



Toledo City Hall  
Council Chambers  
206 N. Main St  
Toledo, Oregon 97391  
6:30 PM

## Toledo Planning Commission June 10, 2026

**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 Planning Commissioners about issues not on the agenda
- 3. Approval of the Minutes**
  - a. Approval of the May 13, 2026 Minutes, as circulated and reviewed by the Planning Commission
- 4. Decision Item**
  - a. Final approval of Subdivision Plat "Leeway Industrial Sites", requested by Dewey and Carol Goodell (File SD-1-25)
- 5. Work Session**
  - a. Parks Master Plan Project
  - b. Traffic Calming Ordinance
- 6. Discussion Items**
  - a. City Facility Project Updates
  - b. Updates and Reports
- 7. Staff Comments**
- 8. Commissioner Comments**
- 9. Adjournment**

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Comments may be submitted by email to [planning@cityoftoledo.org](mailto:planning@cityoftoledo.org). Comments and public testimony may be limited to five minutes per person when a large number of speakers are present to offer comments. 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 6:30 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 10<sup>th</sup> 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 8<sup>th</sup> 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.

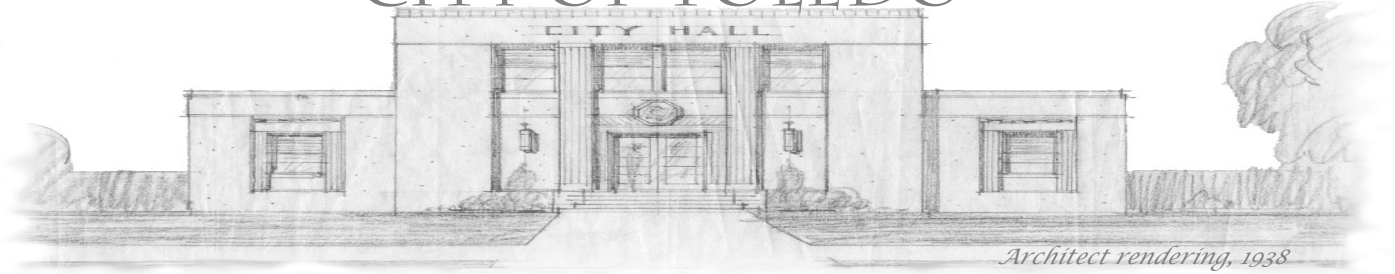
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Planning Technician

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President

# CITY OF TOLEDO



## MEMORANDUM

**DATE:** June 3, 2026  
**TO:** Toledo Planning Commission  
**FROM:** Justin Peterson, Contract Planner  
**RE:** SD-1-25 Final Plat Review

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This item is the final plat review for the file #SD-1-25 (requested by Dewey and Carol Goodell, and authorized agent David Loomis). Preliminary approval of the proposed subdivision was given by the Planning Commission by Order dated August 18, 2025. The criteria for the review of the final plat are set forth in Toledo Municipal Code (note that the code was updated after the approval of this plat). A copy of the final plat, preliminary plat, and Planning Commission Order are included. Note that "OK" means that either the final plat complies with the requirement or that the requirement does not apply therefore, the final plat does not need to meet this requirement. Staff are recommending approval of the final plat, but the applicant must submit the tax statement before signature, confirm all easements with Public Works, and ensure all conditions are met.

### PROPOSED MOTION

Based upon a review of the Toledo Municipal Code criteria set forth in Sections 16.12.130 and 16.12.140 (code at time of approval) and the conditions of approval of the preliminary plat Order dated August 18, 2025, the Planning Commission approves the final plat for Dewey and Carol Goodell, submitted on May 2, 2026, allowing for correction of grammatical or typographical errors, as needed.

