

1 **FINDINGS OF FACT:**

2
3 **I. Amendments by Title**

4
5 Amendment (1): Amend the Wheeler Comprehensive Plan Goals and Policies amended through 2010.

6 Amendment (2): Amend the Wheeler Transportation System Plan (2006).

7
8 **II. Purpose of the Proposed Amendments:**

9
10 Amendment (1):

11 In 2013, the Wheeler City Council formed a Citizen Advisory Committee (CAC) to recommend an
12 amendment to the Wheeler Comprehensive Plan "Policies" to integrate the Wheeler Vision Plan 2011.

13
14 Amendment (2):

15 In 2016, the Council asked the CAC to integrate the Salmonberry Trail Local Adoption Project
16 (prepared by Jim Rapp, 2016).

17
18 The CAC conducted their review at public meetings from October 9, 2013 to May 3, 2016.

19
20 The CAC ensured that each goal and policy integrated the Wheeler Vision Plan 2011, and the
21 Salmonberry Transportation System Refinement Plan and reviewed each policy for consistency with the
22 Wheeler Comprehensive Plan and the Oregon Statewide Planning Goals. The CAC re-organized the
23 Comprehensive Plan Goals and Policies to match the format of the Oregon Statewide Planning Goals.
24 The CAC ensured that the goals and policies use clear and objective language.

25
26 The Wheeler Planning Commission reviewed the Citizen Advisory Committee recommendations at public
27 meetings from June 2, 2016 to December 1, 2016.

28
29 The City Council received the recommended amendments on December 20, 2016 and initiated the public
30 hearing process.

31
32 **III. Proposed Amendments available in Two (2) Formats:**

33
34 The City prepared the proposed amendments in two formats:

35
36 (1) Final Format, showing the final appearance of the language proposed; and

37
38 (2) Legislative Format showing the disposition of the current goals and policies and any changes
39 to the current rights assigned. In legislative format, as specified by the Oregon Legislature,
40 the **new language is presented in bold font**, [*the deleted language is presented in italic font*
41 *within brackets*] and the existing language is in regular font.

42
43 Both the Final Format (exhibit 1.) and Legislative Format (exhibit 2.) are attached herein and
44 are also available at: http://ci.wheeler.or.us/?attachment_id=2630 (exhibit 1.) and
45 http://ci.wheeler.or.us/?attachment_id=2627 (exhibit 2.)

1 **IV. Public Notice:**

2
3 The City made copies of the proposed amendments available to the public and Department of Land
4 Conservation and Development (DLCD) during the process. The City filed a Post Acknowledgement Plan
5 Amendment form to DLCD 35 days prior to the April 6, 2017 public hearing. The City mailed notice to
6 property owners, published notice of the amendments in the Headlight Herald, and posted notice not less
7 than 20 days and not more than 40 days prior to the Planning Commission public hearing on April 6,
8 2017. Any staff report will be available seven days prior to the Planning Commission public hearing.
9

10 **V. Public Hearing Process:**

11
12 Both the Planning Commission and City Council will hold public hearings.

13
14 The Planning Commission is scheduled to hold a public hearing on April 6, 2017 at 7:00 pm at Wheeler
15 City Hall. The City Council is scheduled to hold a public hearing on April 18, 2017 at 7:00 pm at Wheeler
16 City Hall.
17

18 Each hearing body will receive public testimony and review the findings of fact presented in the Staff
19 Report. Testimony should be directed toward the criteria the participant believes to apply to the request.
20 The Planning Commission will provide a recommendation by vote to the City Council. The City Council
21 will decide whether to adopt the proposed amendments. The decision will be supported by Findings of
22 Fact. The Findings of Fact shall state the facts the hearing body relied upon in establishing compliance or
23 noncompliance with the applicable criteria or standards and a brief statement identifying how those facts
24 support the decision. Either hearing body may continue a public hearing. If a public hearing is continued
25 to a date, time, and place certain, notice of the hearing will be posted but not mailed.
26

27 Public Testimony Instructions: After introducing each Goal in Amendment 1 for the Wheeler, Oregon
28 Comprehensive Plan Statement of Goals and Policies, and Amendment 2 for the Wheeler, Oregon
29 Transportation System Plan (2006), the hearing body may ask for testimony regarding that issue. Each
30 participant should direct testimony to the criteria which the participant believes to apply to that issue.
31 Testimony will be included in the record of the public hearing. Failure to provide testimony about an issue
32 during the public hearing process precludes appeal based on that issue.
33

