



# City of Wheeler Vision

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2011

# Wheeler Vision 2011

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## Acknowledgements

The Visioning Committee would like to take this opportunity to thank all of the citizens of Wheeler who took the time to participate in this process. Without the willingness of the citizens to take time to give us input we could not have completed this document.

Thanks are also extended to Karen Mathews for her help with the pie chart and a special thank you to William Mullen for his kind contribution of the cover art.

In addition, we would also like to thank all of the countless volunteers who have participated on the City Council, the Planning Commission, the Budget Committee, the Park Committee and all of the other calls to serve that over the years have allowed Wheeler to continue to be a great place to live.

The members of the Wheeler Visioning Committee were:

Stevie Stephens Burden, Chair  
Eunice Massie, Vice Chair  
Pat Scribner, Business Owner  
James Peters, Retired  
Loren Remy, City Council Liaison

City of Wheeler  
Community Vision  
May 2011

**Introduction**

The Wheeler Visioning Committee (WVC) was created by Resolution No. 2009-12 and appointed by the City Council in May of 2009. The purpose of the committee was to review and update the 2001 Wheeler Visioning Report, and create a new document, based on citizen input, which will be used to guide future City Council decisions. The goal of the Council and the Wheeler Visioning Committee is to create a set of recommendations that will serve multiple functions. It will become part of the overall comprehensive plan for the City of Wheeler. The purpose of it becoming part of the comprehensive plan is to provide the current and future Councils with a guide upon which to base decisions regarding a variety of issues that might arise. This document will provide concrete recommendations that have been developed through citizen input to guide the City Council for the next five to ten years.

The current Wheeler Visioning Committee, as well as, the previous committee, adopted the following Mission Statement:

“The committee shall use the input of and incorporate the principles valued by the people of Wheeler to produce a vital, meaningful, comprehensive and broadly supported guiding document to be used by City officials to aid them in making decisions affecting the community.”

**Background**

The Wheeler Visioning Committee began by reviewing the previous vision document to determine what had already been accomplished, what the community’s priorities were at that time, and to use as a foundation for building the new vision. The committee found that many of the primary goals and activities of the 2001 Vision had been completed and some of the highlights are listed below.

Accomplishments:

- Building and sustaining the Volunteer Corps: This was one of the highest priorities in 2001. Without these volunteers almost all of the other accomplishments would not have been made. This continues to be an important priority for the future of Wheeler.
- Developing and implementing a new water source and transmission system: Faced with legal, health, and maintenance issues with the old water system, Wheeler had to find a

way to deliver safe drinking water at the lowest possible cost for the foreseeable future. This was accomplished through the completion of the current regional water system.

- Developing city parks: The upper park was developed (road improvement, clearing, installation of water, etc.) and has been maintained, as well as, the Rinehart pocket park, the waterfront park, the improvements to the train station, boat ramp and dock, and the life vest program.
- Downtown Development Plan: This plan has allowed the City to improve parking, sidewalks, curbs, handicap turn outs and overall beautification of the downtown corridor.
- Development of a storm water plan: Storm drainage and erosion continues to be a top priority for Wheeler citizens. The development of a plan to deal with those issues has provided guidance to the City for how to approach this important issue.
- Annexation Ordinance: Due to concern over possible over development of land, citizens voted in support of an ordinance which requires a vote of citizens to annex new land into Wheeler city limits.

The 2001 Vision also set six broad based priorities for Wheeler which was established through a facilitated community process. These priorities, in rank order were:

1. Preserve the small town atmosphere
2. Improve the livability of Wheeler
3. Keep town safe and functional
4. Enhance citizen enjoyment
5. Support a vital economy
6. Protect the natural beauty of Wheeler

The committee decided that it would create a series of surveys and meetings to gather community input over the course of about 18 months and use the results of these surveys, discussions with the community, and feedback from town hall meetings to elicit citizen input for the new visioning document.

### **Findings:**

The Vision Committee used the six priorities that were established in 2001 as the basis for the first community survey to determine if these were still the priorities for Wheeler. This first survey showed that in fact these were still important priorities for the citizens of Wheeler; the

order in which they ranked them changed however (See Appendix A for Survey and Survey Results Matrix). The new ranked priorities are as follows:

1. Protect the Natural Beauty
2. Preserve Small Town Atmosphere
3. Keep Town Safe and Functional
4. Improve Livability of Wheeler
5. Support a Vital Economy
6. Enhance Citizen Enjoyment

Using these first results the committee then held a series of focus groups to determine what citizens thought were activities and recommendations that would fulfill the priorities (See Appendix B for Focus Group Script). The compiled results of these focus groups were used as the basis for a second community survey (See Appendix C). This survey resulted (See Appendix C) in a more specific list of what strategies and outcomes would lead to the accomplishment of the community's priorities.

The results of the second survey showed that the community strongly values protecting the natural beauty of Wheeler through protecting existing views, encouraging environmentally friendly practices, managing urban growth, and working to improve the usability of the bay. This is the citizen's number one priority.

Wheeler citizens also value preserving the small town atmosphere and very strongly supported limiting large scale developments (large scale development was later defined as anything more than ten units. Preserving open space (also defined later) and establishing polices to control growth were also strongly supported by the community.

In addition, the community strongly favors maintaining fire and police protection, improving storm drainage and erosion control, increasing enforcement of property neglect ordinances, improving the "curb appeal of Wheeler, and developing more recreational activities in Wheeler.

In the fall of 2010 the WHEELER VISIONING COMMITTEE sent out a final survey (See Appendix D for the survey and results) to ask very specific questions about what actions the City Council should take to accomplish the six priority areas. The questions were developed from previous survey results, the focus group conversations, discussions in the community at large, and the ongoing conversations of the Wheeler Visioning Committee. In addition the committee asked the community to comment on what they thought that Wheeler's strengths and accomplishments were. The community sees many accomplishments and areas of strength in the City of Wheeler including but not limited to:

- Wheeler has remained a small but viable municipality

- The revitalization of downtown area, the marina area, water and sewer lines, and city parks
- The strong volunteer base that has been built and supported by the city to accomplish tasks and efforts for which the City does not have financial resources, such as the parks committee etc.
- City's efforts to communicate with the citizens and involve them in the process
- Has historically respected the citizen's commitment and desire to remain a small town with a small town atmosphere that is free of chain businesses and large developments

### **The Community's Vision**

***With remarkable consistency the citizens of Wheeler have had many of the same concerns and priorities for the past 40+ years. Their vision of Wheeler is a place where all of the citizen's and their priorities as a group are valued and acted upon by the City. For Wheeler to be a city in which government supports, through policy and ordinance, the continuation of a small town atmosphere that is environmentally friendly. For the City to also be a well-functioning municipality that is a safe and naturally beautiful place to live.***

The Visioning Committee agrees that, based on the community's response, the recommendations of this document should be adopted by the City Council and Planning Commission as a mandatory guiding document for all policy, regulatory, and planning decisions that are made for the City during the life of this document (2021). It is through this document and the Comprehensive Plan that the citizens' voice will continue to be heard, respected, and adhered to over the next decade. While the members of the City Council and Planning Commission will change over time the collective vision for the community will remain intact. The citizens that participated in the formal surveys, focus groups, and many one on one conversations with Visioning Committee members over the past two years agree that they first and foremost want their priorities to set the city's agenda and not the personal views of the elected/appointed officials or special interests.

Below are the rank ordered priorities and recommendations that the community has defined for the City government, including the Council and the Planning Commission to use as a guide to making decisions regarding the future and functioning of the City of Wheeler.

The following are a list of overarching recommendations that are the most important to the citizens of Wheeler and the most strongly recommended by the Visioning Committee:

- The City Council needs to find the ongoing resources to develop a full time City Manager's position in order to meet the needs of the municipality as Wheeler moves forward into the future.
- The current City Council needs to enact regulations that will require all future Councils and Commissions to use the Vision and Comprehensive Plan as the guiding documents

for decisions regarding growth, economic, environmental issues that are covered in these documents so that the citizen's priorities are respected and upheld.

