
Total		227.80	478

Source: Cogan Owens Cogan

Buildable land can be divided into three classes: vacant, partially vacant and redevelopable. Of the 228 buildable acres in Manzanita, 6.39 acres are partially vacant and 221.41 acres are vacant. Table 2 shows the acreage and number of lots by zoning type.

Table 2. Manzanita Gross Buildable Land by Vacancy Status and Zone

Zone		Partially Vacant	Vacant
C1	Acres	1.35	8.90
	Lots	2	14
R2	Acres	3.87	99.83
	Lots	10	285
R3	Acres	0.00	1.84
	Lots	0	13
R4	Acres	0.40	1.48
	Lots	1	12
RMD	Acres	0.77	29.24
	Lots	2	101
SRR	Acres	0.00	80.12
	Lots	0	38
Total	Acres	6.39	221.41
	Lots	15	463

City of Nehalem

There are approximately 208 acres of vacant and partially vacant land within Nehalem's urban growth boundary (UGB). The majority of buildable land (201.86 acres) is zoned for residential use. Nearly 6 acres are zoned for employment (commercial and industrial) uses.

Table 3. Nehalem Gross Buildable Land by Zone

Land Use	Zone	Acres	Lots
Employment	C	4.07	15
	LM	1.70	1
	<i>Total</i>	<i>5.77</i>	<i>16</i>
Residential	A1	2.00	1
	MR	1.43	1
	R1	23.70	37
	R2	62.39	57
	R3	19.15	34
	RL	30.69	53
	RM	8.95	33
	RT	53.55	9
<i>Total</i>	<i>201.86</i>	<i>225</i>	
Total		207.63	241

Source: Cogan Owens Cogan

Of the 208 buildable acres in Nehalem, 61.82 acres are partially vacant and 145.81 acres are vacant.

Table 4. Nehalem Gross Buildable Land by Vacancy Status and Zone

Zone		Partially Vacant	Vacant
A1	Acres	2.00	0.00
	Lots	1	0
C	Acres	1.00	3.07
	Lots	2	13
LM	Acres	1.70	0.00
	Lots	1	0
MR	Acres	0.00	1.43
	Lots	0	1
R1	Acres	6.18	17.52
	Lots	12	25
R2	Acres	36.07	26.32
	Lots	20	37
R3	Acres	3.20	15.95
	Lots	5	29
RL	Acres	7.83	22.86
	Lots	7	46
RM	Acres	2.54	6.41
	Lots	4	29
RT	Acres	1.30	52.25
	Lots	3	6
Total	Acres	61.82	145.81
	Lots	55	186

Source: Cogan Owens Cogan

City of Wheeler

There are approximately 117 acres of vacant, partially vacant and redevelopable land within Wheeler's urban growth boundary (UGB). The majority of buildable land (100.33 acres) is zoned for residential use. Nearly 17 acres are zoned for commercial and industrial uses.

Table 5. Wheeler Gross Buildable Land by Zone

Land Use	Zone	Acres	Lots
Employment	GC	6.77	13
	WRC	5.38	3
	WRI	4.52	2
	<i>Total</i>	<i>16.67</i>	<i>18</i>
Residential	R1	83.20	166
	R2	16.76	4
	<i>Total</i>	<i>99.96</i>	<i>170</i>

Total	116.63	188
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Source: Cogan Owens Cogan

Of the 117 buildable acres in Nehalem, 23.59 acres are partially vacant, 8.36 acres are redevelopable and 84.68 acres are vacant.

Table 6. Wheeler Gross Buildable Land by Vacancy Status and Zone

Zone		Partially Vacant	Redevelopable	Vacant
GC	Acres	0.26	4.23	2.28
	Lots	1	6	6
R1	Acres	6.90	0.61	75.69
	Lots	17	1	148
R2	Acres	16.43	0.00	0.33
	Lots	1	0	3
WRC	Acres	0.00	3.52	1.86
	Lots	0	1	2
WRI	Acres	0.00	0.00	4.52
	Lots	0	0	2
Total	Acres	23.59	8.36	84.68
	Lots	19	8	161

Source: Cogan Owens Cogan

Neah Kah Nie

There are approximately 131 acres of buildable vacant and partially vacant land within Neah Kah Nie's community boundaries. All of the buildable land in Neah Kah Nie is zoned for residential use.

Table 7. Neah Kah Nie Gross Buildable Land by Zone

Land Use	Zone	Acres	Lots
Residential	NK15	48.92	109
	NK30	55.74	5
	NK75	26.68	80
Total		131.34	194

Source: Cogan Owens Cogan

Of the 131 buildable acres in Nehalem, 13.26 acres are partially vacant and 118.08 acres are vacant.

Table 8. Neah Kah Nie Gross Buildable Land by Vacancy Status and Zone

Zone		Partially Vacant	Vacant
NK15	Acres	7.56	41.36
	Lots	6	103
NK30	Acres	0.00	55.74
	Lots	0	5
NK75	Acres	5.70	20.98

Zone		Partially Vacant	Vacant
Lots		4	76
Total	Acres	13.26	118.08
	Lots	10	184

Source: Cogan Owens Cogan

Mohler

There are approximately 10 acres of vacant and partially vacant land within the Mohler community boundary. More than 5 acres is zoned for commercial use and approximately 4 acres are zoned for residential use. All of the buildable land in Mohler is vacant.

Table 9. Mohler Gross Buildable Land by Zone

Land Use	Zone	Acres	Lots
Employment	C2	5.09	10
Residential	CRR	4.43	5
Total		9.52	15

Source: Cogan Owens Cogan

HOUSING

NEEDS

ASSESSMENT

HOUSING NEEDS ANALYSIS – WHEELER

Statewide Planning Goal 10 requires cities to plan for future housing needs. More specifically, it requires them to provide opportunities for the development of adequate numbers of needed housing units at price ranges and rent levels that are commensurate with the financial capabilities of Oregon households. It also requires that they allow for flexibility of housing locations, types and densities. They are required to ensure that there is enough land within their urban growth boundary (UGB) to meet these needs for a 20-year period. The following steps have been taken to ensure that the City of Wheeler meets these objectives:

- Conducted an inventory of “buildable” land within the City’s UGB that is zoned to allow for housing development.
- Identified long-term (20-year) needs for additional housing, considering the following factors:
 - Recent, current and expected future population trends related to household size, income and age.
 - Housing market characteristics, including the current mix of housing, cost of different types of housing, vacancy rates and other factors.
 - Types of housing allowed by different zoning classifications.
- Compared the supply of land in different zones to the estimated need for housing in each zone to ensure that there is enough land within the City’s UGB and that it is zoned appropriately to meet long-term housing needs.

The remainder of this document describes these efforts and the resulting findings. It is a snapshot in time of the ability of the City to meet long-term needs of future residents and should be reassessed and updated periodically to ensure that the City can continue to meet these needs. This analysis also will be conducted within a larger regional context – i.e., considering the combined housing needs and land supplies of the communities of Manzanita, Nehalem, Nea Kah Nie and Wheeler. This report is a revised draft of an earlier version prepared and presented to a project advisory committee in March, 2007.

LAND SUPPLY

Buildable land within the City’s UGB includes land that is completely vacant, as well as land that is partially vacant and theoretically has the potential for additional development based on parcel size, zoning, the location of existing development and environmental constraints. The buildable land supply was evaluated by reviewing the following information:

- Tax assessor data
- GIS data
- Aerial photographs
- Site visits to identify potential constraints to development or redevelopment

- Consultation with City staff and members of the Wheeler Project Advisory Committee

There are approximately 112 acres of buildable land on 186 lots within Wheeler’s UGB, excluding land zoned for industrial or water-dependent use. Land considered potentially unbuildable due to environmental constraints was removed from the inventory summarized in Table 1. Environmental constraints include riparian areas, significant wetlands and slopes of greater than 25%. Lots that are too narrow or small to meet minimum lot size requirements are also considered unbuildable, as have portions of existing subdivisions which are dedicated to open space in perpetuity.