34 Hearing Body Deliberation: The hearing body will deliberate about each issue and may ask questions to
35 participants. All testimony and deliberation for the record will be concluded prior to a vote on any motion
36 and prior to the close of any hearing.
37

38 Appeal: The recommendation of the Planning Commission cannot be appealed. The decision of the
39 Wheeler City Council may be appealed to the Land Use Board of Appeals regarding an issue raised
40 during the public hearing process by filing a notice of intent to appeal a land use decision within 21 days
41 after the date the decision sought to be reviewed is final. The complete case, including the final order,
42 shall be available for review at the City.
43
44
45
46

1 **VI. APPLICABLE CRITERIA include and are not limited to:**

- 2
- 3 • The Wheeler Comprehensive Plan including and not limited to Background Report, Goals and
- 4 Policies, Zoning Map, National Flood Insurance Rate Maps (NFIP FIRM), resource inventories,
- 5 and supplemental plans addressing the goals such as the Wheeler Transportation System Plan
- 6 (2006), Water Facilities Master Plan (2000), Stormwater Master Plan (2005), Hazard Mitigation
- 7 Plan (2005, 2011), Wheeler Waterfront Development Plan (1997 and 2007), and the Wheeler
- 8 Vision Plan 2011, City General Ordinances, City Charter, and Planning Commission Bylaws.
- 9 ○ Wheeler Implementing Ordinances including Zoning Ordinance 79-2 as amended
- 10 (www.ci.wheeler.or.us)
- 11 • Oregon Revised Statutes (ORS) (www.leg.state.or.us)
- 12 ○ Chapter 197 Land Use Planning
- 13 ○ Chapter 227 City Planning
- 14 • Oregon Administrative Rules (OAR) (<http://arcweb.sos.state.or.us/banners/rules.htm>)
- 15 ○ Chapter 660 Department of Land Conservation and Development
- 16 ■ Oregon Statewide Planning Goals (<http://www.oregon.gov/LCD/goals.shtml>) 1-19
- 17 ■ Goal 2: Land Use Planning, provides for the amendment process
- 18

19 WHEELER COMPREHENSIVE PLAN GOALS AND POLICIES (excerpt from www.ci.wheeler.or.us)

20 "The Planning Process

- 21 ...
- 22 (3) Changes in the comprehensive plan and implementing ordinances shall be adopted only after well-
- 23 advertised public hearings have been held by the Planning Commission and the City Council.
- 24 (a) The Planning Commission and the City Council shall review the comprehensive plan every five to
- 25 seven years to insure that it continues to reflect the community's needs and desires and on the basis
- 26 of such investigation shall recommend for public hearing appropriate plan changes, if any."
- 27

28 WHEELER ZONING ORDINANCE (excerpt from www.ci.wheeler.or.us)

- 29 ...
- 30 "Section 16.070 Criteria
- 31 A. Before an amendment to the text of the ordinance codified in this title is approved, findings will be made
- 32 that the following criteria are satisfied:
- 33 .
- 34 1. The amendment is consistent with the Comprehensive Plan;
- 35 2. The amendment will not adversely affect the ability of the City to satisfy land and water use
- 36 needs."
- 37 ...

38 THE WHEELER VISION PLAN 2011 (excerpt from www.ci.wheeler.or.us)

39 The Wheeler Vision Plan 2011 Priorities are specified as (1) Protect the Natural Beauty; (2) Preserve the

40 Small-Town Atmosphere; (3) Keep the Town Safe and Functional; (4) Improve the Livability of Wheeler; (5)

41 Support a Viable Economy; and (6) Enhance Citizen Enjoyment.

42

43 OREGON REVISED STATUTES (excerpt from https://www.oregonlegislature.gov/bills_laws/ors/ors197.html)

44 ...

45 197.005 Legislative Findings

46 ... (5) City and county governments are responsible for the development of local comprehensive plans...

1 197.015 Definitions

2 ...