- The Wheeler Vision needs to be updated every seven to ten years using community input as the basis for the guiding principles and values for Wheeler.
- The community feels very strongly that the City Council and Planning Commission (current and future), need to base their decisions on what the community has said that it wants and not on an individual view of an issue. It is a strongly held value that if the citizens participate in giving input for a vision that their views need to be what drives the future of Wheeler and not special interests.
- Storm drainage and erosion protection have since the 1970's been the most strongly supported single priority for the community. Repeatedly the community has said that it is important to them that the City of Wheeler makes this a priority.
- When economic and policy decisions are being made it is important that the existing views of the bay be considered to be of economic value to the citizens and community and that current views be taken into account by the City Council and the Planning Commission when making policy and regulatory decisions.
- With regards to developments within the City of Wheeler the largest majority (65%) of the citizenry agree that large scale developments do not belong in Wheeler. The community considers anything over ten units to be a large scale development and overwhelmingly do not support them. In addition the community also feels strongly that all buildings, developments, and or multi-family dwellings be required to follow all of the parameters of any and all ordinances that are applicable including planned development ordinances, as appropriate. The graph below shows the results of the survey question asking how they defined large scale developments:



**Citizens Response to Community Survey  
Regarding the Size of Large Scale Developments  
2011**

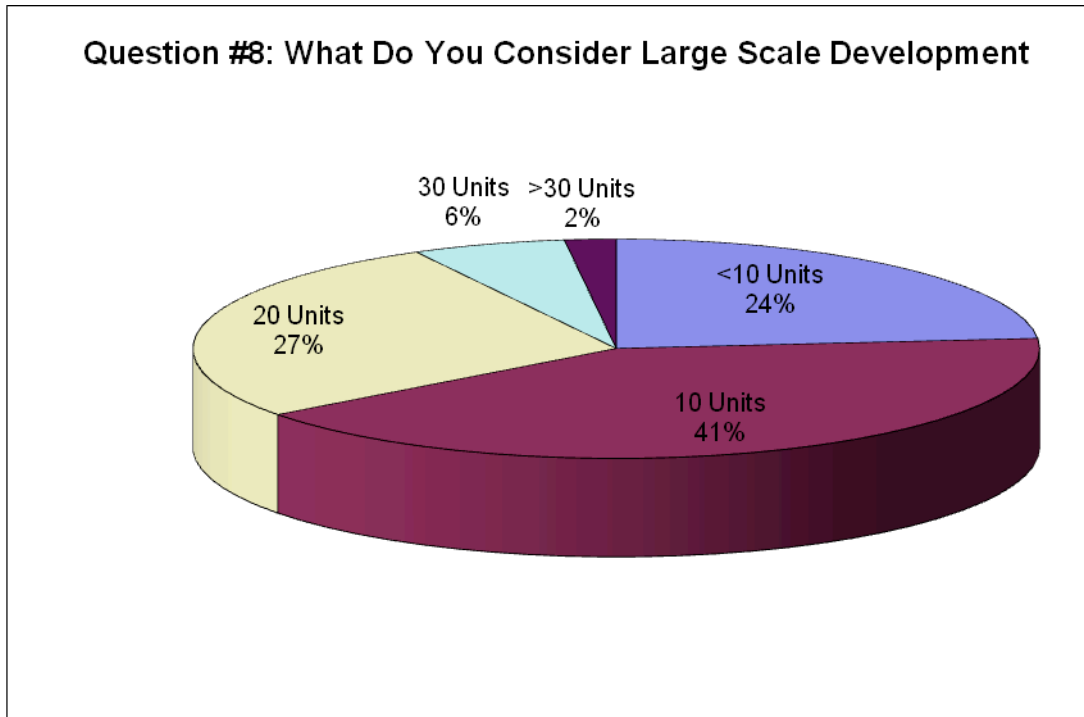


Chart Developed By: Karen Mathews

In addition to the overarching findings the Visioning Committee also worked to analyze and assemble the results of all of the surveys, focus groups, town halls, and conversations and compile a list of concrete recommendations to guide future policy, regulatory, planning, and economic decisions impacting the community as a whole. These recommendations are what make up the community's vision for Wheeler's future and are to be the voice of their priorities for the next decade. They represent two years of accumulated data derived directly from the citizens of Wheeler.

The recommendations and strategies that follow are a rank ordered list of the community's priorities for Wheeler and the strategies and activities that they prioritized for the City Council and Planning Commission to use in decision making for the City of Wheeler. It should be noted that some strategies and recommendations appear in more than one area. This is not an oversight but rather an indication of how important these items are to the community.

## Wheeler's Priorities and Recommendations for Action

### 1. Protect the Natural Beauty

#### Recommendations:

- ◆ Protect existing views for all of the community:
  - Adopt and/or maintain strict height limits on any new developments and structures
    - City Council to maintain, strengthen, and enforce height limits on all new, remodeled, or repurposed structures within the city jurisdiction
    - Work with state and county agencies to support height restrictions within the city
  - City to control brush and trees in city right of way to not impede existing views:
    - Allow citizens to clear and maintain the right of way adjacent to their property lines, as long as:
      - City maintains approval authority for all work in the City right of way
      - City Council adopts policies to require the submission and review of specific plans for any work done to remove vegetation or brush and trees in the City's right of way
      - If a request is approved by City Council, the Right of Way Work application fee will be waived for any work to maintain or remove vegetation in the right of way by property owners
  - Continue to develop city trail system as resources become available.
- ◆ Manage urban growth boundaries through ordinances and policies that reflect preservation and continuation of existing and future natural beauty and habitats in the Wheeler area.
- ◆ City Council needs to support and cooperate with efforts to improve the usability of the bay through dredging by working with other municipalities agencies, the county and state, the Port of Nehalem, and neighboring municipalities and communities to improve access to the Nehalem Bay for both recreation and habitat purposes:
  - Appoint liaison to work with state and federal decision making agencies to improve the marine habitats
  - Do not increase the moorage capacity in Wheeler but support efforts to improve the usability of the existing moorage capacity

- ◆ Encourage environmentally friendly practices in Wheeler:
  - City Council must continue to support clean up days in Wheeler
    - Reevaluate timing of the cleanup days to increase/improve community participation
    - Increase city sponsored clean up days
  - Dedicate part of Upper Park for a community garden
  - Increase litter cleanup efforts
  - Create and adopt a policy to ensure the removal of invasive species within city limits:
    - Including a policy that will allow citizens to remove identified invasive species in right of ways that abut their property upon approval from the City
    - Assist citizens in the removal of invasive species when resources are available

## 2. Preserve Small Town Atmosphere

### **Recommendations:**

- ◆ Continue to review, evaluate, and update current policies, and ordinances to manage and control growth, including but not limited to a Planned Development Ordinance that reflects the communities priorities, as described below:
  - All permit applications for housing developments, multiple building development requests, and multi-family dwellings should be required to follow all ordinances, including any planned development ordinances that are adopted. These pertinent ordinances ought to become part of the building request application process.
  - Limit large scale developments:
    - Community overwhelmingly does not support large scale development as defined by anything greater than ten units
    - Maintain a minimum lot size of 5000 square feet (50X100 feet)
    - Maintain a strict 24 foot height limit. Variances should be approved only after a strict procedure has been followed that insures that community priorities are given precedence
    - Maintain open space that is distributed throughout developed areas.
      - Water, riverbanks, estuaries, sidewalks, or parking areas shall not be included in open space calculations
- ◆ Preserve and require natural open spaces:
  - Through ordinance, policy, and practice City Council must support open spaces as described by:
    - Provisions for the maintenance of distances between structures; limit density so that sightlines, and physical access to key community assets such as the bay, river, parks, streets are not unduly restricted

- Policies to conserve and maintain forested and “wild” areas
    - Improve access to natural areas through continued development and maintenance of a city trail system
  - Develop policies, ordinances, and practices that define open space as natural:
    - Parking lots and streets are not open space and should be considered developed areas/space
  - Maintain and improve access to and visibility of the bay
    - City Council needs to work to maintain the visibility and view sheds throughout the city, including the approaches to Wheeler along 101 through vegetation removal
    - City Council will require that the public shall have reasonable access to all public waterfront and shore lands
  - No high density developments
    - Limit number of total units per development to ten or less through strengthening, adopting, maintaining planned development and other ordinances
  - Preserve wetlands and natural drainage areas from development
- ◆ Maintain current or adopt more restrictive height limits on any new developments, remodels, and existing or new structures.