Table 1. Gross Buildable Land by Zoning Designation, Wheeler UGB

Zone	Acres	Lots
GC	6.8	13
WRC	5.4	3
<i>Total</i>	<i>12.2</i>	<i>16</i>
R1	83.6	166
R2	16.8	4
<i>Total</i>	<i>100.4</i>	<i>170</i>
	112.6	186

Source: Cogan Owens Cogan

To more realistically assess the potential for future housing units, additional land was deducted from lots larger than one acre in size to account for land needed for roads and other public facilities. In addition, the acreage for each parcel was converted to the capacity for new buildable lots, assuming the average lot size/densities shown in Table 11 and rounding the acreage down to the nearest whole lot.

Subtracting the areas described above and converting land to buildable lot or housing unit capacity leaves Wheeler with the equivalent of approximately 79 acres of land within the UGB zoned to allow for residential use. This includes some parcels zoned for commercial use, in which residential uses also are allowed.

Table 2. Net Buildable Land by Zoning Designation, Wheeler UGB

Designation	Acres
R1	60.5
R2	12.6
GC	4.3
WRC	1.4
<i>Total</i>	<i>78.8</i>

Source: Cogan Owens Cogan

POPULATION PROJECTIONS

Local governments are required by the Oregon Department of Land Conservation and Development (DLCD) administrative rules to use coordinated county and city population projections for the purposes of estimating housing and employment needs. If other projections are used, the jurisdiction must prepare and present enough data to justify the use of the alternative projections. Use of alternative projections ultimately requires the city and county to revise the coordinated county and city projections. Such a process typically requires a significant level of resources and takes several months. Tillamook County worked with cities within the county to prepare a set of coordinated population projections in 2002. The projections included a set of low and high estimates for each city in the County.

For the purposes of this analysis, the consulting team has used a modified set of current population estimates. Use of an updated 2006 population estimate can be accomplished through a minor amendment to the coordinated forecast. County, city and DLCD representatives have tentatively agreed that modifications to the 2006 population estimate for Wheeler are merited by the fact that the coordinated forecast appears to include only the population within the city limits as indicated by a comparison of the forecasts with historical Census data. The current estimate needs to be adjusted to include population within the entire urban growth boundary (UGB) of Wheeler.

There are no housing units in the area between the city limits and the UGB

While the project team has agreed to modify the estimated 2006 population estimate, the growth rates assumed in the coordinated city and county population forecasts will continue to be used. The forecast assumes a future growth rate of approximately 1% per year over the next 20 years. This is higher than growth rates during the last 15 years during which time growth was essentially flat.

Table 3 summarizes historical and projected future population, assuming an updated current (2006 population estimate) and the future growth rate assumed in the coordinated county city forecasts. It also accounts for population within the entire UGB as described above.

Table 3. Historical and Future Population Data and Forecasts, Wheeler UGB

	1990 *	2000*	2006	2017	2027
Population	413	420	420	471	522

* Includes only estimated population within the city limits. Estimates for future years include population estimated within the entire UGB.

HOUSING OCCUPANCY AND STRUCTURE TYPE

In 2006, based on the PSU estimate, there were an estimated 220 households in the Wheeler city limits and UGB. There were an estimated 316 housing units in Wheeler in

2006, indicating a vacancy rate of approximately 30%. The majority of vacant housing units were used for seasonal occupancy (i.e., second/vacation homes).

A majority of homes in Wheeler are single-family dwellings (over 71% in 2000), with multi-family units (more than five units per structure) accounting for about 9% according to the 2000 Census.

Table 4. Housing Units by Structure & Occupancy, City of Wheeler, 2000

Unit Type	Total	Occupied
1 Unit Detached	71.3%	70.0%
1 Unit Attached	4.1%	4.4%
2 Units	3.7%	5.0%
3 or 4 Units	3.3%	3.3%
5-9 Units	7.8%	10.6%
10-19 Units	1.6%	2.2%
20-49 Units	0.0%	0.0%
50+ Units	0.0%	0.0%
Manufactured Homes	6.0%	4.4%
Other	2.0%	0.0%

Source: US Census

Note: "1-Unit Attached" is the US Census term for rowhouses and townhouses

In the City of Wheeler, 66% of year-round residents own their homes, while 33% are renters.

HOUSING COSTS, HOUSEHOLD INCOMES AND HOUSING AFFORDABILITY

Average and median home values in 2006 were approximately \$285,000 and \$254,000 respectively; with 64% of homes in the \$100,000 - \$300,000 price range and 14% in the \$300,000 - \$400,000 (see Table 5). Anecdotal information from project advisory committee members indicates that this data likely underestimates local housing costs.

Table 5. Home Value of Specified Owner Units, City of Wheeler, 2006

Home Value	Number of Homes	% of Total
Less than \$50,000	6	4%
\$50,000-\$99,999	2	1%
\$100,000-\$149,999	20	14%
\$150,000-\$199,999	24	17%
\$200,000-\$299,999	46	33%
\$300,000-\$399,999	20	14%
\$400,000-\$499,999	7	5%
\$500,000-\$749,999	7	5%
\$750,000-\$999,999	5	4%
\$1,000,000 and Above	2	1%
Total Units	139	100%
Average Home Value: \$284,478		
Median Home Value: \$230,172		

Source: US Census, ESRI BIS, Marketek

Table 6 summarizes data related to household income for Wheeler residents in comparison to the state as a whole. It indicates a median household income of just over \$30,000 in Wheeler, almost \$20,000 less than for the state as a whole. It also shows a higher percentage of residents in the four lowest income categories in Wheeler compared to the state, with 37% of households earning less than \$25,000 per year, and a lower percentage in almost all of the higher income ranges, compared to other parts of the state.

Table 6. Household Income, City of Wheeler, 2006

Income	Wheeler	State of Oregon
Less than \$15,000	17.4%	11.9%
\$15,000 to \$24,999	20.2%	10.4%
\$25,000 to \$34,999	19.7%	11.1%
\$35,000 to \$49,999	23.0%	16.6%
\$50,000 to \$74,999	11.8%	20.8%
\$75,000 to \$99,999	2.8%	12.5%
\$100,000 to \$149,999	2.8%	10.8%
\$150,000 to \$199,999	0.6%	3.0%
\$200,000 and more	1.7%	2.9%
Median Household Income	\$30,307	\$50,051

Source: ESRI BIS, Marketek

Housing affordability is typically assessed in one of two ways – either by estimating the percentage of households which spend more than 30% of their monthly income on housing (the standard measure of affordability) or by comparing incomes to the supply of housing at prices that people in those income levels could afford. The most recently available data related to the first measure comes from the 2000 US Census. That data indicated that almost 27% of all homeowner households spent more than 30% of their incomes on housing, while about 45% of renter households did the same. These percentages likely have climbed since the year 2000, given increases in housing costs, particularly for owner-occupied housing during this period.

Table 7 compares household incomes to the supply of homes available at prices that those households could afford if they spent approximately 30% of their monthly income on housing costs. Unfortunately this data only covers households within the city limits of Wheeler, although similar trends may be present within the UGB. The table indicates that there is a significant gap between the residents' incomes and housing that is affordable to them in most income categories below \$50,000 household income, with a surplus of affordable housing for households with incomes above \$50,000.