3 (5) "Comprehensive Plan" means a "generalized", "coordinated" "land" use map and policy statement of
4 the governing body of a local government that interrelates all functional and natural systems and
5 activities relating to the use of lands, including sewer and water systems, transportation systems,
6 educational facilities, recreational facilities, and natural resources and air and water quality
7 management programs. "Comprehensive" means all-inclusive, both in terms of the geographic area
8 covered and functional and natural activities and systems occurring in the area covered by the plan.
9 "General nature" means a summary of policies and proposals in broad categories and does not
10 necessarily indicate specific locations of any area, activity, or use. A plan is "coordinated" when the
11 needs of all levels of government, semipublic, and private agencies and the citizens of Oregon have
12 been considered and accommodated as much as possible. "Land" includes water, both surface and
13 subsurface, and the air.

14 ...

15 (8) "Goals" means mandatory statewide land use planning standards adopted by the Land Conservation
16 and Development Commission pursuant to ORS chapters 195, 196, 197.

17 ...

18 "197.010 Policy. The Legislative Assembly declares that:

19 (1) In order to ensure the highest possible level of livability in Oregon, it is necessary to provide for
20 properly prepared and coordinated comprehensive plans for cities and counties, regional areas, and
21 the state as a whole. These comprehensive plans:

22 (a) Must be adopted by the appropriate governing body at the local and state levels;

23 (b) Are expressions of public policy in the form of policy statements, generalized maps and standards
24 and guidelines.

25 (c) Shall be the basis for more specific rules and land use regulations which implement the policies
26 expressed through the comprehensive plans.

27 (d) Shall be prepared to assure that all public actions are consistent and coordinated with the policies
28 expressed through the comprehensive plans; and

29 (e) Shall be regularly reviewed and, if necessary, amended to keep them consistent with the changing
30 needs and desires of the public they are designed to serve."

31 ...

32 OAR 660-015-0000 (2) Goal 2: Land Use Planning: (excerpt from: www.oregon.gov/lcd/docs/goals/goal2.pdf)

33 "...All land use plans shall include identification of issues and problems, inventories and other factual
34 information for each applicable statewide planning goal, evaluation of alternative courses of action and
35 ultimate policy choices, taking into consideration social, economic, energy and environmental needs. The
36 required information shall be contained in the plan document or in supporting documents. The plans,
37 supporting documents and implementing ordinances shall be filed in a public office or other place easily
38 accessible to the public. The plans shall be the basis for implementing measures. These measures shall be
39 consistent with and adequate to carry out the plans. Each plan and related implementation measure shall be
40 coordinated with the plans of affected governmental units.

41 All land-use plans and implementation ordinances shall be adopted by the governing body after public
42 hearing and shall be reviewed and, as needed, revised on a periodic cycle to take into account changing
43 public policies and circumstances, in accord with a schedule set forth in the plan. Opportunities shall be
44 provided for review and comment by citizens and affected governmental units during preparation, review and
45 revision of plans and implementing ordinances."

46

1 **VII. Statements of Consistency of the Amendments with Applicable Criteria**

- 2
- 3 1. The City conducted the review and preparation of Amendments (1) and (2) at public meetings and
4 provided opportunities for review and comment by citizens and affected governmental units during
5 preparation, review and revision of plans and implementing ordinances.
6
- 7 2. These amendments are consistent with the "Wheeler Comprehensive Plan" which includes and is not
8 limited to the Wheeler Comprehensive Plan Background Report and adopted resource inventories,
9 regulatory maps, and regulatory plans.
10
- 11 3. These amendments are consistent with the Implementing Ordinances that implement the Wheeler
12 Comprehensive Plan including but not limited to those of the Wheeler Zoning Ordinance.
13
- 14 4. These amendments are consistent with the nineteen (19) Oregon Statewide Planning Goals.
15
- 16 5. These amendments will not adversely affect the ability of the City to satisfy land and water use needs.
17
- 18 6. Amendment 1 integrates the Wheeler Vision Plan 2011 into the applicable locations of the Wheeler
19 Comprehensive Plan Statement of Goals and Policies.
20
- 21 7. Amendment 1 adopts support for the Salmonberry Trail Local Adoption Project (2016) into the
22 Wheeler Comprehensive Plan Statement of Goals and Policies under Goal 12 Transportation.
23
- 24 8. Amendment 2 integrates support for the Salmonberry Trail Local Adoption Project (2016) into the
25 Wheeler Transportation System Plan (2006).
26
- 27 9. Amendment 1 reorganizes the current Wheeler Comprehensive Plan Goals and Policies into the same
28 categories used by the nineteen (19) Oregon Statewide Planning Goals to meet the need to facilitate
29 comparison and ensure consistency of the City Comprehensive Plan Goals and Policies with the Oregon
30 Statewide Planning Goals.
31
- 32 10. Amendment 1 meets the community's need to have clear language in the "Comprehensive Plan
33 Statement of Goals and Policies" to implement the "Wheeler Comprehensive Plan" and as a foundation
34 for Implementing Ordinances.
35
- 36 11. Amendment 1 renames the "Wheeler Comprehensive Plan Goals and Policies" document as "The
37 Wheeler Comprehensive Plan Statement of Goals and Policies" to clarify its role as part rather than the
38 whole of the Comprehensive Plan and to highlight the other components of the Comprehensive Plan.
39
- 40 12. For Amendment 1, the Final Format Draft of these amendments depicts the final format of the Wheeler
41 Comprehensive Plan Statement of Goals and Policies.
42
- 43 13. For Amendment 1, the Legislative Format Draft of these amendments identifies the location and
44 disposition of each of the current Wheeler Comprehensive Plan Statement of Goals and Policies and any
45 changes in land use rights:
46