### 3. **Keep Town Safe and Functional**

#### **Recommendations:**

- ◆ Continue to improve and maintain citywide storm drainage and erosion protection:
  - Strengthen, refine, expand, and continue to implement the City’s Storm Sewer Plan
  - Create a strategic plan for erosion and drainage control
  - Designate funds annually to address highest need areas
- ◆ Continue to improve and maintain adequate police and fire protection:
  - Increase enforcement of ordinances for property neglect
- ◆ Maintain city right of ways (see priority 1 for details):
  - Limit amount and height of trees and brush
  - Maintain access to storm drains, fire hydrants
- ◆ Continue to maintain and expand emergency preparedness.
- ◆ Improve roads and highways in Wheeler.

- ◆ Improve enforcement of existing and future ordinances and policies.
- ◆ Develop new revenue sources for the city:
  - City staff should be trained and expected to seek grant and other funding as a priority activity
  - City Council should explore contracting with a grant writer
    - Fees would be based on a percentage of the grant funding that is successfully awarded
  - Create a process for the community to work together to identify strategies to develop new revenue sources
- ◆ Continue to improve City Hall functioning by:
  - Review staffing patterns, elected and appointed positions every three to five years to insure that the needs of the City are being met on an ongoing basis
  - Maintain a full time City Manager (or the equivalent) to manage the municipality, seek new resources, and assist maintenance of the City
  - Continue to improve access to City Hall
    - Maintain consistent business hours
    - Improve ADA accessibility
    - Renovate or replace physical building as resources allow
  - Establish and maintain an electronic archive of all current and future plans, policies, committee reports, surveys, and other data
  - Improve the functionality and usability of the City's website

#### 4. Improve Livability of Wheeler

##### **Recommendations:**

- ◆ Increase enforcement of ordinances for property neglect:
  - Develop stronger penalties for property owners who do not take care of their property
- ◆ Update and implement a comprehensive waterfront plan.
- ◆ Develop and maintain park areas:
  - City Council should institute a community garden project in the Wheeler City Upper Park
    - City to dedicate a section of land in the upper park that can be mapped out as a community garden
      - City to maintain ownership and reserve right to use the property as appropriate to City business, land use to be reviewed annually for approval

- City would provide access to water and possibly electricity for the garden
- City Council appoint a liaison to work with volunteers, Garden Club, and other community members to design, develop, manage, and maintain the community garden
- ◆ Improve/renovate city hall and make ADA accessible.
- ◆ Maintain streets, right of ways, and drainage clean up.
- ◆ Continue to remove invasive species:
  - Using state experts and other organization’s expertise to create a strategic plan for systematically identifying and removing all invasive species

## 5. **Support a Vital Economy**

### **Recommendations:**

- ◆ Improve commercial property/“curb appeal” of Wheeler:
  - Improve storefronts and clean up downtown business area and buildings
- ◆ Appoint a committee to include citizens, business owners, and City Council member (ad hoc) to develop a downtown revitalization plan and seek resources to support the plan’s implementation.
- ◆ Support business owners and community efforts to increase Wheeler’s image and notoriety as a vacation and tourist destination.
- ◆ Work with appropriate partners to increase the number of recreational activities:
  - Dredge bay to improve marine habitats and moorage
  - Increase the number of community events and festivals
  - Create a community center or gathering place

## 6. **Enhance Citizen Enjoyment**

### **Recommendations:**

- ◆ Work with appropriate partners to increase the number of recreational activities:
  - Dredge bay to improve marine habitats and moorage
  - Increase the number of community events and festivals
  - Create a community center or gathering place
- ◆ Expand use of the bay and surrounding natural resources.

- ◆ City supports the development and expansion of a walking/biking trail system in Wheeler.
  
- ◆ Develop and maintain park areas:
  - City Council should work to institute a community garden project in the Wheeler City Upper Park
    - City to dedicate a section of land in the upper park that can be mapped out as a community garden
      - City to maintain ownership and reserves right to use the property as appropriate to City business, land use to be reviewed annually for approval
      - City would provide access to water and possibly electricity for the garden
      - City Council appoint a liaison to work with volunteers, Gardens Club, and other community members to design, develop, manage, and maintain the community garden

In conclusion the Wheeler Vision Committee would like to thank the citizens of Wheeler for their ongoing participation and support of our community. It is the community members and their commitment to our city that makes Wheeler the incredible place to live that it has always been and will be in the future.

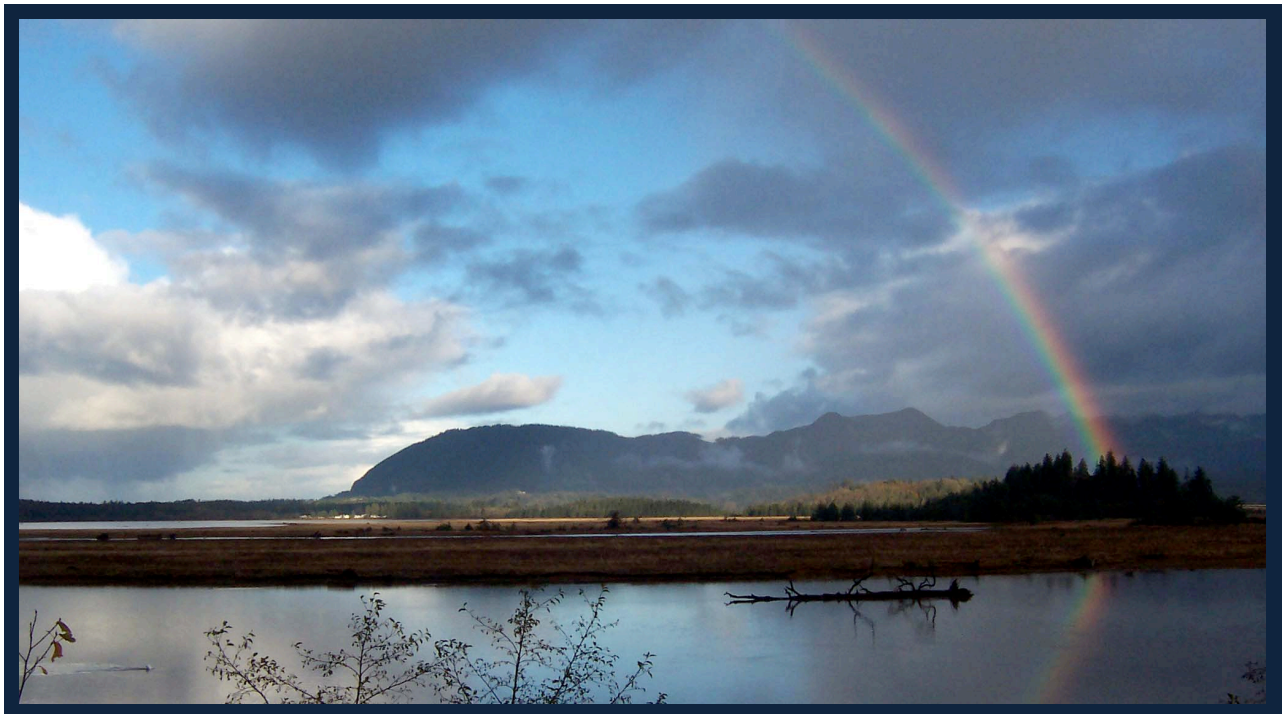


Photo By: William Mullen

**Appendix A**  
**September 2009**  
**Survey and Results**



Wheeler Visioning Committee 2011  
September 13, 2009

Please review and score each box according to the scale below

0	1	2	3	4	5			
Not a priority	Somewhat a priority			High Priority				
<b>Major Objectives – 2001</b>			<b>Rankings 2011</b>					
<b>1. <u>Preserve Small Town Atmosphere</u></b>			0	1	2	3	4	5
<ul style="list-style-type: none"> <li>• <b><i>Harmonious Community Relations</i></b> <ul style="list-style-type: none"> <li>○ Hold quarterly town meetings</li> <li>○ Create volunteer corps</li> <li>○ Encourage citizen involvement</li> <li>○ Develop town-wide celebrations/events</li> </ul> </li> <li>• <b><i>Planned Growth</i></b> <ul style="list-style-type: none"> <li>○ Preserve open space</li> <li>○ Assure sustainable growth</li> </ul> </li> <li>• <b><i>Protect the uniqueness of Wheeler</i></b> <ul style="list-style-type: none"> <li>○ Encourage historical awareness</li> <li>○ Encourage locally owned businesses</li> </ul> </li> </ul>								
<b>2. <u>Improve Livability of Wheeler</u></b>			0	1	2	3	4	5
<ul style="list-style-type: none"> <li>• <b>Make town more attractive</b> <ul style="list-style-type: none"> <li>○ Bury utility lines</li> <li>○ Develop town plan; wider sidewalks, landscaping, etc</li> <li>○ Monitor open spaces</li> <li>○ Enforce existing ordinance</li> </ul> </li> <li>• <b>Consider citizens needs</b> <ul style="list-style-type: none"> <li>○ Keep and attract local businesses</li> <li>○ Keep balance between business, citizens, and visitor's needs</li> </ul> </li> </ul>								
<b>3. <u>Keep Town Safe and Functional</u></b>			0	1	2	3	4	5