<b>TOLEDO MUNICIPAL CODE CRITERIA:</b>	<b>STAFF COMMENTS:</b>
<p><b>16.12.130 Final plat information.</b> The following information shall be shown on the final plat:</p>	
<p>A. The name of the subdivision, the date the plat was prepared, the scale, north point and legend;</p>	<b>OK</b>
<p>B. Legal description of the subdivision boundaries;</p>	<b>OK</b>
<p>C. Reference, by distance and bearings, to adjoining recorded surveys, if any and referenced to a field book or map as follows:</p> <ol style="list-style-type: none"> <li>1. Stake, monuments or other evidence found on the ground and used to determine the boundaries of the subdivision,</li> <li>2. Adjoining corners of adjoining subdivisions,</li> <li>3. Other monuments found or established in making the survey of the subdivision or required to be installed by provisions of this title;</li> </ol>	<b>OK</b>
<p>D. Numbering of lots and blocks as follows:</p> <ol style="list-style-type: none"> <li>1. Lot numbers beginning with the number "1" numbered consecutively in each block,</li> <li>2. Block numbers beginning with the number "1" and continuing consecutively without omission or duplication throughout the subdivision;</li> </ol>	<b>OK</b> <b>OK</b>
<p>E. All dimensions shall be in feet and decimals of a foot, to the nearest one one-hundredth (1/100th) of a foot;</p>	<b>OK</b>
<p>F. Ties to any city, county or adjacent subdivisions' boundary lines;</p>	<b>OK</b>
<p>G. Square footage of each parcel and total acreage of the subdivision;</p>	<b>OK</b>
<p>H. All sites to be utilized for public purposes shall be clearly noted on the plat;</p>	<b>OK – noted in application materials</b>
<p>I. Exact location and width of streets and easements of access intersecting the boundary of the subdivision;</p>	<b>OK</b>
<p>J. Subdivision block and lot boundary lines and street rights-of-way and centerlines with dimensions to the nearest one one-hundredth (1/100th) of a foot, bearings or deflection angles, radii, arch, points of curvature, cord bearings and distances and tangent bearings. Subdivision boundaries, lot boundaries and street bearings shall be shown to the nearest thirty (30) seconds with basis of bearings;</p>	<b>OK</b>
<p>K. Names and width of the portion of streets being dedicated, the width of any existing right-of-way, and the width on each side of the centerline. For streets on curvature, curve data shall be based on the street centerline. In addition to the centerline dimensions, the radius and central angle shall be indicated;</p>	<b>OK</b>
<p>L. Utility and private easements of access to public streets or roads denoted by fine dotted lines, clearly identified and, if already of record, their recorded reference. If an easement is not of record, there shall be a written statement of the easement. The width of the easement, its length and bearing, and sufficient ties to locate the easement with respect to the subdivision must be shown. If the easement is being dedicated by the map, it shall be properly referenced in the owner's certificates of dedication;</p>	<b>OK</b>



	<p>Department and/or the Lincoln County Public Works Department. In accordance with the standards specified in the Public Infrastructure Design Standards Manual, improvements may be required as determined by the Public Works Director. If required, it shall be completed within one year of approval of this application, or a deferred development agreement entered into, to address this requirement.</p> <p>Determination will be made when a construction permit has been submitted that identifies the location of proposed construction and length of its driveway, to ensure that the development will comply with Public Infrastructure Design Standards and Fire, Life, Safety standards.</p>	<p><b>deferment agreement has been recorded.</b></p>
8.	<p>The entirety of the NW 5th Street dedication shall be from the Goodell property as indicated on the submitted plat and application.</p>	<p><b>OK – Applicant provided a “Special Note” on Page 5 of the plat. Applicant stated that the street is located on the Goodell side and pointed to historic survey CS5528.</b></p>
9.	<p>The recording of easements (in addition to being noted on the plat) as required and as appropriate by the Public Works Director to serve the interior properties for driveway access and utilities, including water and sewer, in accordance with the minimum width and other standards in the Public Infrastructure Design Standards Manual, before construction permits will be issued..</p>	<p><b>OK - PWD needs to review proposed easements as shown on plat and determine if widths meet Public Infrastructure design manual.</b></p>
10.	<p>The applicant shall obtain any required permits from the Department of State Lands and/or USACE.</p>	<p><b>OK – condition for future development</b></p>
11.	<p>All standards and requirements in the Infrastructure Design Standards Manual, TMC Chapter 16 and 17 are met, as to all lots marked on Exhibit A..</p>	<p><b>OK</b></p>