1 Goal 1: Citizen Involvement

2
3 Through Amendment (1), "Wheeler Comprehensive Plan Statement of Goals and Policies": "Goal 1 Citizen
4 Involvement" provides policies to support a citizen involvement program that insures the opportunity for
5 citizens to be involved in all phases of the planning process.

6
7 Goal 1 Citizen Involvement incorporates, reorganizes, and amends the text for clarity, the current "Wheeler
8 Comprehensive Plan Policies" found in "The Planning Process" "Policies (1), (1a), (1b), (1c), (1d), (4)" and
9 "Transportation" Policy (6i), and adds a "Goal" and "Policy (9)" consistent with "Oregon Statewide Planning
10 Goal 1: Citizen Involvement".

11
12 Goal 2: Land Use Planning

13
14 Through Amendment (1), "Wheeler Comprehensive Plan Statement of Goals and Policies": "Goal 2 Land Use
15 Planning" establishes a land use planning process and policy framework as a basis for all decisions and
16 actions related to the use of land and to assure an adequate factual basis for such decisions and actions.

17
18 Goal 2 Land Use Planning incorporates, reorganizes, and amends the text for clarity, the current "Wheeler
19 Comprehensive Plan Policies" found in "The Planning Process" "Policies (2), (3a), (3b), (3c)", and "Public
20 Facilities" "Policy (10)", and adds a "Goal" consistent with "Oregon Statewide Planning Goal 2: Land Use
21 Planning".

22
23 Goal 3: Agricultural Lands

24
25 Through Amendment (1), "Wheeler Comprehensive Plan Statement of Goals and Policies": "Goal 3: Agricultural
26 Lands" supports efforts to preserve and maintain agricultural resources.

27
28 Goal 3: Agricultural Lands adds a "Goal" and "Policy (1)" consistent with "Oregon Statewide Planning Goal 3:
29 Agricultural Lands".

30
31 Wheeler is not required to address "Oregon Statewide Planning Goal 3: Agricultural Lands".

32
33 Goal 4: Forest Lands

34
35 Through Amendment (1), "Wheeler Comprehensive Plan Statement of Goals and Policies": "Goal 4: Forest
36 Lands" seeks to identify that Wheeler is concerned about protecting the community from the potential
37 adverse impacts of forest resources management practices.

38
39 "Goal 4: Forest Lands" incorporates, reorganizes, and amends the text for clarity, the current "Wheeler
40 Comprehensive Plan Policy" found in "Air and Water Quality" "Policy (3)", and adds a "Goal" and "Policy (2)"
41 consistent with "Oregon Statewide Planning Goal 4: Forest Lands".

42
43 Wheeler is not required to address "Oregon Statewide Planning Goal 4: Forest Lands".

1 Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

2
3 Through Amendment (1), "Wheeler Comprehensive Plan Statement of Goals and Policies": "Goal 5: Natural
4 Resources, Scenic and Historic Areas, and Open Spaces" seeks to protect natural resources and conserve
5 scenic and historic areas and open spaces.