Table 7. Comparison of Housing Incomes and Costs, City of Wheeler, 2006

Income	Households	Affordable Monthly Housing Costs	Supply			Surplus/ -Gap
			Owner housing	Rental housing	Total	
Less than \$15,000	31	Less than \$325	5	0	5	-26
\$15,000 to \$24,999	36	\$325-\$624	2	14	16	-20
\$25,000 to \$34,999	35	\$625-\$874	8	4	12	-23
\$35,000 to \$49,999	41	\$875-\$1249	15	1	16	-25
\$50,000 to \$74,999	21	\$1250-\$1874	37	0	37	16
\$75,000 to \$99,999	5	\$1875-\$2499	30	0	30	25
\$100,000 to \$149,999	5	\$2500-\$3749	19	0	19	14
\$150,000 to \$199,999	1	\$3750-\$4999	7	0	7	6
\$200,000 and more	3	\$5000 or more	2	0	2	-1

PROJECTION OF FUTURE HOUSEHOLDS AND HOUSING UNITS

As noted previously, the number of future housing units needed and built in Wheeler will be affected not only by the projected increase in population but also by the future vacancy and seasonal home occupancy rates. For example, if the vacancy rate does not change, for every three new people who move to Wheeler to live full time, one more house will be needed for a seasonal occupant. However, if the seasonal occupancy rate increases overall, the even more housing units and land will be needed.

For these reasons, assumptions about the future vacancy rate are very important. At 30%, Wheeler currently has a relatively moderate seasonal occupancy rate, compared to other coastal communities. It is much lower than Manzanita's (73%) but higher than Warrenton's (13%). There have been no future projections of changes in seasonal

occupancy rates for Wheeler or the North Coast area published by public agencies or private firms. Some information is available about national trends for the second home market, including the following observations and predictions:

- Approximately one in six owners of second homes has purchased their second homes for retirement.
- The typical current second home owner is in his or her early 60s, with an annual household income of \$76,000.
- The baby-boomer population, many of whom are nearing retirement age own a large share of existing second homes. On average, future second-home buyers are expected to be younger.
- While many second home owners move into these homes full-time after retirement, a large percentage of coastal second-home owners eventually return to larger urban areas where they are closer to health and other support services.
- Most project advisory committee members predict that the seasonal occupancy rate in Wheeler will increase over the next 20 years, partly as a result of spillover effect from Manzanita.

Taking the above factors into account, for the purposes of this analysis, the seasonal occupancy is projected to increase slightly over the next 20 years from 30% to 35%. Average household sizes are expected to remain approximately the same (2.0 persons per household).

Table 8. Historical and Projected Future Population, Households and Housing Units, Wheeler UGB, 1990 - 2027

	1990 *	2006	2017	2027
Population	413	420	471	522
Households	170	203	235	261
Housing Units		291	348	402
Vacancy Rate		30%	32.5%	35%

* City limits only

FUTURE NEEDED HOUSING TYPES

The following trends are expected to affect the need for different types of housing:

- Increasing cost of land and housing in coastal and other communities throughout Oregon. Housing costs are significantly higher in Wheeler than statewide averages and in the other two study area communities.
- Relatively modest increases in wages, consistent with trends during the last ten years.
- Continued need for relatively low cost housing for households and families with lower incomes, including workers in the retail/tourism sector, particularly in Nehalem

and Wheeler where median household incomes are significantly lower than statewide figures.

- Continued need for some manufactured housing as a potential supply of low-cost, workforce housing.
- A somewhat higher seasonal occupancy rate based on spillover effects from Manzanita and other nearby coastal communities with higher seasonal occupancy rates and higher land and housing prices.
- Potential increase in need and market for multi-family and single-family attached housing as a potential supply of low and moderate cost housing. May be limited opportunities for developing this type of housing on a large scale, given community size and building industry, particularly in Nehalem and Wheeler.

The following table identifies current and projected percentages and numbers of homes by housing type in Wheeler.

Table 9. Existing and Projected Future Housing Units by Type, Wheeler UGB, 2006 - 2027

Unit Type	Housing Units			
	2006		2027	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
1 Unit Detached	221	70.0%	263	65.5%
1 Unit Attached	14	4.4%	24	6.0%
Duplexes	16	5.0%	26	6.5%
Triplexes, fourplexes	10	3.3%	16	4.0%
5 or more units	40	12.8%	52	13.0%
Manufactured Home	14	4.4%	20	5.0%
Total Units	316		402	

Source: US Census and Cogan Owens Cogan

Note: "1-Unit Attached" is the US Census term for rowhouses and townhouses

FUTURE LAND NEEDS

The amount of land needed for future housing depends on the number of housing units expected and the average density (or lot size) at which they are developed. State regulations require that the City estimate the amount of land needed in each zoning designation where housing is allowed. In Wheeler, housing can be constructed in several residential (R1 and R2) and commercial (GC and WRC) zones. Based on the types of housing allowed and the relative supply of buildable land in each zone, the following future distribution among zones is expected:

- The majority of new single-family detached housing is expected to be located in the R-1 zone (75%), with the remainder in the R-2 zone.

- Single-family attached housing is not currently allowed in any of the city's zones. However, mixed use commercial/residential use is allowed in the GC and WRC zones. Single-family attached is shown in these zones as residential over ground floor commercial.
- Duplexes will be located primarily in the R-2 zone (60%), with the remaining 40% in the R-1 zone.
- Multi-family housing will be located primarily in the R-2 zone, with a modest amount located in the R-1 zone where it is allowed as a conditional use.
- Most Manufactured Homes will be located in the R-1 zone (75%) on single lots, with the remainder in the R-2 zone (manufactured homes in parks).

The following two tables summarize the projected distribution and average density of future development by housing type and city zoning designation based on the assumptions above and should be considered a projection. It does not require a certain distribution among different zones or preclude a different percentage or number of housing units be built in any given zone or area, assuming there is adequate land to accommodate them.

Table 10. Projected Distribution of Future Housing Units by Housing Type and Zoning Designation, Wheeler UGB, 2027

Housing Type	R-1	R-2	GC	WRC
1 Unit Detached	75%	25%	0%	0%
1 Unit Attached	0%	0%	75%	25%
Duplexes	40%	60%	0%	0%
Triplexes, four-plexes	20%	80%	0%	0%
5 or more units	15%	85%	0%	0%
Manufactured Home	75%	25%	0%	0%

Source: Cogan Owens Cogan

Note: "1-Unit Attached" is the US Census term for rowhouses and townhouses

Table 11. Projected Average Lot Size for Development by Zoning Designation and Housing Type, Wheeler UGB, 2027

Housing Type	R-1	R-2	GC	WRC
1 Unit Detached	6,000	6,000		
1 Unit Attached			3,500	3,500
Duplexes	3,700	2,500		
Triplexes, four-plexes	3,300	2,500		
5 or more units	2,700	2,500		
Manufactured Home	5,000	5,000		

Source: Cogan Owens Cogan

Note: "1-Unit Attached" is the US Census term for rowhouses and townhouses

Table 12 indicates the number of new housing units and amount of land needed for each type of housing in each zoning designation. Average densities in housing units per acre are shown as "net densities," i.e., not including land needed for roads and other public services because such areas already have been subtracted from the supply of buildable land.