LEEWAY INDUSTRIAL SITES  
 FOR DEWEY & CAROL GOODELL  
 IN THE NE 1/4 OF SECTION 18  
 TOWNSHIP 11 SOUTH, RANGE 10 WEST, WM  
 IN TOLEDO, LINCOLN COUNTY, OREGON

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LOT DIMENSIONS

EASEMENTS

LOT 1 & 2 EASEMENT

SIGNATURES & APPROVALS

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*David Loomis*

OREGON  
 JULY 18, 1980  
 DAVID A. LOOMIS  
 1908

RENEWAL DATE:  
 JANUARY 1, 2027

50 0 50 100 150 Feet

SURVEY FOR: DEWEY & CAROL GOODELL  
 LOCATION: 11-10-7-DC-0460C

SURVEYED BY



**DAVID LOOMIS SURVEYING**  
 = DAVID A. LOOMIS LS 1908 =  
 459 PIONEER MOUNTAIN LOOP  
 TOLEDO, OR, 97391  
 541.270.2928  
 dave@loomissurveying.com

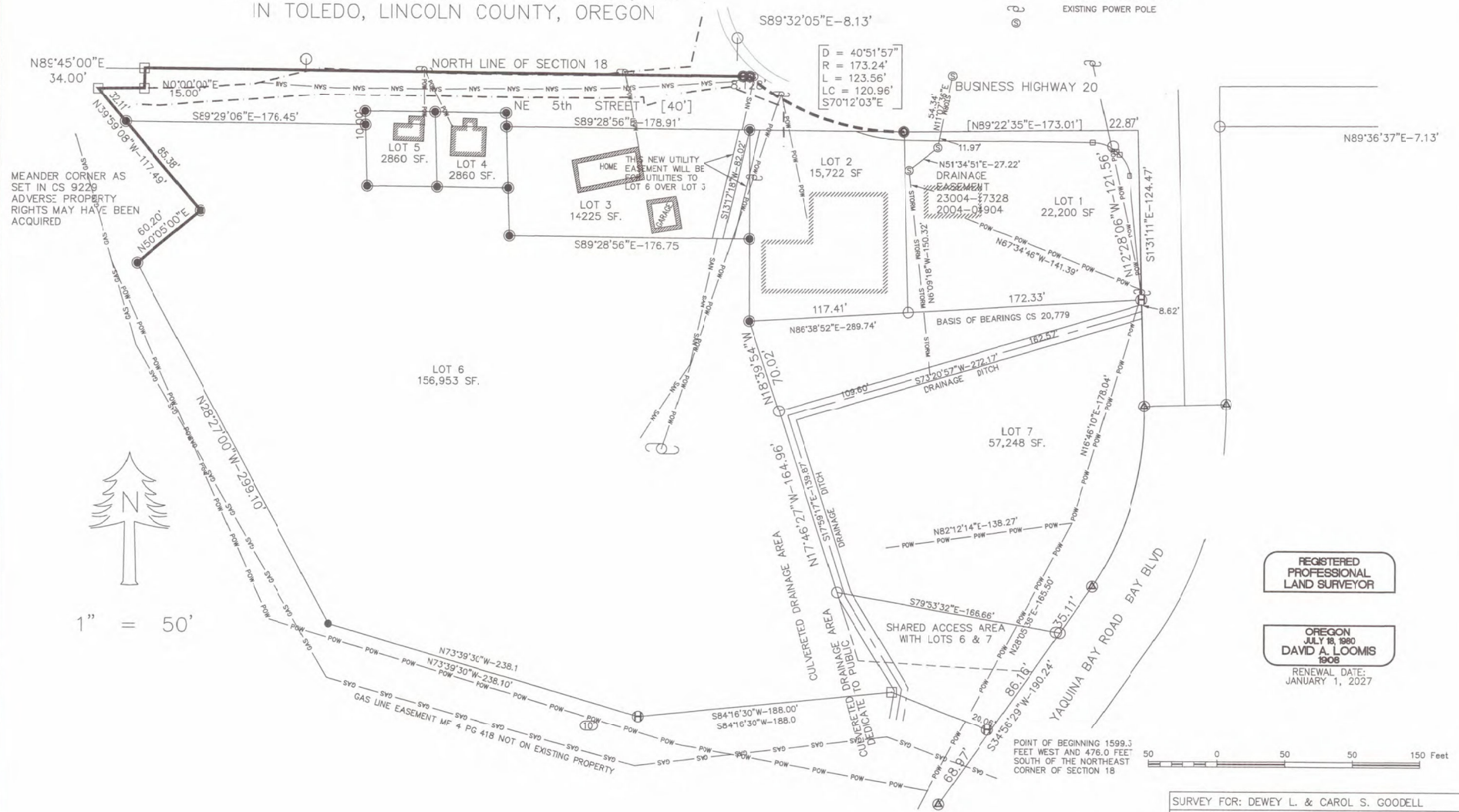
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 SCALE: 1" = 50'  
 DATE: DEC. 2025  
 No. D123-034