6
7 "Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces" incorporates, reorganizes, and
8 amends the text for clarity, the current "Wheeler Comprehensive Plan Policies" found in "Recreation and Open
9 Space" Policies (4) and (6), "Public Facilities" "Policy (4b)", and "Urban Growth Boundary" "Policy (5)", and
10 replaces "Matrix for a Program to Retain Natural, Scenic, and Other Resources" with "Policies (6, 7, 8, and 9)",
11 and adds a "Goal" consistent with "Oregon Statewide Planning Goal 5: Natural Resources, Scenic and Historic
12 Areas, and Open Spaces".

13
14 Goal 6 Air, Water, and Land Resources Quality

15
16 Through Amendment (1), "Wheeler Comprehensive Plan Statement of Goals and Policies": "Goal 6: Air, Water,
17 and Land Resources Quality" seeks to maintain and improve the quality of air, water, and land resources.

18
19 "Goal 6: Air, Water and Land Resources Quality" incorporates, reorganizes, and amends the text for clarity, the
20 current "Wheeler Comprehensive Plan Policies" found in "Air and Water Quality" "Policies (1, 2, 4, 5)", and
21 "Recreation and Open Space" "Policy 2", and adds a "Goal" and "Policies (5) and (6)" for consistency with
22 "Oregon Statewide Planning Goal 6: Air, Water, and Land Resources Quality".

23
24 Goal 7 Areas Subject to Natural Hazards

25
26 Through Amendment (1), "Wheeler Comprehensive Plan Statement of Goals and Policies": "Goal 7: Areas Subject
27 to Natural Hazards" seeks to reduce risk to people and property from Areas Subject to Natural Hazards.

28
29 "Goal 7: Areas Subject to Natural Hazards" incorporates, reorganizes, and amends the text for clarity, the current
30 "Wheeler Comprehensive Plan Policies" found in "Natural Features" "Policies (1 – 7)", and "Shoreland" "Policy 6",
31 and adds a "Goal" and "Policies (1) and (10 – 17)" consistent with "Oregon Statewide Planning Goal 7: Areas
32 Subject to Natural Hazards".

33
34 Goal 8 Recreational Needs

35
36 Through Amendment (1), "Wheeler Comprehensive Plan Statement of Goals and Policies": "Goal 8: Recreational
37 Needs" seeks to satisfy the recreational needs of the citizens and visitors and where appropriate provide for the
38 siting of necessary recreational facilities.

39
40 "Goal 8: Recreational Needs" incorporates, reorganizes, and amends the text for clarity, the current "Wheeler
41 Comprehensive Plan Policies" found in "Recreation and Open Space" "Policies (1, 3, 5, 7, 8)" and "Urban Growth
42 Boundary" "Strategy (4)", and adds a "Goal" and "Policy (8)" consistent with "Oregon Statewide Planning Goal 8:
43 Recreational Needs".

1 Goal 9 Economic Development

2
3 Through Amendment (1), "Wheeler Comprehensive Plan Statement of Goals and Policies": "Goal 9: Economic
4 Development" seeks to provide a variety of economic opportunities vital to the health, welfare, and prosperity
5 of Wheeler.

6
7 "Goal 9: Economic Development" incorporates, reorganizes, and amends the text for clarity, the current "Wheeler
8 Comprehensive Plan Policies" found in "Economic Development" "Goals", "Policies" and "Strategies", and "Public
9 Facilities" "Policy 8", and adds a "Goal" consistent with "Oregon Statewide Planning Goal 9: Economic
10 Development".

11
12 Goal 10 Housing

13
14 Through Amendment (1), "Wheeler Comprehensive Plan Statement of Goals and Policies": "Goal 10: Housing"
15 seeks to provide for housing needs with a broad range of housing opportunities.

16
17 "Goal 10: Housing" incorporates, reorganizes, and amends the text for clarity, the current "Wheeler
18 Comprehensive Plan Policies" "Housing" "Policies (1-9)" and "Strategies (2, 3, 5, 6, 7)", and adds a "Goal"
19 consistent with "Oregon Statewide Planning Goal 10: Housing".

20
21 Goal 11 Public Facilities and Services

22
23 Through Amendment (1), "Wheeler Comprehensive Plan Statement of Goals and Policies": "Goal 11: Public
24 Facilities and Services" seeks to plan and develop a timely, orderly and efficient arrangement of public facilities and
25 services to serve as a framework for urban and rural development.

26
27 "Goal 11: Public Facilities and Services" incorporates, reorganizes, and amends the text for clarity, the current
28 "Wheeler Comprehensive Plan Policies" "Public Facilities and Services" "Policies (1-10)" and "Strategies (1-4)",
29 and adds a "Goal" consistent with "Oregon Statewide Planning Goal 11: Public Facilities and Services".