Table 12. Projected Total Future Housing Units and Acres of Land Needed by Housing Type and Zoning Designation, Wheeler UGB, 2027

Housing Type	R-1		R-2		GC		WRC	
	Units	Acres	Units	Acres	Units	Acres	Units	Acres
1 Unit Detached	44	6.2	15	2.1	0		0	
1 Unit Attached	0		0		8	0.7	3	0.2
Duplexes	4	0.3	7	0.4	0		0	
Triplexes, four-plexes	1	0.1	5	0.3	0		0	
5 or more units	2	0.1	13	0.8	0		0	
Manufactured Home	5	0.6	2	0.2	0		0	
Total	56	7.3	42	3.8	8	0.7	3	0.2

Source: Cogan Owens Cogan

Table 13 summarizes the difference between the supply of buildable land and the amount of land needed in each zone to meet these future land needs. This assessment indicates an overall surplus of residential land of just under 67 acres, including a relatively modest amount of commercially zoned land, some of which could be used for housing.

Table 13. Comparison Between Land Supply and Need by Zoning Designation, Wheeler UGB, 2027

	Supply	Need	Surplus/(Gap)
R1	60.5	7.3	53.1
R2	12.6	3.8	8.8
GC	4.3	0.7	3.6
WRC	1.4	0.2	1.2
Total	78.8	12.1	66.7

Source: Cogan Owens Cogan

PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS

Following is a brief summary of preliminary conclusions and recommendations.

- The analysis indicates a significant surplus of land overall within Wheeler’s UGB and the ability to accommodate growth during a 20-year period within expanding the city’s UGB or relying on land within adjacent cities’ urban areas to accommodate needs projected in Wheeler.
- The analysis shows a surplus in each individual plan designation.
- The needs analysis generally identifies a significant gap between incomes and housing prices with a shortage of housing for most people with incomes under \$75,000 and a surplus of housing affordable to people with incomes above \$75,000. These gaps appear to be higher in Wheeler than in other North Tillamook jurisdiction in relative terms.
- The housing market cannot be expected to meet the projected housing needs of Wheeler residents alone. A variety of strategies can be implemented by the City in partnership with non-profit and for-profit developers and others to encourage the development of housing in price ranges and types that would be affordable to a wider range of residents.

PROPOSED BUILDABLE LANDS AND HOUSING POLICIES

The City of Wheeler amended its Comprehensive Plan on June 17, 2008 to reflect changes in policy and including a new section called “Strategies”

ECONOMIC

OPPORTUNITIES

ANALYSIS

N. TILLAMOOK CO. COMMUNITIES BUILDABLE LANDS INVENTORY,
HOUSING AND ECONOMIC NEEDS ANALYSIS

ECONOMIC OPPORTUNITIES ANALYSIS FINDINGS
FOR WHEELER

ADOPTED JUNE 17, 2008

* Note: On June 17, 2008 tThe City of Wheeler adopted policy amendments to its Comprehensive Plan, Economic Development Section and added a new section called "Strategies".

ECONOMIC INFORMATION

This memo is a follow up to the preliminary findings presented at the last Citizen Advisory Committee meetings of January 30 and April 17, 2007. Additional economic analysis was conducted in the interim and the findings are presented below.

FUTURE ECONOMIC DEVELOPMENT CONDITIONS

The local economy of Wheeler has been dependent on tourism related sectors of retail and services and that is expected to continue with new jobs anticipated within the retail, service and government/institutional sectors. Much of Wheeler's future commercial demand will be tied to an expanding tourist and second homeowner market of the North Coast and the opportunities presented by the redevelopment of a few commercial opportunity sites within the community, especially along the waterfront.

Wheeler serves as both a retail center for itself, Nehalem and Mohler. Businesses in Wheeler are mostly retail, food and some accommodation.

As the residential growth of northern coastal communities takes place, larger scale retail and services for the residents and visitors market will be located in areas north of the city, such as Seaside, Warrenton and Astoria and south, in Tillamook.

The majority of Wheeler's employment base is in services. We anticipate that trend to continue. Wheeler is dependent on tourism and a number of jobs will continue to be in the retail and service sectors for tourists.

The Wheeler Comprehensive Plan addresses Goal 9, Economy, A copy was distributed to the CAC March 13th meeting. The CAC should look at the goals and policies of this section of the Plan and consider whether policy changes may be appropriate to help meet the expressed needs for the city's future economic direction.

N. TILLAMOOK CO. COMMUNITIES BUILDABLE LANDS INVENTORY, HOUSING AND ECONOMIC NEEDS ANALYSIS

VACANT AND REDEVELOPABLE LAND SUPPLY

There are about 16.67 acres of vacant, partially vacant and redevelopable employment lands zoned within Wheeler and the UGB. Employment lands include parcels zoned as GC, General Commercial, WRC, Water Related Commercial and IND, Water-Related Industrial. Approximately 6.77 acres of land are zoned GC, 5.38 acres of WRC for commercial use and 4.52 acres are IND. In considering buildable lands, constraints were removed from the gross acres to get the net, as shown below. We assume that only a small amount of residential uses, if any will be developed on the GC zone.

Table 1. Buildable Employment Lands (Acres)

Zone	Supply	Parcels	Allowed Uses
Commercial ¹	12.15	16	Commercial
Industrial	4.52	2	Industrial
Total	16.67	18	

¹ Includes WRC, Water-Related Commercial and General Commercial

Source: Cogan Owens Cogan

RETAIL EXPENDITURES

Table 2. Retail Expenditure Potential (Exhibit R-1)

Table 2 on the following page shows the potential for retail expenditures 2007 – 2027, broken out by merchandise or service category for all of the North Tillamook County study area. Note that in the year 2027, 142,209 square feet of commercial space will be needed in the entire county to fulfill the needs for shoppers and convenience goods, restaurants, entertainment/recreation and personal services. This translates into over \$33 million in potential sales for the county. A portion of that would be allocated to the market area. This demand analysis is generally consistent with the assessment of future employment and land needs demand described above.

Due to limitations in the project budget, we were not able to conduct a demand analysis for office space in the market area. However, the space for offices is included in the commercial land inventory.

**N. TILLAMOOK CO. COMMUNITIES BUILDABLE LANDS INVENTORY,
HOUSING AND ECONOMIC NEEDS ANALYSIS**

EXHIBIT R-1

**RETAIL EXPENDITURE POTENTIAL
North Tillamook County, Oregon
2007-2027**

Merchandise or Service Category	Per Household Expenditure	*Target Sales (\$/SF)	2007		2027	
			Retail Potential Sales	Retail Potential Space (SF)	Retail Potential Sales	Retail Potential Space (SF)
Apparel	\$1,496	\$209	\$2,188,648	10,472	\$2,746,656	13,142
Home Furnishings	\$1,107	\$199	\$1,619,541	8,138	\$2,032,452	10,213
Home Improvement	\$1,225	\$140	\$1,792,175	12,801	\$2,249,100	16,065
Misc. Specialty Retail	\$2,016	\$216	\$2,949,408	13,655	\$3,701,376	17,136
Shoppers Goods			\$8,549,772	45,066	\$10,729,584	56,556
Grocery	\$5,627	\$390	\$8,232,301	21,108	\$10,331,172	26,490
Health & Personal Care	\$1,633	\$365	\$2,389,079	6,545	\$2,998,188	8,214
Convenience Goods			\$10,621,380	27,654	\$13,329,360	34,704
Restaurants	\$3,243	\$263	\$5,068,809	19,273	\$5,954,148	22,639
Entertainment/Rec	\$1,011	\$90	\$1,479,093	16,434	\$1,856,176	20,624
Personal Services	\$632	\$151	\$924,616	6,123	\$1,160,352	7,684
Total			\$26,643,670	114,551	\$33,029,640	142,209
20 Year Net Gain					\$6,385,970	27,658

* Target sales are based on the Urban Land Institute, "Dollars and Cents of Shopping Centers."

Sources: ESRI BIS; Tillamook County Planning Dept, Urban Land Institute; Marketek, Inc.