LEEWAY INDUSTRIAL SITES  
 FOR DEWEY L. & CAROL S. GOODELL  
 IN THE NE 1/4 OF SECTION 18  
 TOWNSHIP 11 SOUTH, RANGE 10 WEST, WM  
 IN TOLEDO, LINCOLN COUNTY, OREGON

- LEGEND
- FOUND SURVEY MONUMENT AS SHOWN
  - SET 5/8" x 30" IRON ROD WITH A PLASTIC CAP "LOOMIS PLS 1908"
  - CALCULATED POSITION ONLY
  - [ ] RECORD DATA
  - PROPERTY DEED BOUNDARY
  - ⊗ EXISTING POWER POLE

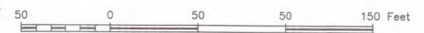


MEANDER CORNER AS SET IN CS 9229 ADVERSE PROPERTY RIGHTS MAY HAVE BEEN ACQUIRED



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 18, 1980  
 DAVID A. LOOMIS  
 1908  
 RENEWAL DATE:  
 JANUARY 1, 2027



POINT OF BEGINNING 1599.3 FEET WEST AND 476.0 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 18

SURVEY FOR: DEWEY L. & CAROL S. GOODELL  
 LOCATION: 11-10-7-DC-04600

SURVEYED BY



DAVID LOOMIS SURVEYING  
 = DAVID A. LOOMIS LS 1908 =  
 459 PIONEER MOUNTAIN LOOP  
 TOLEDO, OR, 97391  
 541.270.2928  
 dave@loomissurveying.com