30
31 Goal 12 Transportation

32
33 Through Amendment (1), "Wheeler Comprehensive Plan Statement of Goals and Policies": "Goal 12:
34 Transportation" seeks to provide and encourage a safe, convenient, and economic transportation system.

35
36 "Goal 12: Transportation" incorporates, reorganizes, and amends the text for clarity, the current "Wheeler
37 Comprehensive Plan Policies" found in "Transportation" Policies (1-10) and "Urbanization" Policy (2)",
38 and adds a "Goal" consistent with "Oregon Statewide Planning Goal 12: Transportation", and adds
39 "Policies (10), (12)" to support the "Salmonberry Transportation System Refinement Plan (2016)".

40
41 Amendment (2) amends the "Wheeler, Oregon Transportation System Plan (2006)" to support the "Salmonberry
42 Trail Local Adoption Project (2016)".

43
44 **Deliberation and Motion 1:** regarding the Wheeler Oregon Transportation System Plan (2006).

45 **Motion 1:** provided on Page 11 of this Staff Report.

1 Goal 13 Energy Conservation

2
3 Through Amendment (1), "Wheeler Comprehensive Plan Statement of Goals and Policies": "Goal 13: Energy
4 Conservation" seeks to conserve energy.

5
6 "Goal 13: Energy Conservation" incorporates and amends the text for clarity, the current "Wheeler
7 Comprehensive Plan Policies" "Energy" "Policy (1)", and adds a Goal consistent with "Oregon Statewide Planning
8 Goal 13: Energy Conservation".

9
10 Goal 14 Urbanization

11
12 Through Amendment (1), "Wheeler Comprehensive Plan Statement of Goals and Policies": "Goal 14:
13 Urbanization" provide for an orderly and efficient transition from rural to urban land use, to accommodate urban
14 population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide
15 livable communities.

16
17 "Goal 14: Urbanization" incorporates, reorganizes, and amends the text for clarity, the current "Wheeler
18 Comprehensive Plan Policies" "Urban Growth Boundary" "Policies (1 – 4)" and "Strategies", and adds a "Goal"
19 and "Policies (5 – 14)" consistent with "Oregon Statewide Planning Goal 14: Urbanization".

20
21 Goal 15 Willamette River Greenway

22
23 Amendment (1): Adds Goal 15: Willamette River Greenway to identify that Wheeler asserts that the City shares
24 similar riverfront development characteristics to those in the Willamette River Greenway.

25
26 Goal 15: Willamette River Greenway supports efforts to protect, conserve, enhance, and maintain suitable
27 ecologic, hydrologic, habitat, scenic, historic, economic, agricultural, and recreational qualities of lands along the
28 Nehalem River.

29
30 Wheeler is not required to address "Oregon Statewide Planning Goal 15: Willamette River Greenway".

31
32 Goal 16 Estuarine Resources

33
34 Through Amendment (1), "Wheeler Comprehensive Plan Statement of Goals and Policies": "Goal 16: Estuarine
35 Resources" seeks to plan and develop a timely, orderly and efficient arrangement of public facilities and services
36 to serve as a framework for urban and rural development.

37
38 "Goal 16: Estuarine Resources" incorporates, reorganizes, and amends the text for clarity, the current "Wheeler
39 Comprehensive Plan Policies" "Estuarine Resources" "Policies", replaces "Matrix for a Program to Retain Natural,
40 Scenic, and Other Resources" with "Policies (3 (B, C, D, E))" and adds a "Goal" consistent with "Oregon
41 Statewide Planning Goal 16: Estuarine Resources".

1 Goal 17 Coastal Shorelands

2
3 Through Amendment (1), "Wheeler Comprehensive Plan Statement of Goals and Policies": "Goal 17: Coastal
4 Shorelands" establishes priorities for the identification and use of "coastal shoreland areas".

5
6 "Goal 17: Coastal Shorelands" incorporates, reorganizes, and amends the text for clarity, the current "Wheeler
7 Comprehensive Plan Policies" "Shorelands" "Goals 1-7" and "Policies (1 – 12)", "Recreation and Open Space"
8 "Policy 2", replaces "Matrix for a Program to Retain Natural, Scenic, and Other Resources" with "Policies (8 – 11)",
9 and adds "Goals (1, 4 – 6)" consistent with "Oregon Statewide Planning Goal 17: Coastal Shorelands".