<ul style="list-style-type: none"> <li>• Safety               <ul style="list-style-type: none"> <li>○ Develop plan for safe auto and pedestrian traffic</li> <li>○ Maintain adequate police presence</li> <li>○ Establish neighborhood watch programs</li> </ul> </li> <li>• Functionality               <ul style="list-style-type: none"> <li>○ Plan for storm drainage and erosion</li> <li>○ Develop new parking areas</li> <li>○ Enforce nuisance ordinances</li> <li>○ Support regional fire district</li> <li>○ Develop a plan for water distribution system</li> </ul> </li> </ul>	
<b>4. <u>Enhance Citizen Enjoyment</u></b>	<b>0    1    2    3    4    5</b>
<ul style="list-style-type: none"> <li>• Develop and maintain recreation areas               <ul style="list-style-type: none"> <li>○ Develop and maintain parks for year round use</li> <li>○ Preserve access to bay and waterfront</li> <li>○ Create a trail system in city and UGB</li> </ul> </li> <li>• Promote Arts</li> </ul>	
<b>5. <u>Support a Vital Economy</u></b>	<b>0    1    2    3    4    5</b>
<ul style="list-style-type: none"> <li>• Promote local job opportunities</li> <li>• Encourage and support of local businesses               <ul style="list-style-type: none"> <li>○ Market Wheeler as a destination</li> <li>○ Create/maintain business core</li> </ul> </li> </ul>	
<b>6. <u>Protect Natural Beauty</u></b>	<b>0    1    2    3    4    5</b>
<ul style="list-style-type: none"> <li>• Protect natural area reservoir, estuary, open spaces</li> <li>• Manage urban growth</li> <li>• Monitor timber harvesting, spraying, replanting</li> <li>• Enhance natural views               <ul style="list-style-type: none"> <li>○ Acquire view property</li> <li>○ Improve waterfront park</li> </ul> </li> <li>• Encourage ecological behavior               <ul style="list-style-type: none"> <li>○ Encourage recycling and conservation</li> <li>○ Participate in bay cleanup</li> </ul> </li> </ul>	

<p><b>7. <u>Your top priorities for 2011</u></b></p>	
<p>Examples: Promote Economic Development</p> <p>Modernize city functioning – increase revenues</p> <ul style="list-style-type: none"><li>• Sell excess land</li></ul>	

**Appendix B**  
**Focus Group Script**

## Focus Group Agenda

January 6, 2010

Goal for focus group:

- Compile and report information provided by the focus groups to assist in the development of a survey, regarding the Wheeler Vision 2011

### 1. Welcome and Introductions

- a. Introduce yourself and explain that the Wheeler Visioning Committee (Wheeler Visioning Committee) was appointed by the City Council (CC) to review the former vision document and create a new plan and recommendations to the CC for inclusion in the city's comprehensive strategic plan. Allow each member to introduce themselves. This should be limited to names and brief information on themselves and shouldn't take more than 10-15 minutes
- b. Explain to group that the purpose of the focus group is to provide information to the Visioning committee regarding their priorities for Wheeler over the next ten years and it will take about an hour and a half to complete
- c. The focus group is designed to provide an opportunity for the community to give information to the Wheeler Visioning Committee (WVC), and so to the City Council (CC).
  - i. Community input is essential in constructing both the vision for Wheeler's future and the comprehensive plan that will guide current and future CC in their decision making processes regarding the vision for Wheeler over the next 10 years
  - ii. Each member of the focus group has been selected because they are considered to be part of (\*\* add your specific area here-business, retired, etc. \*\*)
- d. Explain the Wheeler Visioning Committee's process
  - i. Meeting monthly to review former vision
  - ii. Developing a new survey for community input on Wheeler visioning plan
    1. Focus group is one of the steps in the survey development
    2. Survey will be presented to CC for approval
    3. Survey will be distributed community wide through multiple methods – mailed, on website, available at city hall etc

- a. Focus group members will be eligible to complete the survey, participation in the focus group does not limit them from participating in future surveys or events regarding the visioning process
    - b. Focus group members may be asked to come back together in the future to provide further information to the Wheeler Visioning Committee or CC
  - 4. Wheeler Visioning Committee will compile the results of the survey and use it to develop a new visioning plan and recommendations to the CC
    - a. Results of the survey and focus group process will be reported to the public and CC through:
      - ***Presentations to CC – February CC Meeting***
      - ***Wheeler Newsletter – Next Water Bill***
      - ***Discussion at Wheeler Town Meeting April 25th***
  - 5. The CC will then review and vote on the recommendations and plan submitted by the Wheeler Visioning Committee
- e. Give instructions for how the meeting will proceed
  - i. Members will be asked to respond to a series of questions or tasks by the facilitator – all of the information that is gathered will be recorded and then the top five priorities of this group will be determined. Some items on the list may drop below the fifth spot but they will not be eliminated. They will be moved to the parking lot and kept to be compared with the results of all of the focus groups for the committees review during the process of developing the Visioning Plan.
  - ii. **Due to the nature of the discussions and tasks, the focus group will operate according to some ground rules that we all need to agree to:**
    - 1. **All ideas are welcome and there are no wrong answers**
    - 2. **Treat each other and ideas with respect**
    - 3. **Try to build consensus when possible (consensus in this case means that while everyone may not get everything they want – together the group will try to make decisions that everyone can live with)**
    - 4. **Participate to the best of their ability to complete the tasks of the focus group**
  - iii. Hand out pens and 5 sheets of blank paper to each participant
    - 1. Instruct the group to think about Wheeler and ask

- a. What do you think is important for Wheeler over the next *ten years*? Consider things like:
      - The part of the community you were invited to represent
      - What Wheeler should look like/feel like
      - What improvements does it need
      - What's missing and what's here that could be built upon
      - What is your vision of Wheeler
    - b. Give some examples from the previous plan– small town atmosphere, water system, parks, etc
  2. Ask each member of the group to record on separate sheets their top five priorities (no particular order) for moving Wheeler toward the vision – one on each sheet
    - a. Encourage them to keep it short but to put enough on the paper so that everyone will understand what they are referring to
- iv. Facilitator will gather the sheets and randomly post them on the wall or flip chart.
  1. Read each card to the group and ask:
    - a. Is this item the same or close to any of the other responses – if so
      - Compare and discard one or rewrite to combine
    - b. Does what is on this sheet give you enough information – if not ask the group if anyone would like to elaborate. If no one speaks up just leave the item on the wall and move on. It won't matter if it stays on the list or not in the long run and will probably not come up as a top priority with the group anyway.
    - c. After reviewing all of the items ask if there are any additions that someone would like to make and add them to the list

(Facilitator Note: It is important to keep this part of the process focused and task oriented. Don't let them get bogged down in discussion about each topic and what someone does or doesn't want it on the list. Remind them of the ground rules if they get stuck – keep it general and moving)

2. Give the group a brief break while the facilitator makes sure that each item is posted and readable. Arrange them on the flip chart so that there is room for the members to post their “dots”
3. Reconvene the group and give each member five dots, explain to them that they will use the dots to establish their own priorities
  - a. Each dot is worth one point and their task is to put the dots next to the items on the list that have the greatest priority to them. They can use the dots on multiple items or put all of their dots on only one item or in whatever combination they chose –but they only have five dots to use
  - b. Ask the group to put their dots next to the items on the list
  - c. When all the dots have been used review the results with the group – point out that their top priority is the one with the most dots – second priority has the second highest number of dots and so on
  - d. Ask the group for comments on the results and the experience of participating in the group
4. Thank the group for their work and let them know when the Town Meeting is April 25<sup>th</sup> and the results of the work on the survey will be reported by the Wheeler Visioning Committee

#### Committee Members Responsibilities:

- Schedule time and location (public) where meeting will take place
- Gather and return all supplies
- Present all results at the next meeting of the Wheeler Visioning Committee
- One person should facilitate and the other help record and keep discussion on task and time
- Act as neutral parties objectively gathering information
- Encourage an atmosphere where people feel comfortable and that they are being heard

#### Supplies:

Paper/pens – 10 the same color/tape

Dots

Flip chart or somewhere to post responses



## **Appendix C**

**May 2010**

### **Community Survey and Results Report**

Wheeler Visioning Committee  
Community Survey May 2010

On behalf of the City Council, the Wheeler Visioning Committee is seeking community input on municipal priorities for the next 10 years to be added to the Comprehensive Plan for Wheeler. Please complete the following survey questions. Rate each question on a scale of one to five (zero is not important at all and five is very important). For each item ask yourself how important is it to me?

