

Wheeler Citizens Advisory Committee
Waterfront Revitalization 2024
Date: March 21, 2024 @ 1:30 PM to 2:30 PM PST

Attendees: Karen Matthews, Council/Citizen
Deanne Ragnell, Council/Citizen
Theresa O'Quinn, Business Owner
Katie Brown, Property Owner

\Notified Absent:

Anna St. John, Planning Commission/Property Owner
Marc Johnson, Health District Property Owner
Pax Broder, Wheeler City Manager

Guest: Dell Simmons, Architect, Nehalem Resident

Location: Wheeler City Hall, Wheeler, Oregon

Ultimate Committee Purpose(s) to develop binding instructive guidelines on Waterfront development

- Began discussion and review of our vision boards to expand on the brainstorm ideas.
 - Viewshed - noted that south side of waterfront from Rector north past Hemlock has less embankment and therefore more potential for buildings to impact view. Building and roofline orientation will influence impact on view.
 - Application use in commercial zone: Conditional Use for hotel/motel, restaurant and retail.
 - Feasibility of proposed layout and impact on Viewshed
 - Impact of setback State and County standards = 75 ft with 37.5 ft building encroachment setback possibly allowed from the HW line
 - Status of Brownfield study discussed.
 - Geotechnical studies indicate fill will require consideration of weight-bearing capacity for each specific building design.
 - Highly encourage resolution on Marine Drive. Work with RR and private property owners for easement and/or realignment.
 - Architect to develop mock ups for layout given discussion points.

MEETING TIME CHANGE: Team members have had meeting schedule conflicts. A proposal for moving the meetings to 2nd and 4th Thursday was considered but does not align with a few members. Karen will inquire with members not in attendance this week and notify all of decision for meetings going forward. **We will meet from 12:00 to 1:30 on 1st and 3rd Thursdays.**