

**Wheeler Citizens Advisory Committee
Waterfront Revitalization 2024
Date: February 1, 2024 @ 1:00 PM to 2:30 PM PST**

Attendees: Katie Brown, Business/Citizen
Marc Johnson, Business
Theresa O'Quinn, Business
Karen Matthews, Council/Citizen
Deanne Ragnell, Council/Citizen
Anna St. John, Planning Commission
Pax Broder, Wheeler City Manager

Location: Wheeler City Hall, Wheeler, Oregon

Introductions

Leadership Roles

- Karen Matthews – Chair
- Anna St. John - Secretary

Ultimate Committee Purpose(s)

- Integrate all City-adopted documents related to water-front-related uses and development into a Waterfront Revitalization Plan.
- Ensure that waterfront is managed as a critical economic resource to stimulate and support the local economy consistent with community goals.

Important Consideration for Waterfront Area

- As part of Pax Boder's introduction, A. St. John asked him to provide an overview of the Federal Emergency Management Agency's (FEMA) implementation of an Environmental Impact Statement (EIS) related to new design standards in the special flood hazard zone (SFHZ) and adjacent Protected Resource Zones in Nehalem Bay. Specifically, there can be no net loss of 3 key natural floodplain features, including flood storage, water quality and riparian vegetation in SFHZ. These standards must be adopted in SFHZs by cities/towns. A. St. John attached some maps showing these areas for the committee's information. Most of Wheeler's developed Waterfront is located in the SFHZ.

Waterfront Revitalization Plan

- Create a template with design standards and architectural styles for the Waterfront (e.g., Sisters, OR; Leavenworth, WA).
- Status of Buildable Lands Inventory Update (TBD)

Current Zoning

- Waterfront - Industrial and Waterfront - Commercial
- Commercial is underutilized and could be densified

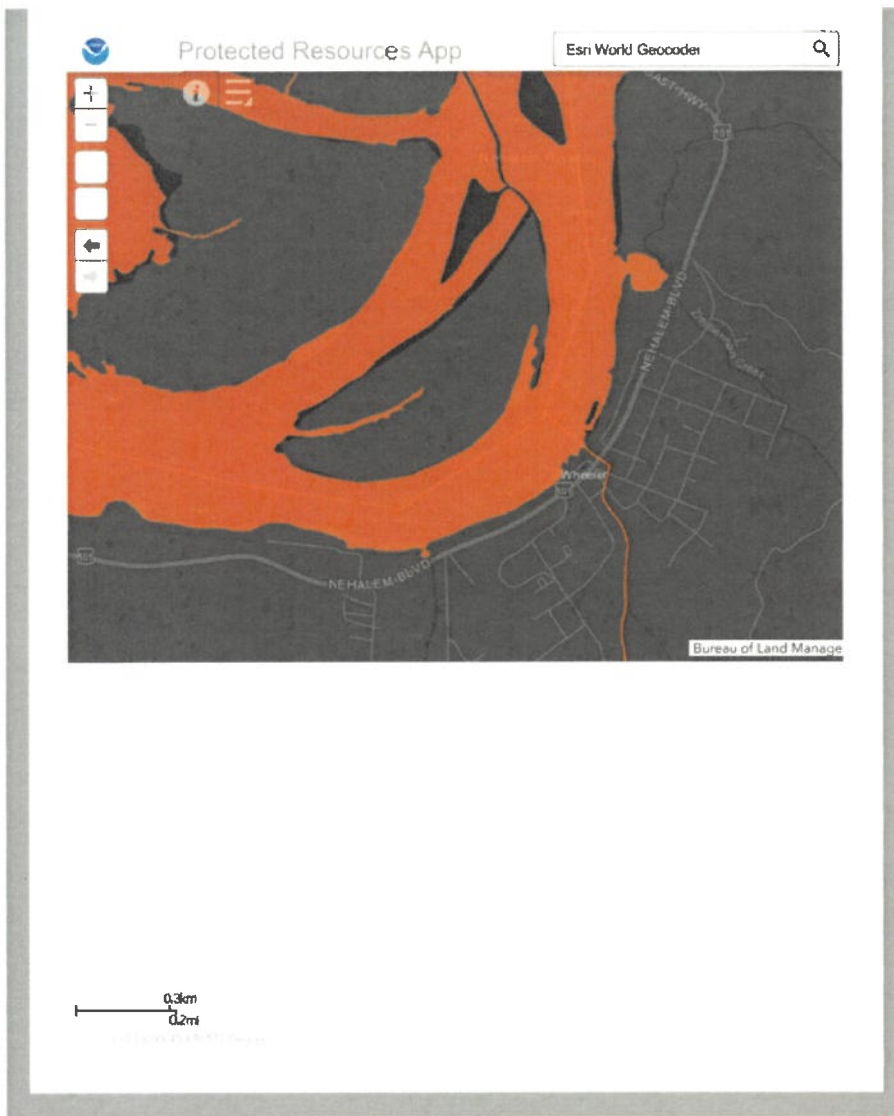
- Make Industrial Zone smaller and increase businesses in Commercial Zone
- Create more “gray area” uses in Industrial Zone
- Keep Waterfront Zones separate from Commercial (GC) because of regulations that apply only to Waterfront Zones

Framework

- What types of development should be encouraged? Mixed uses?
- Do away with Industrial Zone because it seems superfluous at this point (i.e., no “industries” located in this zone for a very long time) and if a certain industry comes along, consider it as a conditional use.
- Increase the density of businesses to encourage waterfront activities.
- Find sweet spot between waterfront development and preserving livability of community (e.g., view, history)

Homework

- Brainstorm waterfront uses
- “Start with a dream”



National Flood Hazard Layer FIRMette



123°53'16"W 45°41'34"N



1:6,000

123°52'39"W 45°41'9"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drain areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone X

OTHER AREAS

- No SCREEN
- Area of Minimal Flood Hazard Zone X Effective LOMRs
- Area of Undetermined Flood Hazard Zone X

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/23/2024 at 4:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