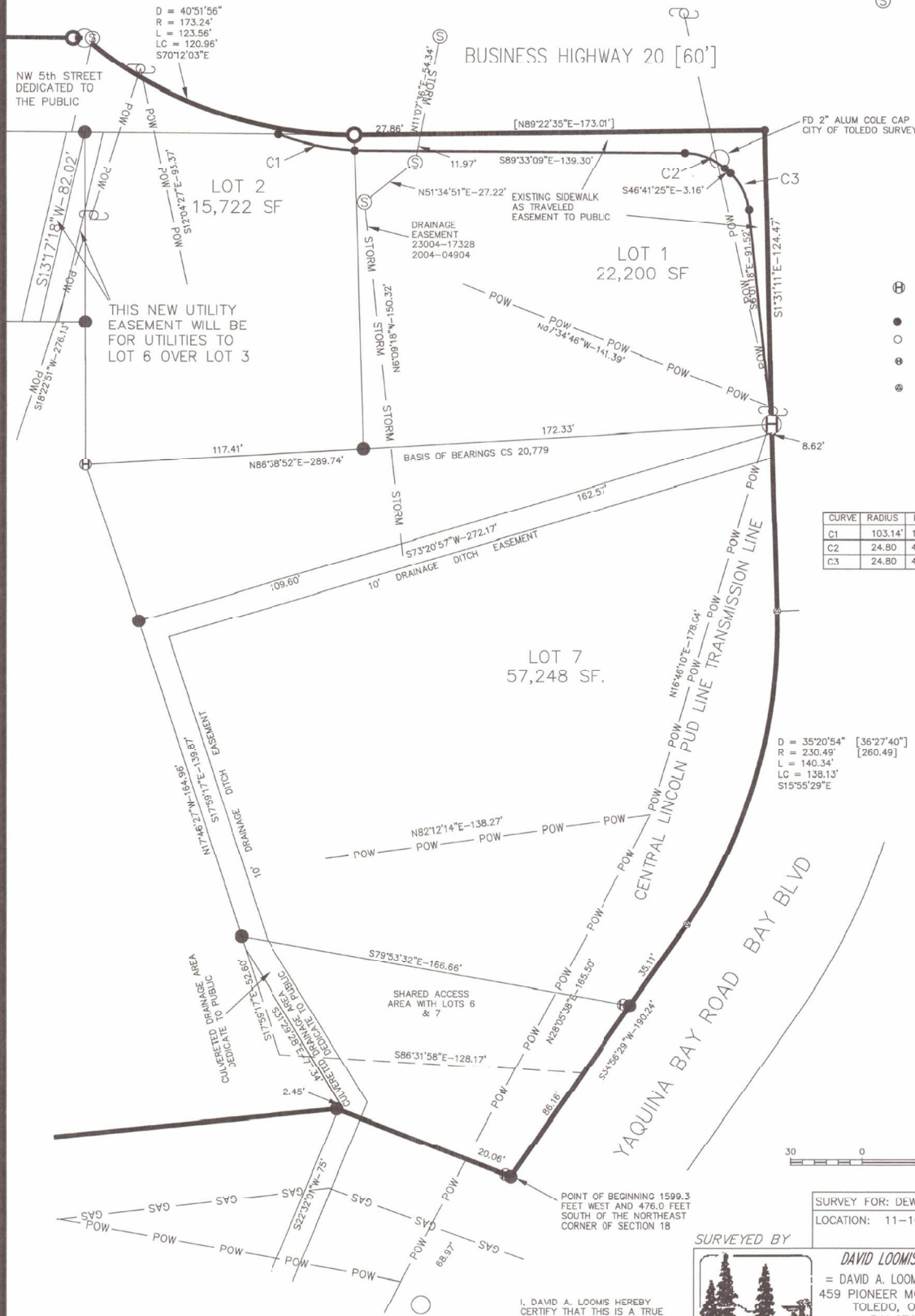
CHECKED BY: DAL  
 DRAWN BY: DAL  
 SCALE: 1" = 50'  
 DATE: DEC. 2025  
 No. 0123-034

I, DAVID A. LOOMIS HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.

LEEWAY INDUSTRIAL SITES  
 FOR DEWEY & CAROL GOODELL  
 IN THE NE 1/4 OF SECTION 18  
 TOWNSHIP 11 SOUTH, RANGE 10 WEST, WM  
 IN TOLEDO, LINCOLN COUNTY, OREGON



1" = 50'



- ⊕ FD MONUMENT FROM HOWELL UNRECORDED SURVEY (10-2004)
- SET 5/8" x 30" IRON ROD WITH A PLASTIC CAP "LOOMIS PLS 1908"
- FOUND SURVEY MONUMENT AS SHOWN
- ⊙ FD MONUMENT FROM HOWELL UNRECORDED SURVEY (10-2004)
- ⊙ FD 5/8" I. ROD YAQUINA BAY ROAD SURVEY

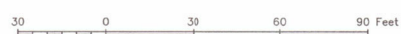
CURVE	RADIUS	DELTA	LENGTH	LONG CHORD
C1	103.14'	181°7'20"	32.78'	S78°27'58"E 32.78'
C2	24.80	42°51'44"	18.55'	S68°18'31"E 17.97'
C3	24.80	40°16'52"	17.44'	S27°10'38"E 17.15'