1. To preserve a small town atmosphere in Wheeler?	0	1	2	3	4	5
2. Preserve open spaces?	0	1	2	3	4	5
3. Support economic growth and business development?	0	1	2	3	4	5
4. Improve/renovate city hall and make ADA accessible?	0	1	2	3	4	5
5. To have a well developed trail system in Wheeler?	0	1	2	3	4	5
6. Expand use of the bay and natural resources?	0	1	2	3	4	5
7. Maintain and expand business core?	0	1	2	3	4	5
8. Improve storm drainage and erosion protection?	0	1	2	3	4	5
9. Improve commercial property/"curb appeal" of Wheeler?	0	1	2	3	4	5
10. Expand emergency preparedness?	0	1	2	3	4	5
11. Develop a waterfront plan?	0	1	2	3	4	5
12. Protect existing views for all of the community?	0	1	2	3	4	5
13. Have established policies to control growth?	0	1	2	3	4	5
14. Recommission the noon whistle?	0	1	2	3	4	5
15. Protect the natural beauty?	0	1	2	3	4	5
16. Develop Wheeler as a destination for eco tourism	0	1	2	3	4	5
17. Develop new revenue sources for the city?	0	1	2	3	4	5
18. Develop more recreational activities based in Wheeler?	0	1	2	3	4	5
19. Increase community events and/or festivals?	0	1	2	3	4	5
20. Increase historical, cultural, arts, and other activities?	0	1	2	3	4	5
21. Develop more park areas?	0	1	2	3	4	5
22. Improve roads and highways?	0	1	2	3	4	5
23. Develop consistent "theme" or appearance for downtown?	0	1	2	3	4	5
24. Maintain adequate police and fire protection for Wheeler?	0	1	2	3	4	5
25. Increased enforcement of ordinances for property neglect?	0	1	2	3	4	5
26. Interpretive signs for the wetlands?	0	1	2	3	4	5
27. Historic tours of Wheeler and the area?	0	1	2	3	4	5
28. Increase and improve city advertising?	0	1	2	3	4	5
29. Encourage environmentally friendly practices in Wheeler?	0	1	2	3	4	5
30. Manage urban growth boundaries?	0	1	2	3	4	5
31. Create a community center/gathering place?	0	1	2	3	4	5
32. Limit large scale developments?	0	1	2	3	4	5
33. Increase train rides for the area?	0	1	2	3	4	5
34. Work to improve the usability of the bay?	0	1	2	3	4	5

Are there any other issues that aren't listed here that you think are important for Wheeler to focus on over the next 10 years? How important is this issue? (0-5)

The Wheeler Visioning Committee is committed to continuing to seek community input. It is our goal to create a visioning report that reflects the priorities of the citizens of Wheeler. This report will in turn inform future Councils in making decisions for the city.

Thank you for taking the time to complete this survey. You may use the enclosed self addressed envelope to return the survey to City Hall or drop it off in person during normal business hours.

Wheeler Visioning Committee  
Community Survey Results  
May 2010

<b><i>Question and Category</i></b>	<b><i>Item Score</i></b>	<b><i>Category Score</i></b>	<b><i>Category Ranking</i></b>
<b><u>Protect Natural Beauty</u></b>		<b>4.00</b>	<b>1</b>
Protect the natural beauty?	4.24		
Protect existing views for all of the community?	4.20		
Encourage environmentally friendly practices in Wheeler?	4.01		
Manage urban growth boundaries?	3.90		
Work to improve the usability of the bay?	3.65		
<b><u>Preserve Small Town Atmosphere</u></b>		<b>3.74</b>	<b>2</b>
To preserve a small town atmosphere in Wheeler?	4.42		
Limit large scale developments?	4.04		
Preserve open spaces?	3.97		
Have established policies to control growth?	3.77		
Increase historical, cultural, arts, and other activities?	3.21		
Recommission the noon whistle?	3.00		

<b><i>Question and Category</i></b>	<b><i>Item Score</i></b>	<b><i>Category Score</i></b>	<b><i>Category Ranking</i></b>
<b><u>Keep Town Safe and Functional</u></b>		<b>3.60</b>	<b>3</b>
Maintain adequate police and fire protection for Wheeler?	4.10		
Improve storm drainage and erosion protection?	3.92		
Develop new revenue sources for the city?	3.38		
Expand emergency preparedness?	3.32		
Improve roads and highways?	3.25		
<b><u>Improve Livability of Wheeler</u></b>		<b>3.32</b>	<b>4</b>
Increased enforcement of ordinances for property neglect?	3.90		
Develop a waterfront plan?	3.48		
Develop more park areas?	3.10		
Improve/renovate city hall and make ADA accessible?	2.80		
<b><u>Support a Vital Economy</u></b>		<b>3.14</b>	<b>5</b>
Improve commercial property/"curb appeal" of Wheeler?	3.55		
Develop Wheeler as a destination for eco tourism	3.32		
Maintain and expand business core?	3.30		
Increase train rides for the area?	3.18		
Develop a consistent "theme" or appearance for downtown?	3.07		
Support economic growth and business development?	3.00		
Increase and improve city advertising?	2.53		

<i>Question and Category</i>	<i>Item Score</i>	<i>Category Score</i>	<i>Category Ranking</i>
<b>Enhance Citizen Enjoyment</b>		<b>2.97</b>	<b>6</b>
Develop more recreational activities based in Wheeler?	3.32		
Create a community center/gathering place?	3.31		
Expand use of the bay and natural resources?	3.14		
To have a well developed trail system in Wheeler?	3.07		
Increase community events and/or festivals?	2.97		
Interpretive signs for the wetlands?	2.64		
Historic tours of Wheeler and the area?	1.97		

**Comments:**

- Since City Hall is actually in the Tsunami inundation zone according to the new maps, Question 4 (Improve/renovate city hall and make ADA accessible) should probably not be on the priority list but putting a new City Hall and creating a community center/gathering place (question 31) should probably be included in the discussion locating it on city owned property next to the upper park so that it would be safe from inundation.
- Wheeler has no real identity today and needs to create a niche. It's a nice place to live but no place to make a living. Perhaps it could become a place to create cottage industry. It shouldn't try to be what everyone else is but find a place for itself. Tourism won't cut the mustard as it is now.
- There need to be strict height limits on any new development.
- We need a bigger tax base to accomplish much of what is listed here, some of these items have been on the list for 20 years.
- Move information center out of the liquor store into someplace visitors don't mind going into. Someplace with books to sell and coffee or tea available.
- Need city ordinances against noise and all night strobe lighting like at Sea Shack. It does not fit the character of the town and what we want to be.