© 2007 by Marketek, Inc.

**N. TILLAMOOK CO. COMMUNITIES BUILDABLE LANDS INVENTORY,
HOUSING AND ECONOMIC NEEDS ANALYSIS**

For tourist expenditures, Table 3 shows Tillamook County currently has an estimated \$22.8 million spent by visitors in 2007 and is projected to have \$58.3 million by 2027. We have assigned a conservative 8% capture rate for the N. Tillamook County cities of Manzanita/Wheeler regional market area, with \$13.7 million estimated for 2007 and \$34.8 million in 2027. A more accurate analysis can be done if we can obtain Transit Oriented Tax (TOT) information from the county. Our economic consultant has not obtained this information as of this writing. These projections are consistent with our estimates of future commercial land needs in the defined market area.

Table 3. Visitor Spending by Commodity Purchased

**Exhibit R-2
Tillamook County
Visitor Spending by Commodity Purchased
2000-2027
\$(Millions)**

Year	2000	2000 % of Total	2007 (Estimated)	2007 % of Total	North Tillamook Capture (8%)	2027 (Estimated)	2027 % of Total	North Tillamook Capture (8%)
Accommodations	\$16.0	12.4%	\$22.8	13.4%	\$1.8	\$58.3	13.4%	\$4.7
Food & Beverage Services	\$38.5	29.9%	\$53.0	31.1%	\$4.2	\$135.5	31.1%	\$10.8
Food Stores	\$18.2	14.1%	\$24.2	14.2%	\$1.9	\$61.7	14.2%	\$4.9
Ground Transp. & Motor Fuel	\$3.5	2.7%	\$5.8	3.4%	\$0.5	\$14.2	3.3%	\$1.1
Art, Entertainment & Recreation	\$21.1	16.4%	\$27.0	15.8%	\$2.2	\$69.0	15.9%	\$5.5
Retail Sales	\$31.4	24.4%	\$37.8	22.1%	\$3.0	\$96.5	22.2%	\$7.7
Air Transportation (visitor only)	\$0.0	0.0%	\$0.0	0.0%	\$0.0	\$0.0	0.0%	\$0.0
Total	\$128.7	100.0%	\$170.7	100.0%	\$13.7	\$435.2	100.0%	\$34.8
Av. Annual Growth Rate		4.8%						

Source: Dean Runyan Associates, Marketek, Inc.

N. TILLAMOOK CO. COMMUNITIES BUILDABLE LANDS INVENTORY, HOUSING AND ECONOMIC NEEDS ANALYSIS

JOB DENSITY

Job density or the number of jobs per net acre is used to estimate how many jobs, on average, will be accommodated per acre of development. Net acres assume land taken out for public facilities and land constraints. The assumptions used for Manzanita, Nehalem and Wheeler, and the unincorporated area of Mohler follow:

Table 4. Jobs per Net Acre for Employment Sectors

Employment Sector	Jobs Per Net Acre
Industrial	8
Commercial	16
Institutions/Government	6
Other/Uncovered Employment	6

These densities are typical of smaller communities in Oregon. Overall, the North County Cities area has the land and development potential to satisfy the needs of future population growth over the next 20 years. Wheeler is at a surplus of about 14 acres of employment lands, which, when looked at on a limited regional basis, can help compensate for the modest deficit of commercial land in nearby Manzanita.

JOB TYPES

It is anticipated that the number and types of jobs will be as indicated in the table below. Thirty-one (31) jobs are projected in the next 20 years, with about 27 jobs requiring vacant land for development. The remainder of the jobs are allocated to redevelopment of underutilized sites.

Table 5. Wheeler Jobs Projection by Sector - 2027

Sector	20-Year Job Forecast (# of jobs)
Industrial	0
Commercial	27
Institutions/Government	3
Other/Uncovered Employment	1
Total	31

LAND NEEDS

Demand for land is calculated by applying the job densities in Table 4 to the total projected number of jobs in Table 5. Table 6 indicates that the projected 5-year

N. TILLAMOOK CO. COMMUNITIES BUILDABLE LANDS INVENTORY, HOUSING AND ECONOMIC NEEDS ANALYSIS

demand for employment lands and associated facilities are .88 acres and the 20-year demand totals 2.64 acres.² This results in a surplus of 15.79 acres to accommodate jobs in the next 5 years and a surplus of 14.03 acres to accommodate jobs over the next 20 years. Table 6 shows that there is a surplus of land designated for commercial uses to meet the 20-year projected job growth. The assumption is that Institutional/Government and "Other/Uncovered" employment will be accommodated within the existing commercial zones.

Table 6. Employment Lands Needs by Industry Type (Acres)

	Supply	5-Year Demand	5-Year Surplus/ (Deficit)	20-Year Demand	20-Year Surplus/ (Deficit)
Industrial	4.52	0	4.52	0	4.52
Commercial ¹	12.15	.88	11.27	2.64	9.51
Other/Uncovered ² Employment					
Total	16.67	0.88	15.79	2.64	14.03

¹ Includes Commercial and Institutional/Government and Other employment

² "Other/Uncovered Employment" may be accommodated in residential zones as home occupations.

Source: Cogan Owens Cogan

If additional industrial land is needed, the city may look at revised policies and potential sites suitable for rezoning to accommodate industrial uses.

In summary, Wheeler has a surplus of employment lands, and is expected to satisfy the projected commercial and service needs for the community, as well as a portion of the demand generated in nearby communities such as Mohler, Manzanita, Nehalem and Nea-Kah-Nie. The institutional/government and commercial sectors will continue to lead job growth, with the tourism market playing an important role in economic growth in the city. The industrial sector will not likely add to the job base in Wheeler, but existing industrial land may be suitable for use by artists and craftspeople that need such sites.

² Source: Economic Opportunities Analysis conducted by Marketek, Inc, and Cogan Owens Cogan.

PUBLIC

FACILITIES

AND

INFRASTRUCTURE

ASSESSMENT

**NORTH TILLAMOOK CITIES HOUSING AND ECONOMIC NEEDS ANALYSIS
AND BUILDABLE LANDS INVENTORY**

**PUBLIC FACILITIES AND INFRASTRUCTURE
ASSESSMENT**

**FOR WHEELER (EXCERPT),
ADOPTED JUNE 17, 2008**

*Note- On June 17, 2008 the City of Wheeler adopted policy amendments to its Comprehensive Plan, Public Facilities Section and included a new section called "Strategies".

As part of the Housing and Economic Opportunity Analysis and Buildable Lands Inventory, Cogan Owens Cogan, LLC (COC), is reviewing existing water, sewer/wastewater and storm water management master plans to assess any current or expected deficiencies in the ability to serve future development. The capacity of infrastructure is important to determining where and how fast an area can grow. COC is basing this assessment solely on current plans and communications with city public works staff.

While there are other infrastructure services that contribute to the livability of the community, due to scope and budget constraints, COC is not able to analyze other services at this time. These include schools, emergency services, recreation, solid waste management, and transportation. Each city has several Comprehensive Plan policies related to provision of public/community services. These Community Facilities goals and policies are provided at the end of this document and also are expected to be updated as part of this process.

Wastewater

The State of Oregon's Department of Environmental Quality, administers the National Pollutant Discharge Elimination System (NPDES) permitting program that regulates municipal wastewater treatment facilities. The Nehalem Bay Wastewater Agency (NBWA) serves the cities of Wheeler, Nehalem and Manzanita and the unincorporated area of Neahkahnie with wastewater services. We will cover wastewater as a whole in this section, and water and storm water systems for each city will be addressed separately.

