

TOLEDO PLANNING COMMISSION MINUTES

A regular meeting of the Toledo Planning Commission was called to order at 6:30 pm by President Cora Warfield. Commissioners present: Brian Lundgren, Anne Learned-Ellis, Ricky Dyson, Jonathan Mix, and Dennis Sutherland.

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

VISITORS: Justin Epiaka, Erica Todd

APPROVAL OF THE APRIL 8, 2026 MINUTES:

It was moved and seconded (Dyson/Learned-Ellis) to approve the April 8, 2026 minutes as circulated and reviewed by the Planning Commission. The **motion passed** unanimously.

WORKSESSION: Parks Master Plan Project:

Justin Epiaka with Oregon Cascades West Council of Governments presented updates on the Parks Master Plan project and reviewed the structure of the document and chapters. Several items were discussed, summarized below:

- Equity and access strategies were reviewed, including ways to provide park access to under-represented residents.
- It was suggested that the term “maintenance” be listed before “development” to emphasize the priority of maintaining existing parks and then to develop new.
- Prioritizing the list of park needs to show the greatest needs. Accessibility should be high for all of the City’s parks, specifically walkability and removing barriers.
- Sidewalk improvements, parking spaces, ADA access, and signage are all needed.
- Additional community input will be needed to prioritize the project list and park improvements. This includes public outreach at the Toledo farmers market.
- Discussed options to have speed bumps or other traffic calming devices near park sites.
- The group encouraged “reinvestment” in existing parks.
- The plan will provide information on the capital improvement priorities, short/mid/long-term projects, and funding options.

Next steps for the project include developing the draft assessment, goals/policies, recommendations, compiling public response, and preparing maps. The next meeting will have information on the park inventory and amenities.

DISCUSSION ITEM: Updates and Reports:

Commissioners discussed sidewalk plans for the Olalla Meadows apartment project on Sturdevant Road. CP Peterson noted that Sturdevant Road is a County road. The applicants are working with the County standards and will provide road and guardrail improvements. The County does not require sidewalks for the project, however, the long-term goal would be to have a continuous sidewalk from SE 10th Street to the property.

CP Peterson reported the traffic calming ordinance will be presented at a future meeting. Staff will work on public information or webpage for the project.

STAFF COMMENTS:

The July 8th Planning Commission meeting may be cancelled. The City recently updated the agenda/packet software and Commissioners will see a new format for agendas and meeting announcements.

COMMISSIONER COMMENTS:

President Warfield asked for an update on the 578 Hwy 20 building. CP Peterson reported that permits were submitted for excavation/fill, a retaining wall, and to demolish a portion of the roof. No other plans have been reviewed for the site. Commissioners also asked for construction updates on the Memorial Field restrooms and the new Public Safety Building. Staff will provide updates on the projects at the next meeting.

Commissioner Sutherland stated he may be missing some upcoming meeting dates.

There being no further business before the Commission, the meeting was adjourned at 7:25 pm.

Planning Technician

President