- Stronger penalties for property owners who do not take care of their property.
- Get a pharmacy back.
- Look at zoning the properties along 101 from residential to commercial.
- Take care of the infrastructure we have and facilitate housing starts. Be business minded and revenue will follow. Be less concerned about managing people's behavior as long as they are being good citizens. Don't be eco-nazis
- Need more awareness of the Emergency Preparedness Committee work to involve and inform ALL wheeler residents about the dangers and how to be prepared for the worst. Look at numbering which isn't consistent. Some are still 4 digits from then it was Nehalem Blvd.
- "Keep city government at check. Too many have an agenda to influence citizens. There should be elected officials that represent everyone without bias." (I have no idea what they mean, this is an exact quote. Em).
- Remove tall trees and brush in City right of ways. Our biggest draw is travelers on 101. Keep everything clean and possibly create a theme to downtown. Contemporary paint colors, flowers, etc.
- Code enforcement is important. Why have them if they aren't enforced.
- Our biggest issue is #8.
- Get rid of fertilizer run off in our drinking water.
- On #23 I rated a consistent theme low, but the Irish rural town method would work here. There all the buildings are different colors and shapes but all have a strong flower presence that's colorful and inviting. That I would rate high.
- We should be targeting Seniors to come here. They are wonderful visitors: clean friendly and have money.
- (I'm not sure any of this was meant to be serious, but here it is-em) 1. We need a McDonald's or fast food restaurant. 2. declare a no swim zone for seals. 3. Put up a statue or monument for Bush.
- Keep the town looking nice. Improve storefronts and clean up Darts. Find something to do with the Scovels property other than a highrise condo.

- How about an electronic reader board like Seaside to advertise meetings, events, etc.?
- Create opportunities for employment
- Focus future plans based on available city revenue, not a bunch of bond issues
- Many of the things listed on the front are unobtainable with our limited city revenue
- Manage the “big picture” of Wheeler to accommodate a reasonable human perspective so that people who live here and younger people that move here can work a minimum wage (or other crappy) job and coexist with their (wealthy semi-retired) neighbors and their attitudes. Blackberries and the appearance of Wheeler should not take precedence over a reasonable perspective of wages and how much time is worth
- Focus on those things that that can be accomplished with little expense and do not micro manage people
- Focus on eliminating noxious weeds. Those invasive to our community are increasing. Knotweed, scotch broom, and blackberries are becoming the scenery of the community
  - Why not a community work party to help destroy these things in common areas?
  - Why not more encouragement to county and railroad to eradicate them in our area?
  - Why not notice to property owners asking their cooperation in maintaining these weeds?
- Our neighborhood and county do not need more laws – just some we all work to enforce!
- Builders already regard Wheeler as a difficult place to do business. City Hall should be helping people to understand our ordinances. Ordinances should not be obstacles designed to control people and their property rights
- Speak of managing development not control
- Much of what you ask would work for encouraging business if grants were available for business development. If not available this is not a city priority due to lack of funding.
- Focus on storm drainage, maintaining right of ways, street clean up, and removing invasive species



**Appendix D**

**October 2010**

**Strategies Survey and Results Report**

Wheeler Visioning Committee  
Strategies Survey  
October 2010

The Wheeler Visioning Committee would like to thank you for your participation in helping us to create a strong visioning document for the City of Wheeler. Through meetings with the community and the previous survey we now have established six priority areas for the City to focus on, they are:

1. Protect the Natural Beauty
2. Preserve Small Town Atmosphere
3. Keep Town Safe and Functional
4. Improve Livability of Wheeler
5. Support a Vital Economy
6. Enhance Citizen Enjoyment

Prior to finishing our report to the City Council the committee would appreciate it if you took a minute to answer a few questions about how you think the City Council should accomplish these six priority areas.

Please complete the following survey and send it back with your water bill or drop it by City Hall. Thank you for your help in developing this guidance document for the current and future City Council to work from.

1. Should the city maintain brush and trees in city right-of-ways so as not to impede existing views? **Yes or No**
2. Should the City support increased recreational activities? **Yes or No**
3. Should the City support the Bay being dredged? **Yes or No**
4. Should the City increase the moorage capacity? **Yes or No**
5. Should the City support improving fish/shellfish habitat? **Yes or No**
6. Should the city increase the number of city sponsored clean up days? **Yes or No**
7. Should the city dedicate part of Upper Park for a community garden? **Yes or No**
8. What do you consider a large scale development? **(Please circle one)**  
Less than 10 units      10 units      20 units      30 units      More than 30 units
9. When you see the phrase "Preserve open space" what does it mean to you for Wheeler?

---

10. Do you think the city has established policies to adequately manage and control growth?  
**Yes or No**

11. Does the city need to pass and enforce a "Planned Development Ordinance" that will protect the small town atmosphere? **Yes or No**  
If yes, what would you propose such an ordinance cover that would help protect the small town atmosphere of Wheeler?
- 
-

12. Does the city need to continue to maintain police and fire protection for enforcement of ordinances for property neglect? **Yes or No**
13. Does the city need to improve storm drainage and erosion protection? **Yes or No**
14. Does the city need to improve enforcement of existing and future ordinances and policies? **Yes or No**
15. Does the city need to continue to commit full to the regional emergency preparedness organization? **Yes or No**
16. Should the city hire a grant writer to develop new revenue sources? **Yes or No**
17. Does the city need stronger penalties for property owners who do not take care of their property or ignore ordinances? **Yes or No**
18. Does the City need to review/develop a waterfront plan for implementation? **Yes or No**
19. Should the city develop a consistent "theme" or appearance for downtown? **Yes or No**
20. Should the city increase and improve city advertising beyond the web site? **Yes or No**
21. Should the city appoint a committee to include citizens, business owners, and City Council member (ad hoc) to develop a downtown revitalization plan and seek resources to support the plan's implementation? **Yes or No**
22. How might the city support economic growth and business development?

- 
23. Should the city support the development of more recreational activities based in Wheeler? **Yes or No**
  24. Should the city create a community center/gathering place? **Yes or No**
  25. Would you support the city developing a trail system in Wheeler? **Yes or No**
  26. Should the city support increasing community events and/or festivals? **Yes or No**

What types of events would you recommend?

- 
27. Should the city create a position of volunteer coordinator to oversee volunteer recruitment and coordination? **Yes or No**  
If yes, should resources be sought to make this a paid part time position? **Yes or No**
  28. Should the city be looking to the centennial in 2013 and forming a committee to plan city wide celebrations? **Yes or No**
  29. What do you think the City of Wheeler does well? Strengths?

---

Thank you again for taking the time to finish this survey. If you have any questions or concerns please contact City Hall at 503-368-5767 during business hours.

Additional Comments:

SURVEY RESULTS:

QUESTION	YES		NO RESPONSE	COMMENTS
1. Should the city maintain brush and trees in city right-of-ways so as not to impede existing views?	40			
2 Should the City support increased recreational activities	22		9	
3. Should the City support the Bay being dredged	34		2	
4 Should the City increase the moorage capacity?	16		4	
5 Should the City support improving fish/shellfish habitat	39		1	
6 Should the city increase the number of city sponsored clean up days?	35		5	
7 Should the city dedicate part of Upper Park for a community garden?	39		5	
<p>8. What do you consider a large scale development? (<b>Please circle one</b>)</p> <p>Less than 10 units    10 units    20 units    30 units    More than 30 units</p>	<p>&lt;10</p> <p>10</p> <p>20</p> <p>1</p> <p>2</p>		<p><b>20</b></p> <p>14</p>	
9. When you see the phrase "Preserve open space" what does it			11	43

mean to you for Wheeler?				
10. Do you think the city has established policies to adequately manage and control growth	1 4		11	
11. Does the city need to pass and enforce a "Planned Development Ordinance" that will protect the small town atmosphere?	4 3		1	
12. Does the city need to continue to maintain police and fire protection for enforcement of ordinances for property neglect?	4 3		3	
13. Does the city need to improve storm drainage and erosion protection?	4 1		7	
14. Does the city need to improve enforcement of existing and future ordinances and policies?	4 1		3	
15. Does the city need to continue to commit full to the regional emergency preparedness organization?	3 6		7	
16. Should the city hire a grant writer to develop new revenue sources?	2 1		8	
17. Does the city need stronger penalties for property owners who do not take care of their property or ignore ordinances?	3 3		6	
18. Does the City need to review/develop a waterfront plan for	3 3		4	

implementation				
19. Should the city develop a consistent “theme” or appearance for downtown?	2 3		2	
20. Should the city increase and improve city advertising beyond the web site?	1 1		5	
21. Should the city appoint a committee to include citizens, business owners, and City Council member (ad hoc) to develop a downtown revitalization plan and seek resources to support the plan’s implementation?	2 4		8	
22. How might the city support economic growth and business development?			20	34
23. Should the city support the development of more recreational activities based in Wheeler?	2 0		12	
24. Should the city create a community center/gathering place?	2 8		7	
25. Would you support the city developing a trail system in Wheeler?	3 8		4	
26. Should the city support increasing community events and/or festivals?	3 1		4	
27. Should the city create a position of volunteer coordinator to oversee volunteer recruitment and coordination?	2 4		9	
28. Should the city be looking to the centennial in 2013 and forming a committee to plan city wide	3 6		8	

celebrations?				
29. What do you think the City of Wheeler does well? Strengths?			10	44