10
11 Goal 18 Beaches and Dunes

12
13 While Wheeler is not required to adopt amendments that address Oregon Statewide Planning Goal 18 Beaches
14 and Dunes, these amendments recognize that Wheeler is affected by development under
15 Goal 18 Beaches and Dunes and offer to support the conservation, protection, where appropriate development,
16 and where appropriate restoration of the resources and benefits of coastal beach and dune areas consistent with
17 their natural limitations and ecological, recreational, aesthetic, water resource, and economic values.

18
19 Wheeler is not required to address Oregon Statewide Planning Goal 18 Beaches and Dunes

20
21 Goal 19 Ocean Resources

22
23 Amendment (1): Adds Goal 19: Ocean Resources, to identify that Wheeler asserts that due to its geographic
24 location and proximity to the Pacific Ocean, Wheeler is potentially affected by the quality of ocean resources
25 within the areas subject to the Goal.

26
27 Goal 19: Ocean Resources supports conservation, where appropriate development, and where appropriate
28 restoration of marine resources and ecological functions consistent with the purpose of providing long-term
29 ecological, economic, and social values and benefits for present and future generations.

30
31 Wheeler is not required to address Oregon Statewide Planning Goal 19: Ocean Resources

1 **VIII. Decision**

2
3 PLANNING COMMISSION RECOMMENDATION:

4
5 On April 6, 2017, at 7:00 pm at Wheeler City Hall, in Wheeler, Oregon, the Wheeler Planning Commission held
6 the first evidentiary public hearing on Comprehensive Plan Amendments Periodic Update Application #2017-01.
7 Public testimony received is included in the record of the public hearing. The findings of fact state the facts the
8 hearing body relied upon in establishing a recommendation for compliance or noncompliance with the applicable
9 criteria or standards and a brief statement identifying how those facts support the decision.

10
11 Motion 1: After receiving testimony about Goal 12 Transportation, the Planning Commission made a motion for
12 recommendation regarding adoption of the proposed amendments to the Wheeler, Oregon Transportation
13 System Plan (2006) that includes a recommendation for findings of fact.

14 Planning Commission Motion: The Planning Commission recommends (approval / denial / revision) of the
15 proposed amendments and adoption of the findings of fact dated (March 29, 2017) as stated for the record.

16
17
18 _____
19 Planning Commission President Mike Anderson

_____ Attest: City Manager Geoff Wullschlager

20 Motion 2: After receiving testimony about all the proposed amendments, the Planning Commission prepared a
21 recommendation to the City Council regarding the adoption of the amendments to the Wheeler, Oregon
22 Comprehensive Plan Statement of Goals and Policies that includes a recommendation for findings of fact.

23 Planning Commission Motion: The Planning Commission recommends (approval / denial / revision) of the
24 proposed amendments and adoption of the findings of fact dated (March 29, 2017) as stated for the record.

25
26
27 _____
28 Planning Commission President Mike Anderson

_____ Attest: City Manager Geoff Wullschlager

29 CITY COUNCIL DECISION:

30
31 On April 18, 2017, at Wheeler City Hall, in Wheeler, Oregon, the Wheeler, Oregon City Council held a public
32 hearing on Comprehensive Plan Amendments Periodic Update Application #2017-01. Public testimony received
33 is included in the record for the public hearing. The City Council deliberated and prepared a decision regarding the
34 adoption of the amendments (1) to the Wheeler, Oregon Comprehensive Plan Statement of Goals and Policies
35 and (2) to the Wheeler, Oregon Transportation System Plan (2006) that includes the adoption of the findings of
36 fact the hearing body relied upon in establishing compliance or noncompliance with the applicable criteria or
37 standards and a brief statement identifying how those facts support the decision. The complete case including the
38 Final Order with findings of fact shall be on file with the City.

39
40 City Council Motion:

41 The City Council recommends (approval / denial / revision) of the proposed amendments (1) to the Wheeler,
42 Oregon Comprehensive Plan Statement of Goals and Policies and (2) to the Wheeler, Oregon Transportation
43 System Plan and adopts the findings of fact dated (March 29, 2017) as stated for the record.

44
45
46 _____
City of Wheeler Mayor, Stevie Burden

_____ Attest: City Manager Geoff Wullschlager