As of July 1, 2006, the NBWA had 2,661 wastewater systems connections. They are identified by area in Table 1 below. Single-family dwellings are by far the most served, with over half of all connections serving Manzanita.

Table 1. Wastewater System Service Connections (as of July 1, 2006)

Community	Single-family	Multi-family	Duplex	Single business	Total
Wheeler	192	30	2	10	234
Neahkahnie	342	1	6	1	350
Nehalem* (Includes NFRD, Bayside Gardens, Lower Bayside, Nehalem Point, Mohler)	625	38	9	28	700
Manzanita	1273	46	43	15	1377
Totals	2432	115	60	54	2661

The system is categorized in its DEQ permit as a domestic minor system, and classified as an individual NPDES - Domestic wastewater treatment facility. There are currently no permits for expansion on file with the state. The NPDES permit was renewed most recently in December 2006.

Holding ponds are located on the Nehalem River, at the wastewater treatment plant on Highway 101 in Nehalem. The existing treatment capacity of the plant is less than 1 million gallons per day (MGD). Future capacity of the treatment plant is adequate for anticipated growth.

Many properties in the area are still served by septic systems. As redevelopment occurs those properties currently on septic systems will be required to connect to sewer, if available. Area within the Manzanita Urban Growth Boundary, but outside the city limits, is already served by sewer lines on three sides and can accommodate future growth and development.

WHEELER

Water

Water for the City of Wheeler is supplied by the city. Water sources are two wells, owned jointly with the City of Manzanita, on the South Fork of the Nehalem River, approximately 5 miles from Wheeler. Jarvis and Vosberg Creeks, previous water sources, are now reserved for future commercial and industrial needs. There are two 250,000-gallon reservoirs serving the city.

In addition to the reservoirs, the city anticipates a number of improvements to the water system over the next five years including well system improvements, a new well (with Manzanita), a one million gallon reservoir that will provide 216 gallons per minute (GPM). Higher emergency flows will be available through an eight-inch transmission line from the new storage tank (gravity system).

Current average daily demand (ADD) for water usage is 82,192 gallons per day. Total average annual water usage was 30 million gallons per year for 2003-2006. The 2006 annual usage was approximately 25.5 million gallons, or 48.5 GPM.

The December 2006 certified population for Wheeler was 435 persons. This number for the year 2007 is projected to be 445 persons. City staff uses an estimate of 500 persons using water on an average day, including visitors. Using the *March 1993 City of Wheeler Water Facilities Master Plan, by Lee Engineering, Inc.*, the average use per person per day is calculated at 115 gallons. This would project a present-need for 57,500 gallons per day. Using billing records for the year 2007, an average of 49,477 gallons were metered each day. This divided by 500 equals 99 gallons per person metered in the City of Wheeler per day. Future growth projections for the design year (2050) anticipated a population of 670, resulting in the need for 77,050 gallons per day, at 115 gallons per person per day. This equals 53.5 gallons per minute.

The actual number of gallons received by the City of Wheeler each day presently averages (winter months) 110,600 gallons. Water lost to leaks, etc. exceed 60,000 gallons per day, or about 42 gallons per minute. However, as system improvements are made, and leak detection programs are successful, this number (44%) is expected to decrease to between 15 and 20%. Including losses, the calculation for the year 2050 should project about 93,600 gallons per day used by the City and residents of Wheeler.

*Note that there are discrepancies in the number of gallons per day estimated between the national average (100 GPD/person), consultant's estimate (115 GPD/person) and that used by the Public Works Department (200 GPD/person). This affects the amount of gallons per minute for fire flow. If the 200 GPD/person were used, 45,000 gallons per day would require 62.5 GPM. As noted above, with system improvements planned over the next five years, the city estimates that flow of 216 GPM will be available. This is adequate to meet the needs of the city through the planning horizon.

Deficiencies/Constraints

- With construction above present elevations on Fourth Street, pressure may have to be boosted.
- Meters are aging and will require replacement.
- Over 40% of the water system has aging pipes and inadequately sized pipe for development.

Storm Water

HGE, Incorporated prepared the August 2005 *Storm Water Drainage Master Plan* for the City of Wheeler. Citing portions of the *Plan*, the drainage area for the city covers 4,400 acres. There is very little formal storm water management in Wheeler, handled mostly by ditches and culverts. These have proven inadequate or unreliable. Four streams drain through the city. As the streams originate in the high areas, only the lowest parts of the streams are affected by municipal drainage.

Deficiencies/Constraints

Deficiencies noted include:

- "Gervais Creek crosses 3rd Street via a 60" culvert that was recently installed. Fill over the culvert includes a major municipal water system pipeline. This reduced the deficiency previously reported.

However, a 36" pipe conveys Gervais Creek to the Nehalem River. The pipe system passes under several buildings and has resulted, under combined high tide and heavy rainfall conditions, in flooded basements. Flooding is likely in the future, if the situation isn't rectified. Obstruction of the intake could result in flooding along Rorvik Street. The Stormwater Drainage Master identifies a solution by installing the drainage line along Rorvick St., then under Hwy. 101, emptying into the bay.

- Zimmerman Creek: When rain and storms coincide, the Zimmerman Creek intake grates at Hemlock Street can rapidly clog with debris. An emergency overflow was cut and rocked along the South (uphill) side of Hemlock Street from Zimmerman Creek to the culvert at 4th Street.

About midway between Fourth and Third Street a two foot diameter culvert has been installed across Hemlock Street to replace the failed one-foot steel culvert. A three foot catch basin was installed to tie in a culvert from Spruce Street. Clean, angular pit run was used to fill the excavation and left exposed on the down hill side to provide relief during storm events and for saturation during winter months.

However, the culvert plugged a few years ago and the resulting back up and runoff severely compromised the roadway and bank, and resulted in subsidence of many parts of the roadway. Municipal utilities, including water and sanitary sewer are located in the roadway and, like the roadway itself, are susceptible to further damage. There is potential for future flow obstructions and damage associated with redirected stream flows and erosion.

COMPREHENSIVE PLAN POLICIES RELATED TO URBAN SERVICES

LCDC Goal 14

URBAN GROWTH AREA POLICIES CITY OF WHEELER COMPREHENSIVE PLAN POLICIES - Adopted December 1979, Amended May 2004

URBAN GROWTH BOUNDARY

Policies

1. The land within the Wheeler Urban Growth Boundary, but outside the Wheeler City limits, is within the jurisdiction of Tillamook County. Tillamook County shall retain the responsibility for making land-use decisions in this area. However, for the purposes of controlling development, the City and County agree to cooperate in reaching decisions on major planning actions: requests for rezones, subdivision applications, planned unit developments, and Comprehensive Plan amendments.
2. The Nehalem Bay Wastewater Agency shall be notified of major planning actions.
3. New developments requiring City water service, City fire protection, public sewer or other urban area services, shall be provided by the City of Wheeler only after annexation to the City.
4. Changes in the urban growth boundary shall be accomplished by amendment of both the City and County Comprehensive Plans. Changes in the boundary shall be based upon consideration of the following factors:
 - a. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;
 - b. Need for housing, employment opportunities, and livability;
 - c. Orderly and economic provision for public facilities and services;
 - d. Maximum efficiency of land uses within and on the fringe of the existing urban area;
 - e. Environmental, energy, economic, and social consequences;
 - f. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class IV the lowest priority; and
 - g. Compatibility of the proposal urban uses with nearby agricultural activities;

Changes to the urban service area boundary shall also conform to the procedures and requirements of Goal #2, Part II, Exceptions.

5. The substantive requirements of the Wheeler zoning and subdivision ordinance shall apply within the urban growth boundary.