## Compilation of Visioning Committee Questionnaire Comments

### 1. Should the City maintain brush and trees in city right-of-ways as not to impede existing views?

( YES: 40/NO:14)

YES:

- City should maintain right-of-way, but realistically cannot do it with present staff  
Therefore, it should encourage homeowners to help maintain it, not fine them or charge them fees
- But not limit removal of trees if views want to be improved
- Just for safety
- Can homeowners do this?
- Repeal ordinance prohibiting cutting trees & brush on street right-of-way

NO:

- Trees and brush are part of view as well as wildlife habitat
- Only for safety; not for views
- Only when citizen calls about it
- For safety issues, traffic and pedestrians, not for scenic views
- We have no money for this

### 2. Should the City support increased recreational activities?

(YES: 22/NO: 23)

NO:

- Don't know the interest
- Trails
- We have a recreation district
- Too general a question



**3. Should the City support the Bay being dredged?**

**(YES: 34/ NO: 18)**

YES:

- Only with State/Federal support
- Through Port of Nehalem

No:

- No money to do it

**4. Should the City increase moorage capacity?**

**YES: 16/ NO: 34)**

NO:

- We have enough
- Only to recover silted in
- Transit dock only
- We have plenty
- Not without study

?: Is it needed?

**5. Should the City support improving fish/shellfish habitat?**

**(YES: 39/NO: 14)**

YES:

- If needed.
- 2 per year

NO:

- It's for the State and Federal

**6. Should the City increase the number of city sponsored clean up days?  
(YES: 35/NO: 13)**

NO:

- Unless they are needed

**7. Should the City dedicate part of Upper Park for a community garden?  
(YES: 39/NO: 10)**

YES:

- If enough residents show interest

NO:

- No one to manage
- We have no people to lead this

**8. What do you consider a large scale development?**

Less than 10: 12 responses  
 10 units: 21 responses  
 20 units: 14 responses  
 30 units: 3 responses  
 more than 30 units: 1 response

## 9. When you see the phrase “Preserve open space” what does it mean to you?

- If forested, leave it that way except make trails through it
- Maintain current bay view (2)
- Allow reasonable tree removal to create open space
- Keep some (lots) of wilderness like space green lawns do not equate open space
- Maintaining acceptable distances between structures (density) so that sightlines and physical access to key assets (river, streets, parks) are not unduly restricted)
- Keeping waterfront cleared of large scale development
- Space not developed with buildings or parking
- Keep it green
- Don't put large scale developments in open areas (2)
- Save the waterfront wet lands, maybe some waterfront trails
- Protecting views, parks
- It's what makes Wheeler special and a destination for recreation, living, etc. Without it why would people support the City?
- Grass, creeks, riparian zones, greenways and trails
- Water, bay, creeks, trails
- Bay, wetlands, streams, riparian zones, parks not streets, parking lots, sidewalks
- Green space with as little building as possible (2)
- Saving wilderness areas
- No slum-like cluttered look of Rockaway
- Open space, the bay, islands, mountains, city property
- Keep the natural water drainages, areas along 101 away from developers
- No high density
- Avoid anything that looks like Rockaway
- Discourage unrestricted development
- Access between buildings, an open feeling
- Setting aside land that is not developed (2)
- Undeveloped land & bay access that is open for public use. (2)
- Views of bay and access to same
- Build responsibly so we have parks and trees and trails
- Nothing
- Large open & green spaces with buildings spaced apart. New development low building height
- Low density
- Space not for development
- Can we afford more property that is tax free to accommodate tourists and no residents?

- Preserve natural sites, i.e. wetlands

**10. Do you think the city has established policies to adequately manage and control growth?  
(YES: 14/ NO:29)**

YES:

- Use urban growth plan
- Established, not enforced

NO:

- What growth?
- Not enforced enough
- Our ordinances are outdated and sloppy
- Not yet
- In process currently
- Zoning ordinances need improvement

?: Don't know

**11. Does the city need to pass and enforce a "Planned Development Ordinance" that will protect the small town atmosphere?  
(YES: 43/ NO:10)**

YES:

- Height ordinance needs to be strictly enforced with no variances, zoning differences for different areas
- Height, density, marina waterfront & open space restrictions (2)
- Prohibit "chain" businesses, keep current speed limits, prioritize pedestrian safety and access
- No large scale development, keep height restrictions

- Limit large scale and high and sprawling developments
- No large scale developments, upgrade and maintain what is currently here (2)
- No chains
- Limit size of developments, height and public access requirements- use public hearings (2)
- Limit size, density height (2)
- No vegetation removal without a permit
- No short term rentals
- Maximize views & open space
- Open space heights that don't obstruct our view
- Open space 50% not counting water lot sizes, setbacks and 24' height
- Cover parking (cars and boats), housing size and type, development size
- Keep Northwest atmosphere
- Low density, height restrictions, design standards
- Require open space, common areas, green spaces, low height, low density, only high end development
- Fine tune current zoning, close the loop holes
- But don't stop growth and jobs that we need

NO:

- Amend exiting one
- Height and density limits are adequate
- I don't want anyone to tell me what I have to do on my property

**12. Does the city need to continue to maintain fire and police protection for enforcement of ordinances for property neglect?**

**(YES: 43/ NO:8)**

YES:

- Need to enforce ordinances for property neglect, use contract services

NO:

- City Manager should do enforcement
- May be done with good city management
- Safety only, use staff first

- Safety first
- Contract out our services

**13. Does the city need to improve storm damage and erosion protection?  
(YES: 41/ NO: 6)**

YES:

- Keep drainage areas open, do provide periodic check to see if all is well
- If enough residents show interest

?. Don't know

?. Don't know if it's not adequate

?. Not sure

**14. Does the city need to improve enforcement of existing and future ordinances and policies?  
(YES: 41/ NO: 10)**

YES:

- Ask Maren about her experience w/ reporting
- We need part-time enforcement officer
- They're no good without enforcement
- Our No. 1 priority

NO:

- What do you have in mind?

?. What is the definition of improvement?

**15. Does the city need to continue to commit full to the regional emergency preparedness organization?**

**(Yes: 36/ NO: 11)**

NO:

- What is meant by full?

**16. Should the city hire a grant writer to develop new revenue sources?**

**(YES: 21/ NO:25)**

NO:

- Time for grants is passed
- A City Manager should be qualified to write grants
- There is no money anywhere
- Use city employees
- Where will the money come from?

YES:

- Hire a consultant as needed
- On a percentage basis only

**17. Does the city need stronger penalties for property owners who do not take care of their property or ignore ordinances?**

**(YES: 33/ NO: 15)**

NO:

- Would it help?
- Just enforce what we have

YES:

- Although it is subjective
- If surrounding homeowners request

**18. Does the City need to review/develop a water front plan for implementation?**

**(YES: 33/ NO:17)**

YES:

- AS part of
- No large waterfront to negatively impact bay
- Emphasizing smallness, natural resources, interpretive center, park
- Need to review current plan

NO:

- We need to thwart any big development.

?. I thought we had one

**19. Should the city develop a consistent “theme” or appearance for downtown?**

**(YES: 23/ NO: 29)**

NO:

- It looks great. Better & better over time.
- Business environment should.
- Keep it as it is, a small town, not a resort.
- We have one, natural beauty and antiques.
- We have the bay, it’s natural beauty.

YES:

- Could be as simple as window boxes & like flowers.
- Through W.B.A.
- Might be a good idea.



**20. Should city increase and improve city advertising beyond the web site?**

**(YES: 11/ NO: 38)**

NO:

- This is for individual businesses to do.
- Insist N.B.C.C. be more active.
- Chamber of Commerce.
- N.B.C.C. responsibility.
- Unless it is well thought out.

YES:

- Is there a downside?
- But only what we can afford.
- Newspaper, Oregonian.

**21. Should the city appoint a committee to include citizens, business owners, and City Council member (ad hoc) to develop a downtown revitalization plan and seek resources to support the plan's implementation?**

**(YES: 24/ NO: 22)**

YES:

- As long as it is not people on the planning commission.

