

Toledo City Hall  
Council Chambers  
206 N Main St. Toledo OR  
March 11, 2026  
6:00 pm

## AGENDA

### TOLEDO PLANNING COMMISSION

**The Planning Commission will hold an in-person meeting in City Hall Council Chambers.**

Participants can also attend the meeting through the Zoom video meeting platform. Email [planning@cityoftoledo.org](mailto:planning@cityoftoledo.org) or call 541-336-2247 ext. 2130 to receive the meeting login information. Participants can also visit [www.cityoftoledo.org/meetings](http://www.cityoftoledo.org/meetings) for meeting details.

1. CALL TO ORDER AND ROLL CALL
2. VISITORS: (A time set aside to speak with the Planning Commissioners about issues not on the agenda)
3. APPROVAL OF THE JANUARY 14 and FEBRUARY 11, 2026 MINUTES as circulated and reviewed by the Planning Commission
4. WORKSESSION: Parks Master Plan Projects and Facilities
  - Review of existing park facilities
  - Brainstorm ideas for future park improvements
5. DISCUSSION ITEMS:
  - a. Updates and Reports
6. STAFF COMMENTS
7. COMMISSIONER COMMENTS
8. ADJOURNMENT

\* Comments submitted in advance are preferable. Comments may be submitted by phone at 541-336-2247 extension 2130 or by email to [planning@cityoftoledo.org](mailto:planning@cityoftoledo.org). The meeting is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodation for persons with disabilities should be made at least 48 hours in advance of the meeting by calling the Toledo Planning Department at 541-336-2247.

## TOLEDO PLANNING COMMISSION MINUTES

A regular meeting of the Toledo Planning Commission was called to order at 6:02 pm by President Cora Warfield. Commissioners present: Brian Lundgren, Anne Learned-Ellis, and Dennis Sutherland. Excused were Ricky Dyson and Jonathan Mix.

Staff present: Contract Planner (CP) Justin Peterson and Planning Technician Arlene Inukai.

### APPROVAL OF NOVEMBER 12, 2025 MINUTES:

It was moved and seconded (Learned-Ellis/Lundgren) to approve the November 12, 2025, minutes as circulated and reviewed by the Planning Commission. The **motion passed** unanimously, noting the absence of Dyson and Mix.

VISITORS: Tracy Mix, Cynthia George, Angelina Polster, Dan Fleishman, Brett Estes

Cynthia George expressed concerns with several issues within Toledo, including the water system and waterways, vacation rental boat at the Port of Toledo, lead exposures, Georgia Pacific toxins, Ammon Road water storage tank, DEQ standards, Sturdevant Road housing project, E. coli concerns, permit reporting form, leaking utility lines, among others.

TRAINING: Land Use Training Session: CP Peterson introduced Brett Estes, North Coast Representative for Oregon Department of Land Conservation and Development (DLCDC) and Dan Fleishman, Planner from Oregon Cascades West Council of Governments.

Mr. Fleishman and Mr. Estes introduced themselves and gave a brief review of their background. They provided a PowerPoint presentation to the Planning Commission. Mr. Estes reviewed the history of land use planning in Oregon, statewide planning goals, implementation methods and planning documents. Mr. Fleishman reviewed the local decision types, public hearing processes, decision making tools, required declarations, and government ethics laws.

Visitor Cynthia George thanked the presenters for the informative presentation.

### DISCUSSION IEM: Building Permit and Land Use Application Updates:

CP Peterson noted that staff provided the log of the building and land use permits process during 2025. It was noted that there was a typo on the log that should be corrected for 'boilers'.

### DISCUSSION IEM: Parks Master Plan Project Update:

The Parks Master Plan survey has closed. There are over 200 responses, many were received from the high school students. In February, an open house will be scheduled to review the responses and for participants to prioritize projects. It is expected that after the open house, there will be a joint Planning Commission/City Council worksession to review the traffic calming draft policies. President Warfield announced she will be out for the February 11<sup>th</sup> meeting date.