D = 35°20'54" [36°27'40"]  
 R = 230.49' [260.49]  
 L = 140.34'  
 LC = 138.13'  
 S15°55'29"E

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*David Loomis*

OREGON  
 JULY 8, 1960  
 DAVID A. LOOMIS  
 1908  
 RENEWAL DATE:  
 JANUARY 1, 2027



SURVEY FOR: DEWEY & CAROL GOODELL  
 LOCATION: 11-10-7-DC-04600

SURVEYED BY



DAVID LOOMIS SURVEYING  
 = DAVID A. LOOMIS LS 1908 =  
 459 PIONEER MOUNTAIN LOOP  
 TOLEDO, OR, 97391  
 541.270.2928  
 dave@loomissurveying.com

CHECKED BY: DAL  
 DRAWN BY: DAL  
 SCALE: 1" = 30'  
 DATE: DEC. 2025  
 No. D123-034

I, DAVID A. LOOMIS HEREBY  
 CERTIFY THAT THIS IS A TRUE  
 AND EXACT COPY OF THE  
 ORIGINAL.



# Preliminary Subdivision Plan (City of Toledo File #SD-1-25)

## PRELIMINARY SUBDIVISION LEEWAY INDUSTRIAL SITES FOR DEWEY & CAROL GOODSELL IN THE NE 1/4 OF SECTION 18 TOWNSHIP 11 SOUTH, RANGE 10 WEST, WM IN TOLEDO, LINCOLN COUNTY, OREGON