NO:

- I thought WBA did this?
- Where is Chamber of Commerce. It does not benefit our city at all.

**22. How might the city support economic growth and business development?**

**(34 comments)**

- I wish I knew
- How does the business revitalization help citizens of Wheeler as a whole?

- Makes the town's appearance a place to stop and shop, no pass through.
- No idea.
- Keep city clean, use planters to beautify.
- Only high end residential development, tourism/bike/walk paths, community center, use Manzanita as a model.
- Support local business.
- Participate in WBA and Chamber of Commerce.
- Use portion of transient lodging tax for promotion of tourism, craft zoning regulations to encourage development of cultural, recreational and eco friendly facilities.
- Not sure.
- Develop a plan for future growth and stick to it.
- Decrease cost of geo-hazard reports, use less government interference.
- Let private sector control, not city government.
- Build trails, a covered boat storage. Development should be high end, not commercial. We are not Lincoln City.
- Maintain attractive city.
- Not the city's problem.
- Promote our smallness, enhanced beauty, otherwise it's not our business, let chamber do that.
- Why should we? Let Chamber of Commerce & WBA do that.
- By being clean, accessible and maintaining what we have, a small. Coastal town.
- Isn't that the businesses part to enhance themselves, we don't need to bow to the business community.
- Support eating establishments and locally owned shops.
- Just by saying we support it, then stay out of the way.
- Outline needs, what type of business and services do we need.
- Charge visitors, local boat owners take visitors up the river, take hikes with guides.
- Grants, donations.
- Advertise – antiques & restaurants, fishing, crabbing, kayaking.
- Offer incentives to certain "magnet" businesses to locate in Wheeler, ie quality restaurant on waterfront or a year round marina.
- Stop overbilling water, allow adequate appeal process for overbilling utilities that you refuse to reduce.
- Small business development welcome but not large scale commercial development.
- Don't know.

**23. Should the city support the development of more recreational activities based in Wheeler?**

**(YES: 20/ NO: 22)**

YES:

- But very carefully if the city is expected to maintain its small town atmosphere.
- Dredge for fishing & boat dock. Help Nielsen.
- Only if they can be marketed for tourism.
- Only if tied to walking trails and to the rec district.
- Promote fishing.
- Promote kayaking.

NO:

- Same as #2.
- NBRD has a good one.
- We have NBRD.
- Not sure.
- Not financially

?. Don't know

**24. Should the city create a community center/gathering place?**

**(YES: 28/ NO:19)**

YES:

- Try City Hall.
- Use City Hall.
- Use City Hall.
- Use City Hall
- Only what we can afford.

NO:

- We lost our chance through stupidity.
- Use the rec district.

**25. Would you support the city developing a trail system in Wheeler?**

**(YES: 38/ NO: 12)**

YES:

Possibly

**26. Should the city support increasing community events and/or festivals?**

**(YES: 31/ NO; 19)**

YES:

- Music Festival or Farmer's Market.
- Watercraft, kayaking competition.
- Music, train.
- Music and arts.
- Holiday and summer festivals.
- Holiday parties, bingo, crab festival, Farmer's Market, Square Dance.
- Potlucks, bingo @ city hall or city parks.
- Fishing, quilting, antiques, kayaking.
- Salmon, crab, blackberry festivals.
- Events looking at history of city & cultural roots.
- Salmon Festival.
- Music, train.
- Salmon Derby.
- Canoe races for weekend, kayak group activities.
- Food and art.
- All types that would expose Wheeler to tourists.
- Increase support to Crab Festival.

- Historical and water related.
- Crab or Salmon Festivals, something involving train.
- Crab in summer, Octoberfest.
- Feature North County artists.
- More festivals along crab and salmon lines.

NO:

- Other than Christmas, people don't come.
- Will people come?

**27. Should the city create a position of volunteer coordinator to oversee volunteer recruitment and coordination?**

**(YES: 24/ NO: 21)**

YES:

- Possibly.
- But who? Our volunteers are maxed out.
- Where's the money?

NO:

- No money for this.

**28. Should the city be looking to the centennial in 2013 and forming a committee to plan city wide celebrations?**

**(YES: 36/ NO: 10)**

YES:

- Definitely
- Sure.

- Have lots of history presented including Native Americans.

NO:

- Too early.

## 29. What do you think the City of Wheeler does well? Strengths?

- The creation of the city parks, the revitalization of marina area – beautiful flowers all over the place. WOW! We miss the train.
- Runs the city well. But need to go slow on new projects based on financial resources.
- A clean, interesting place. Has a good mayor.
- Provides a beautiful place to live.
- Tries to communicate. Needs to listen to citizens.
- Citizen volunteers, especially parks & committees.
- Does just fine.
- This summer the city looked great. Liked the nasturtiums on all the buildings. Makes town look put together.
- Keep town flavor. Retirement not commercial for money making interests.
- City does excellent job communicating to citizens and others via website, newsletters, town meetings. City provides ample opportunities for citizens to participate in all city affairs.
- Opportunity for citizens to express their views, written or in person.
- Oversees the needs of Wheeler, without revenue those needs can't be met.
- Keeps waterfront clean and beautiful and accessible to all. User friendly city hall & city council. Resists uncontrolled development.
- Enlists its citizens to volunteer.
- Nothing is a good thing. Let people live as they like. My rights end where yours begin and vice versa.
- Despite frequent leadership turnover, it is obvious the residents care about the city to a high degree.
- Strength- volunteers help a lot, tries to communicate but needs to listen to citizens ; Weakness- not enough people involved with helping.
- It is itself, not a resort town. People live here full time in houses that reflect the past and present.
- Small government is less interfering in peoples lives.
- Good job on water and sewer lines. Keeps downtown clean.
- Citizen participation in volunteer groups, parks. Keep citizens informed. Thank you for all your work.

- City maintains a nice clean downtown.
- Maintains sense of community.
- Provides a clean, low key place to live.
- Supports a clean and livable city. The art and flowers. We have been able, so far, to thwart a takeover from developers. Let's Keep it up!
- Stay small and emphasize our uniqueness in a sea of Rockaways and Seaside. We need to emphasize how we protect and maintain what we have. We want a unique, small coastal town steeped in history, surrounded by incredible beauty and outdoor opportunities (fishing, birding, hiking, boating, etc.) We have it all. We don't need ore shopping, lodging. Maybe our slogan should be, "we have it all, and that's enough."
- We've been successful at staying small yet viable. From public meetings, it's clear the planner, planning commission, a couple of councilors are bent on development. As citizens, we have voted time and again to retain our smallness, emphasizing the beauty around us. The majority don't want changed.
- Clean streets, wonderful mayor who is committed to what the citizens want. Karen Matthews is also committed. The rest want to throw us to the highest bidder. We have a biased planner & planning commission pushing development at any cost. This town is small & livable. We want to stay that way.
- Keeps public areas clean. Provides easy parking. Pedestrian friendly. Communicates with residents.
- Not spend money and withholds its support of everything.
- Keeps our flora fabulously.
- Recent improvements in city government, leadership and communication. Keep up the good work. Continue to improve roads and maintenance. Not sure knot weed campaign was successful.
- Parking, street lights, plants around town. Town Hall meetings.
- Maintains city with assets available. Looks after all the residents. Great mayor!
- Spring clean-up.
- Lighting, plants downtown, debris collection, drop box in Spring, public restroom @ boat launch.
- City parks are well done. More activities in waterfront park would be popular.
- The city does a good job maintaining the legal & clerical requirements of a town as small as Wheeler. It is a very small tax base to operate from and I am impressed how much city administration gets done on such limited resources.
- Good ol boy system is well in place.
- To maintain the small town atmosphere maybe you should consider an agreement with citizens to pay for this luxury with additional taxes, etc. Any increase should be contingent on a "no devilment" agreement.
- Hiring Grant to plant flowers made the town look cute. Trying to organize to keep Wheeler's small town atmosphere.
- I have heard a councilor say we need to do everything in our power to get business/development to come here. We've done that before again and again and the citizens

pay for the mess they have left behind. No more. We have sent a strong message through our votes about maintaining our "smallness." Yet the planner and planning commission seem bent on their vision not what the citizens want. We need to fire the planner and stick to what we want. Not new people who moved here for the beauty and immediately want to change it to what they left. We need to say no and the council needs to listen.