RECOMMENDATION:

It is recommended that the City participate in and encourage the activities of the Lower Nehalem Watershed Council.

PUBLIC FACILITIES

POLICIES

1. Land uses and densities developed in the urban service area shall be coordinated with and shall not exceed capacity of existing or planned public facilities.
2. Key public facilities and services (water, sewer, and approval of transportation and storm runoff designs) shall be provided in an orderly and efficient manner.
3. New developments requiring city water service, city fire protection, public sewer or other urban services shall be provided by the City of Wheeler only after annexation to the city.
4. Adequate storm facilities, as approved by the city, shall be part of all subdivision, planned unit developments or other developments, which may impact storm drainage patterns.
 - a. Proposals involving discharge into developed areas shall be consistent with the capacity of existing storm water facilities in the developed area;
 - b. Proposals involving discharge into natural drainages should make special precautions including larger stream setbacks, larger lot sizes, reduced lot coverage, holding ponds or other methods approved by the city;
 - c. All developers shall work with the City to insure that natural drainages or drainage facilities installations are adequate to handle drainage for proposed and potential future development.
5. Adequate water and sewage treatment capacity shall be available prior to the approval of uses having major impacts on those services.
6. The extension of sewer and water services shall be at the affected property owner's expense.
7. Large developments or heavy water users shall make equitable contributions to the improvement of the water system and shall pay all costs associated with the extension of water lines.
8. Water lines in proposed developments shall be adequately sized to meet future needs at the projected density or usage, including fire flow requirements.
9. The City will cooperate with Tillamook County to develop and locate new solid waste management facilities.
10. 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.

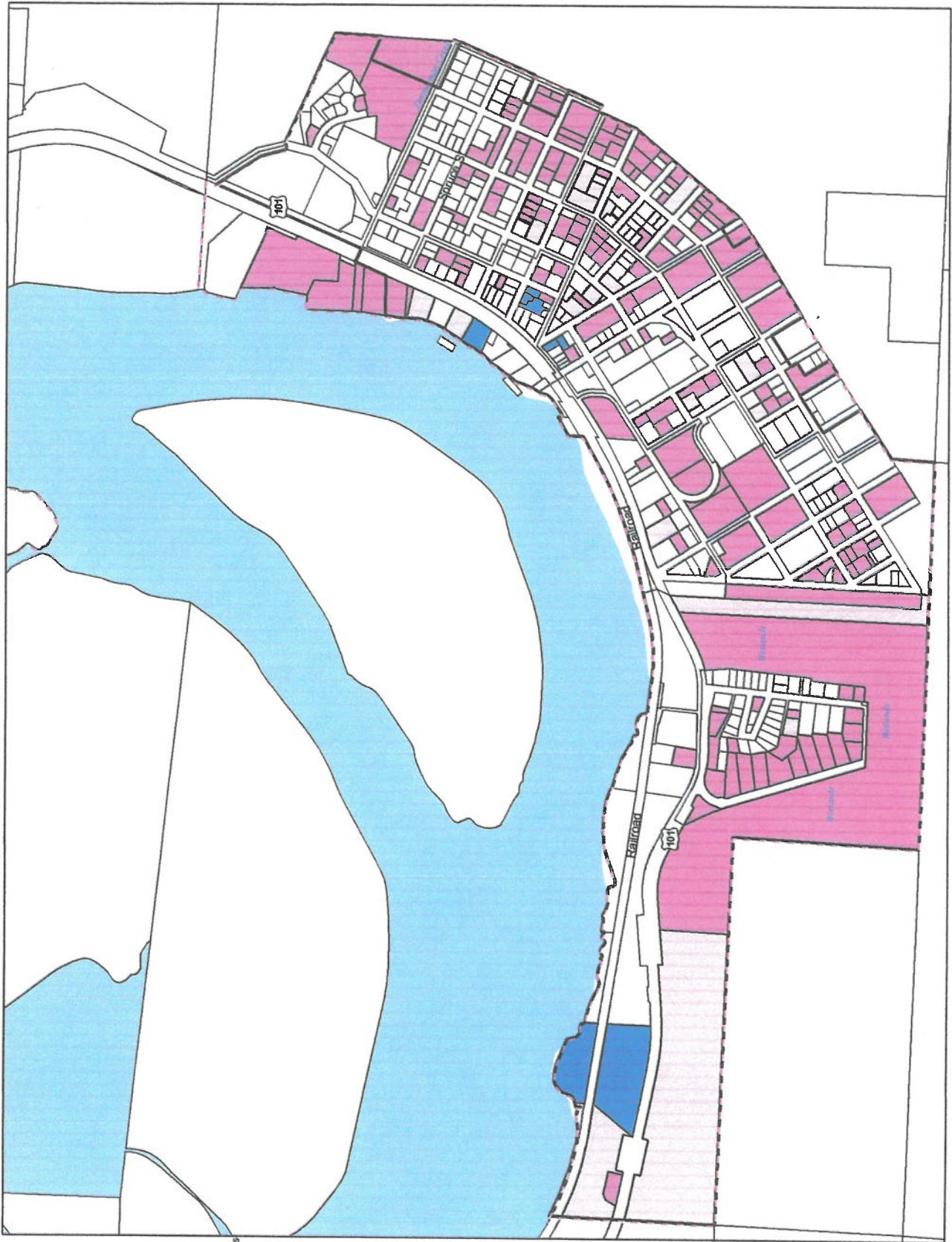
11. Because of the major impacts, such activity has on the life of the community, major highway and railroad developments, such as realignment, relocation, purchase of additional right-of-way, construction of intersections or abandonment of rail lines, should be controlled through the City's Conditional Use procedure. Minor improvement such as repaving, and addition of bike lanes in existing rights-of-way shall be outright use.

RECOMMENDATIONS:

1. The capital improvements program for upgrading the water system should be implemented.
2. The City will cooperate with Tillamook County to find ways to manage solid waste disposal including recycling.
3. The City should consider establishing a joint venture street paving and drainage program whereby the City and adjacent property owners would share in the costs of improvements.
4. The City should consider the establishment of a parks and recreation sinking fund in order to accumulate matching funds for State or Federal programs.
5. The City needs to undertake a study of System Development Charges.

VARIOUS

MAPS



City of Wheeler Buidable Lands

- Urban Growth Boundary
- City Limits
- Vacant
- Partially Vacant
- Redevelopable