DISCUSSION IEM: Grant Projects:

CP Peterson provided updates on two grant projects, highlighted below:

- Arcadia Park grant had some remaining funding and the grant project was revised to include replacing some of the park equipment. Work began earlier in the month and should be wrapped up soon.
- Safe Routes to School grant project will soon be completed. Because there were failures with the solar sign, the feedback signs will now be hard-wired. This should be completed this week.

DISCUSSION IEM: Lincoln County Natural Hazards Mitigation Plan:

The Lincoln County Natural Hazards Mitigation Plan has been approved by FEMA. The updated plan was reviewed by the Planning Commission last year and the Council adopted the Toledo addendum for the plan. Lincoln County approved the County-wide plan and submitted to FEMA. The document is available for review on the County's website.

STAFF COMMENTS:

None.

COMMISSIONER COMMENTS:

President Warfield reported there is garbage along the pedestrian trail near the public works shop area.

There being no further business before the Commission, the meeting was adjourned at 7:50 pm.

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Planning Technician

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President

TOLEDO PLANNING COMMISSION AND CITY COUNCIL  
MINUTES OF THE JOINT WORKSESSION

The City of Toledo Planning Commission/City Council joint worksession was called to order at 6:05 pm by Planning Commission Vice President Brian Lundgren.

City Councilors present: Mayor Tracy Mix, Frank Silvia, Andrew Keating, Jackie Kauffman, and Eric Chambers. Excused was Jackie Burns.

Planning Commissioners present: Vice President Brian Lundgren, Anne Learned-Ellis, Jonathan Mix, and Dennis Sutherland. Excused were President Cora Warfield and Ricky Dyson.

Staff present: Contract Planner Justin Peterson, City Manager Rich Huebner, and Planning Technician Arlene Inukai.

VISITORS: Justin Epiaka, Jim Chambers, Tim Graham, Edith Barton and others.

DISCUSSION ITEM: Traffic Calming Presentation:

CP Peterson provided a PowerPoint presentation on the proposed traffic calming ordinance that the Planning Commission has been working on for several months. He reviewed the background and request to develop a program, traffic calming definition, various traffic devices, policies, application process, staff review and traffic study, Planning Commission considerations, and the next steps to review the draft ordinance. Mayor Mix mentioned that a lot of Planning Commission and staff time went into developing the draft document and she thanked them for the job. Discussion was held on the funding options, neighbor support/signatures, definition of a resident/household, public comment opportunities, and appropriate street classification.

DISCUSSION ITEM: Parks Master Plan:

Justin Epiaka from Cascades West Council of Governments gave a PowerPoint presentation on the Parks Master Plan project and recent parks survey results. He reported that the parks plan is for a 10-20 year planning period to manage, fund, and maintain park facilities and services. Surveys were distributed in October, 2025 and closed January 5, 2026. There were 206 survey responses submitted. Mr. Epiaka reviewed the results, including demographics, park usage and conditions, community needs, and overall findings. The group discussed the definitions for affordability and accessibility, if equipment could be offered to check-out, and community rec center. It was suggested that the student presentation to Council a couple years ago also be included in the plan.

There being no further business before the Planning Commission and City Council, the worksession was adjourned at 6:50 pm and attendees participated in the Parks Master Plan Open House event at 7:00pm.

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Planning Technician

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Vice President

# CITY OF TOLEDO

## PARKS AND RECREATION MASTER PLAN

### Potential Park Improvement Projects

Planning Commission Work Session  
March 11, 2026



# Purpose of This Work Session

- Review potential park improvement projects
- Connect projects to community survey results and facility needs
- Discuss priorities for the Parks Master Plan
- Incorporate community input

Survey Snapshot

**206**

surveys completed

**3.1 / 5**

average satisfaction

# What the Community Told Us

**#1**

**More Restrooms**

**#2**

**Better Maintenance**

**#3**

**Better Lighting**

**#4**

**Additional Amenities**

**#5**

**Recreation Programs**

**#6**

**Improved Safety & Security**

# System-Wide Priorities

## Consistent Park Signage

Park name, hours, rules, wayfinding.