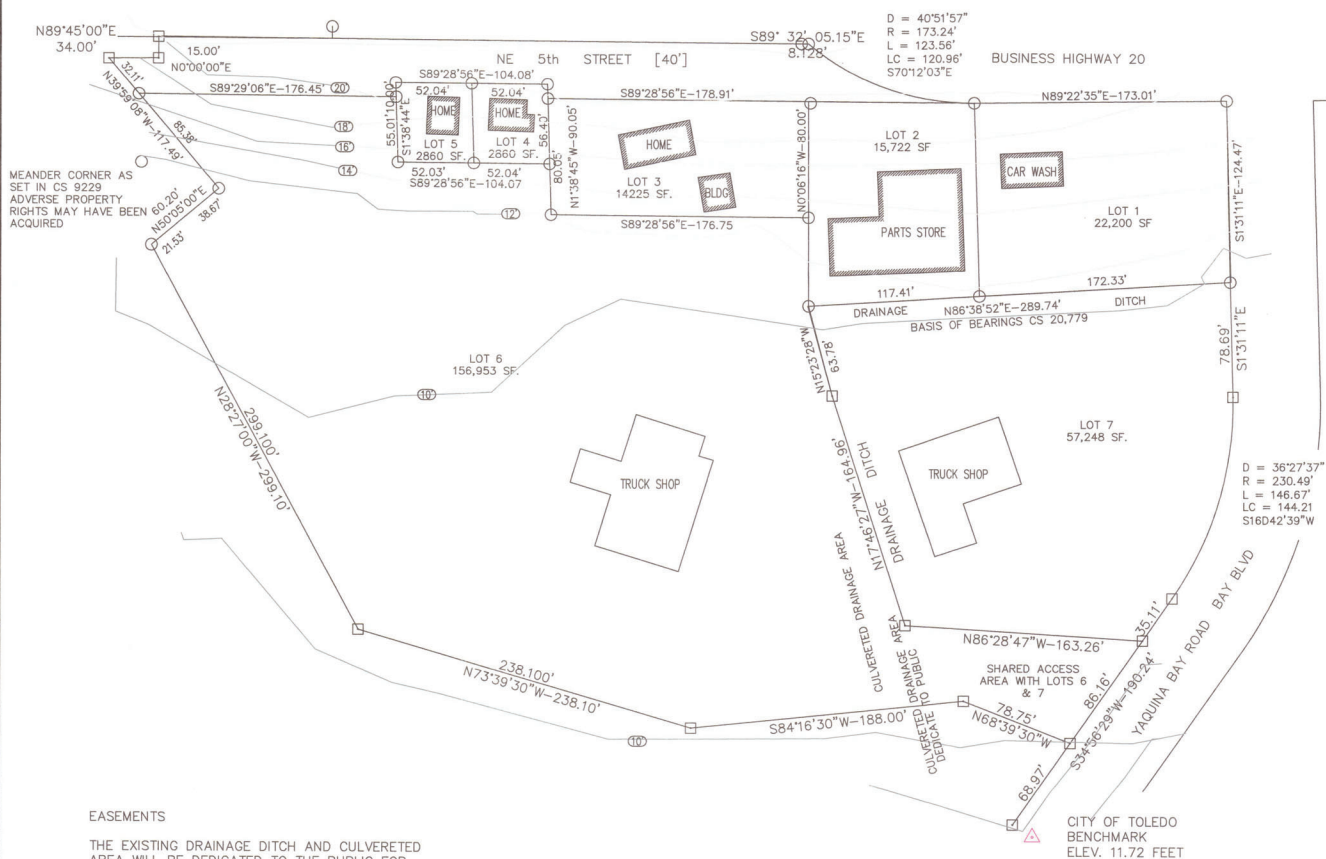
### SURVEYOR'S NARRATIVE

THIS SURVEY WAS DONE TO DIVIDE THIS TRACT OF LAND INTO 7 NEW LOTS. THESE LOTS ARE ALREADY BEING USED SEPARATELY AS THEY ARE BEING DIVIDED. THE EXISTING MONUMENTS AROUND THE TRACT AND SOME AS SET BY A PREVIOUS SURVEYOR TO DIVIDE THE SEPARATE USES TO START THE DIVISION. THE STREET AREA KNOWN AS NE 5th STREET WILL BE DEDICATED TO THE PUBLIC FOR THEIR USE A STREET AND FOR UTILITIES. YAQUINA BAY ROAD WILL CONTINUE AS EXISTING AT 60 FEET IN WIDTH.

A TOPCON GPT-3100W ONE SECOND TOTAL STATION AND TDS RECON DATA COLLECTOR WERE USED TO GATHER THE DATA IN THIS SURVEY.

### LEGEND

- FOUND SURVEY MONUMENT AS SHOWN
- SET 5/8" x 30" IRON ROD WITH A PLASTIC CAP "LOOMIS PLS 1908"
- CALCULATED POSITION ONLY
- [ ] RECORD DATA
- PROPERTY DEED BOUNDARY



### EASEMENTS

THE EXISTING DRAINAGE DITCH AND CULVERETED AREA WILL BE DEDICATED TO THE PUBLIC FOR DRAINAGE. THIS EASEMENT WILL BE LOCATED ALONG THE NORTH AND WEST BOUNDARY OF LOT 7.

THE SEWER WATER AND POWER LINES TO LOT 6 WILL REMAIN PRIVATE EASEMENTS TO LOT 6.



1" = 60'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 18, 1980  
**DAVID A. LOOMIS**  
1908  
RENEWAL DATE:  
JANUARY 1, 2027

0 60 120 180 Feet

SURVEY FOR: DEWEY & CAROL GOODSELL  
LOCATION: 11-10-7-DC-04600

SURVEYED BY



**DAVID LOOMIS SURVEYING**  
= DAVID A. LOOMIS LS 1908 =  
459 PIONEER MOUNTAIN LOOP  
TOLEDO, OR, 97391  
541.270.2928  
dave@loomissurveying.com

CHECKED BY: DAL  
DRAWN BY: DAL  
SCALE: 1" = 60'  
DATE: AUGUST 2024  
No. D123-034



**BEFORE THE PLANNING COMMISSION OF THE CITY OF TOLEDO, OREGON**

In the matter of a request for a Subdivision )  
to create seven lots. )  
Property is identified on Assessor’s Map No. )  
11-10-7 DC Tax Lot 4600, also known as )  
519 & 525 Bay Blvd; 749 & 767 W Hwy 20; )  
and 821, 847, & 867 NW 5<sup>th</sup> Street )

**ORDER**  
City of Toledo File #SD-1-25

Dewey and Carol Goodell, Property Owners  
David Loomis, Authorized Agent

This matter came before the Planning Commission on August 13, 2025. The Commission held a public hearing, allowing for testimony and introduction of evidence from proponents, opponents, and others. The Planning Commission evaluated the application based on the applicable criteria. Approval of the application is based on the Staff Report and attachments, testimony presented at the public hearing, and the following Criteria, Facts, Findings and Conditions of Approval as adopted by the Planning Commission:

**APPLICABLE CRITERIA FOR EVALUATING THE SUBDIVISION REQUEST AND STAFF ANALYSIS:**

The following comprehensive plan and ordinance standards apply to this request. The standards are listed below in regular type. Staff analysis including facts and findings are highlighted below each comprehensive plan and ordinance standard in an italicized font.