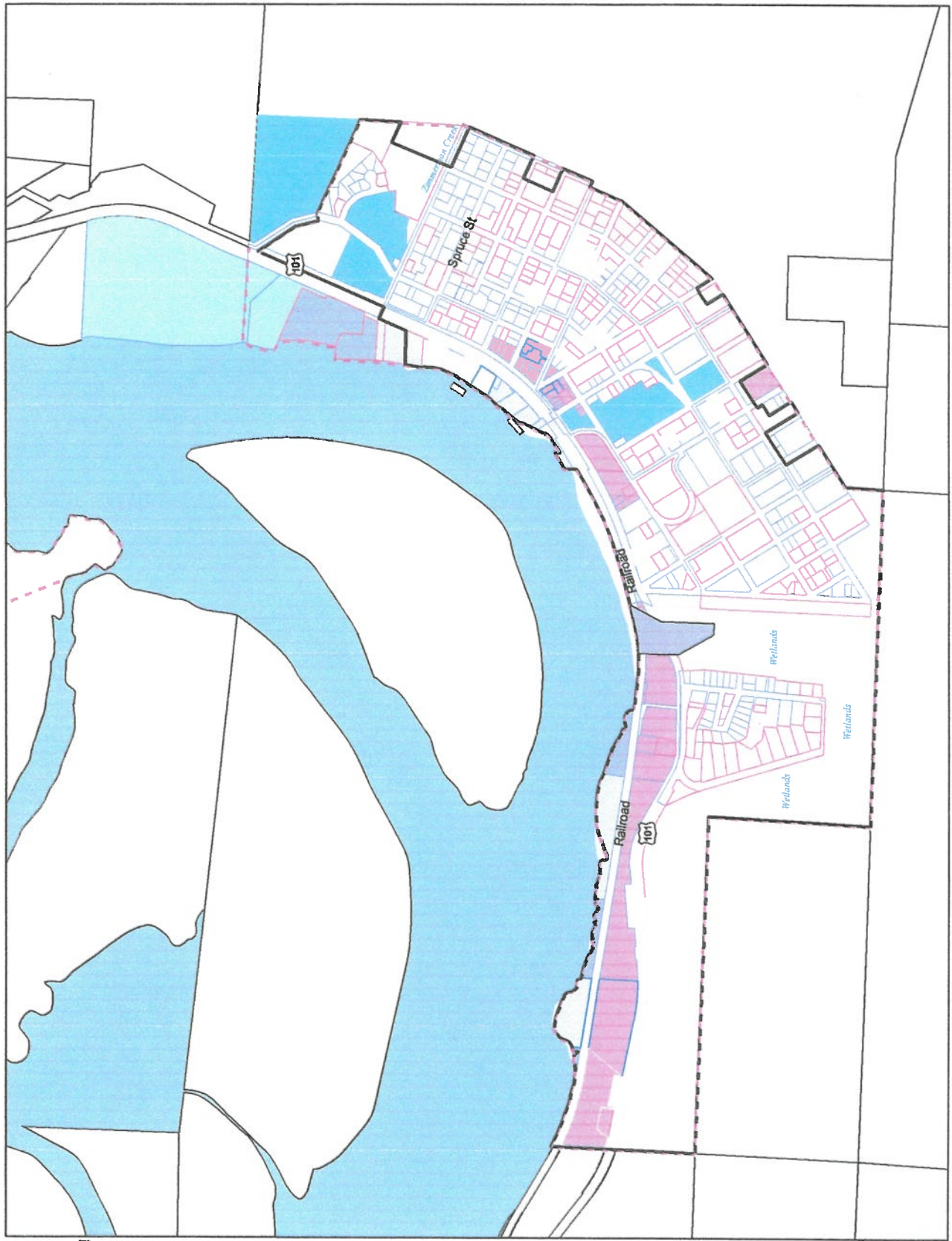


Map updated June 13, 2007

Sources:
City of Wheeler
Tillamook County



Note: A portion of each of the shaded parcels is buildable. In some cases this may represent only a fraction of the property.
Vacancy status refers to the presence of structures or improvements on each parcel and does not take environmental constraints into consideration.



City of Wheeler
Buildable Land and Zoning

- Urban Growth Boundary
- City Limits
- Vacant
- Partially Vacant
- Redevelopable

Zone

ED	R1
GC	R2
PL	WRC
EN	WRI

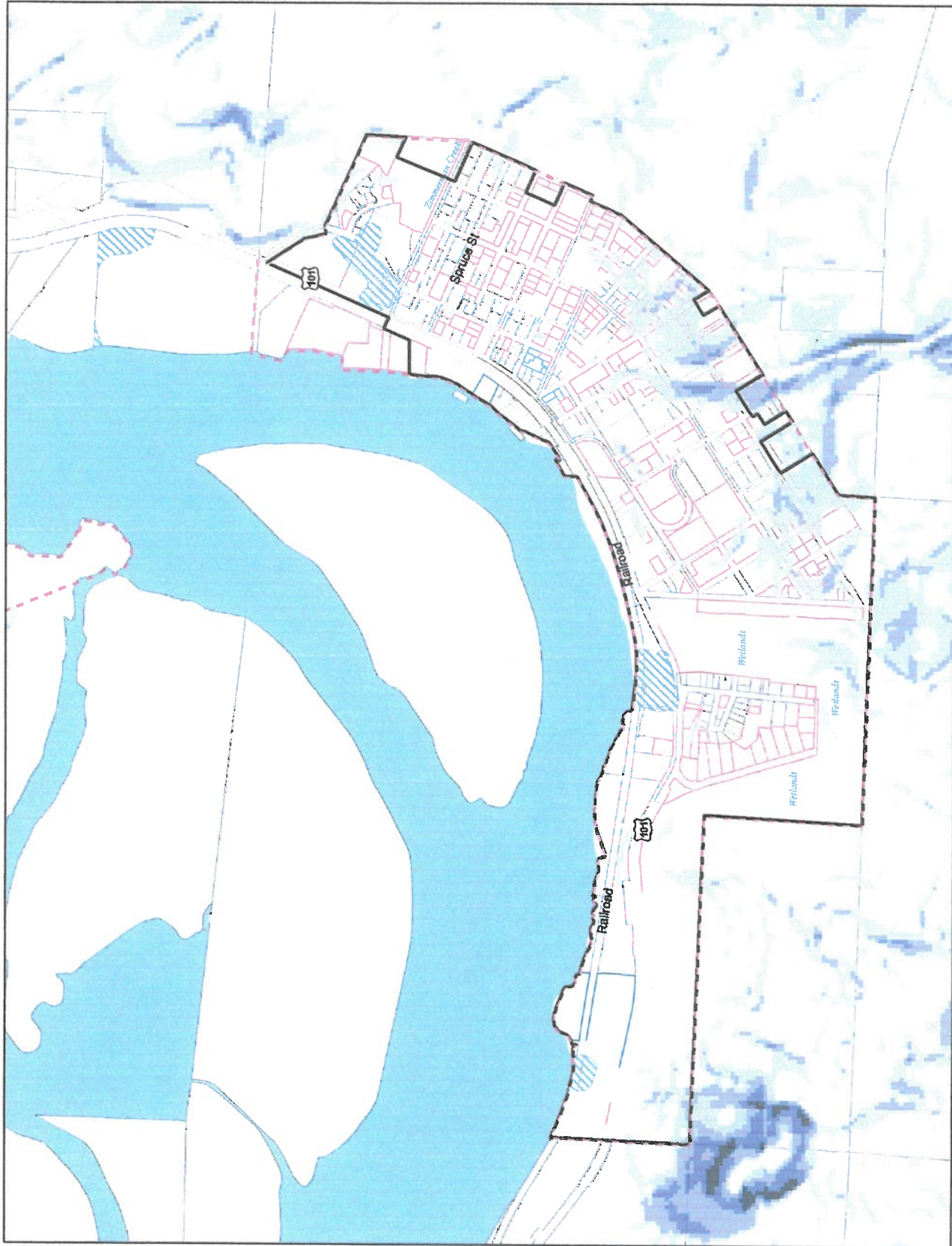


Map updated June 13, 2007

Sources:
 City of Wheeler
 Tillamook County



Note: A portion of each of the outlined parcels is buildable. In some cases this may represent only a fraction of the property. Vacancy status refers to the presence of structures or improvements on each parcel and does not take environmental constraints into consideration.



City of Wheeler Buildable Lands and Environmental Constraints

- Urban Growth Boundary
- City Limits
- Vacant
- Partially Vacant
- Redevelopable
- Slope**
- 10% - 15%
- 15% - 20%
- 20% - 25%
- 25+%
- Wetlands



Map updated June 13, 2007

Sources:
City of Wheeler
Tillamook County



Note: A portion of each of the outlined parcels is buildable. In some cases this may represent only a fraction of the property. Vacancy status refers to the presence of structures or improvements on each parcel and does not take environmental constraints into consideration.