## Restroom Access & Quality

Most-used indoor amenity. Evaluate access, condition, and ADA compliance at every park.

## Maintenance First

Condition ratings averaged 3.1/5. Address deferred maintenance before adding new facilities.

## Trails & Walking Connections

Top outdoor amenity. Updated trail plan is an SCORP requirement. Connect parks, neighborhoods, downtown, waterfront.

## ADA Accessibility

Required by SCORP. Paths, play surfaces, restrooms, and parking should meet accessibility standards.

## Partner Coordination

School District, Pool District, Port of Toledo. SCORP calls for shared inventory and planning.

# Port of Toledo Waterfront Park



*Community gathering space along Yaquina Bay. Waterfront location supports riverwalks, fishing, events, and visitor access.*

## Potential Projects

### Facility Assessment & Partnership

Coordinate with Port on condition assessment and shared priorities

High

# East Slope (Kallenbach) Park



*Riverside park with open lawn and scenic views of the Yaquina River framed by large trees. Serving the East Slope Road area.*

## Potential Projects

### Playground Equipment Replacement

Modern play structure, swings, accessible surfacing

Medium

### Walking Path Addition

Paved or compacted loop, ADA-accessible, small overlook

Small-Med

### Picnic Area & Seating

Tables, small shelter or shade structure, waste receptacles, benches, lighting

Small

### Park Signage Update

Entry sign, rules, wayfinding

Small

Moderate - High

# Memorial Field



*Key athletic facility for baseball and organized sports. Supports community events and youth programming.*

## Potential Projects

### Field Renovation

Field grading, drainage, dugout repair, fencing, backstop upgrades

Major

### Restroom & Concession Improvements

ADA-accessible restrooms, concession area, storage

Medium

### Entry & Streetscape Improvements

Safe entrance, pedestrian access from surrounding streets

Major

### Parking & Access

Parking improvements, ADA path of travel, signage

Small-Med

### Park Signage Update

Entry sign, rules, wayfinding to related facilities

Small

Moderate-High

# Toledo Skate Park



*Concrete skate facility providing space for skateboarding, BMX, and scooter use in a dedicated recreation area.*

## Potential Projects

### Surface Repairs & Feature Upgrades

Repair surfaces, add new skate features, safety improvements, lighting

Medium

### Seating & Shade

Benches, shade structure, viewing areas, waste receptacles

Small

### Restroom Access

On-site restroom or signage to nearest facility

Small-Med

### Signage & Safety Rules

Entry sign, safety guidelines, helmet rules, hours

Small

Moderate - High

# Arcadia Park



*Neighborhood park in the Arcadia Drive area. Serves surrounding residents with opportunities for play, open space, and casual recreation.*

## Potential Projects

### Playground Repairs

Repair/replace aging equipment, swings, accessible surfacing, climbing features

Medium

### Open Space & Lawn Improvements

Turf improvements, drainage, informal seating, shade trees

Small

### Walking Path or Loop

Compacted gravel or paved loop, ADA-accessible, benches

Small-Med

### Park Signage Update

Entry sign, rules, wayfinding

Small

Moderate

# Toledo Pool / Aquatic Center



*Operated by the Greater Toledo Pool Recreation District. Serves fitness, youth programming, and community health. SCORP calls for coordination with the Pool District.*

## Potential Projects

### Facility Assessment & Partnership

Coordinate with Pool District on condition assessment and shared priorities

### Access & Connectivity

Sidewalk connections, crosswalks, bike parking, wayfinding signage

Moderate

# Maple Street Park



*Smaller neighborhood park with opportunity to increase appeal through targeted improvements. Lower visitation may reflect limited amenities or awareness.*

## Potential Projects

### Playground Equipment Update

New play structure, accessible surfacing.

Medium

### Neighborhood Walking Access

Sidewalk connections, crossing improvements, directional signage

Small-Med

### Seating & Gathering Improvements

Benches, picnic table, waste receptacles, pet waste station

Small

### Park Signage Update

Entry sign, rules, wayfinding

Small

Lower use frequency

# Branstiter Park



*Neighborhood park that could better serve nearby residents with targeted improvements to play areas and open space.*

## Potential Projects

### Playground & Play Area Improvements

Updated equipment, accessible surfacing, edge containment

Medium

### Open Space Improvements

Turf management, drainage, shade trees

Small

### Park Signage Update

Entry sign, rules, wayfinding

Small

Moderate to low visitation

# Glen Lyons Park



*Natural area park located near Sturdevant Road area that provides open green space and access to a quiet natural setting.*

## Potential Projects

### Park Signage & Identity

Entry monument sign, park name, hours, rules, wayfinding

Small

### Safety & Maintenance

Vegetation clearing, lighting, path repair, general cleanup

Small-Med

### Basic Amenity Addition

Bench, waste receptacle, pet waste station, landscaping

Small

Low usage

# Yaquina View Park



*Small neighborhood park offering open green space and scenic views of the Yaquina River and surrounding landscape.*

## Potential Projects

### Playground Improvements

Update equipment, accessible surfacing.

Small-Med

### Seating & Gathering Improvements

Benches, picnic table, waste receptacles, pet waste station

Small-Med

### Park Signage Update

Entry sign, wayfinding, park name

Small

Low

# Julie Rockwell Memorial Dog Park



*Toledo's dedicated off-leash area. Wet climate creates surface and drainage challenges.*

## Potential Projects

### Surface & Drainage Improvements

Drainage work, durable dog-friendly surfacing.

Small-Med

### Fencing & Entry Upgrades

Fencing add-ons, double-gate entry, ADA-accessible gate

Medium

### Amenity Additions

Water fountain, shade, benches, waste stations

Small

### Park Signage Update

Entry sign, dog park rules, responsible use

Small

Low - Moderate

# Fort Nye Park



*Smaller park with low use. Focus should be on basic maintenance, identity, and accessibility before considering larger investments.*

## Potential Projects

### Playground Improvements

Modern play structures & equipment, lighting

Small

### Amenity Additions

Benches, picnic tables & shelter

Small

### Park Signage Update

Entry sign, rules, name

Small

Low

# Deer Park



*Small wooded neighborhood park surrounded by dense trees that create a quiet natural setting for children and families.*

## Potential Projects

### Playground Improvements

Play equipment upgrades, updated surfacing.

Small

### Park Signage & Identity

Entry sign, park name, hours, wayfinding

Small

### Amenity Additions

Benches, small picnic table & shade.

Small

Low

# Student & Youth Input

## Why Youth Input Matters

**51%** of survey respondents were under age 18

Students are among the most active users of Toledo's parks, trails, playgrounds, and skate park.

Past student engagement work has produced comments and ideas that should be brought into this planning process.

The Planning Commission and City Council have expressed interest in incorporating student perspectives into the plan.

## What Youth Priorities Suggest

- Trails and walking paths for active recreation
- Playground updates and inclusive play equipment
- Skate park maintenance and improvements
- Open space for informal play and gathering
- Safe, welcoming parks with good lighting and restrooms

# Discussion Questions

- 1 Which parks should receive priority investment based on community use?
- 2 What is the right balance between maintaining existing parks and adding new features?
- 3 How should the City prioritize trail connections and walkability?
- 4 Are there parks where a change in role or function should be considered?
- 5 How should the system-wide signage standard be developed?
- 6 What role should partnerships play in implementation?
- 7 How should youth and student input be weighted in setting priorities?

# Next Steps

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- 1 Review tonight's input alongside the park inventory and conditions assessment.
- 2 Meet with Public Works staff for additional project input.
- 3 Confirm key system needs and priority improvements.
- 4 Develop draft recommendations for parks, trails, accessibility, and investment.
- 5 Prepare the draft master plan for public review.
- 6 Finalize the plan and support adoption by Planning Commission and City Council.