1. **2023 Toledo Comprehensive Land Use Plan – Article 2, Objective 2(A) – Comprehensive Plan Map Designations:**

Comprehensive Plan Map designations are intended to guide development by designating appropriate areas for each particular type of development use. Additional uses within each designation may be allowed as either uses permitted outright or as conditional uses when the city determines that such uses are either consistent with the general use or can be reviewed for compatibility through the conditional use process. The map designations and the uses allowed in the designations should reflect the applicable goals and objectives of the Toledo Comprehensive Land Use Plan.

Commercial - This designation provides for a wide range of commercial activities including retail and service uses as well as other compatible uses commonly associated with commercial areas including allowing residential uses. A Main Street Overlay District shall be implemented to recognize the unique attributes and development pattern of the existing Main Street area.

Industrial - This designation provides a wide variety of industrial and light-industrial uses and recognizes that some water-dependent uses such as boat building and repair are appropriate industrial uses within the industrial designation. The intent is to encourage industrial growth and provide for industrial development at appropriate locations to increase the level of employment, enhance the tax base, decrease service costs, and achieve a healthy diverse, and stable local economy.

**2. TMC Chapter 17.16 – C Zone and TMC Chapter 17.20 – LI Zone.**

*Staff Analysis: Tax Lot 4600 appears to be a lawfully created unit of land according to the Lincoln County Assessor's records.*

*The subject property is approximately 6.74 acres. The applicant is requesting to divide the property into seven lots, resulting in proposed Lot 1 being approximately 22,200 square feet, proposed Lot 2 being approximately 15,722 square feet, proposed Lot 3 being approximately 14,225 square feet, proposed Lot 4 being approximately 2,860, proposed Lot 5 being approximately 2,860 square feet, proposed Lot 6 being approximately 156,953 square feet, proposed Lot 7 being approximately 57,248 square feet.*

*There are no lot size, lot width or lot depth requirements for new lots in the C or LI Zone. Proposed Lot 1 will be zoned Commercial. Proposed Lots 2-7 will be zoned Light Industrial.*

*The applicant is not proposing to change the use of the property. Many of the existing uses are considered legal non-conforming uses. Proposed Lots 1 and 2 will be commercial uses (Car Wash and Car Parts Store). Proposed Lots 3, 4, and 5 will be residential uses. The residential lots will be considered legal non-conforming uses. The applicant stated in the pre-app meeting that they are considering a zone change and comprehensive plan map change to residential. Proposed Lots 6 and 7 will be industrial uses.*

**3. 2023 Toledo Comprehensive Land Use Plan – Article 9, Goal 3 – Economic Development**

1. Provide opportunities to develop the full range of commercial, recreational, and professional services to meet the needs of Toledo's residents and others. Reduce the need for Toledo's residents to go to other communities for retail purchases and services.

**4. 2023 Toledo Comprehensive Land Use Plan – Article 14, Goals 1 and 3 – Urbanization and Livability:**

1. Build Toledo as a small, cost-effective, attractive, livable, and sustainable city by encouraging efficient land use patterns.
- ...
3. Ensure that all new developments are reviewed expeditiously and thoroughly and result in compliance with the comprehensive Plan goals and policies and Toledo's Municipal Code and standards.

**Objective:**

1. Encourage urban level development which is properly serviced with public facilities to locate within the city limits.
5. Encourage compact development and the use of already serviced vacant and underdeveloped land through effective zoning, land division, and development standards and through the prioritization of public expenditures for municipal services.

6. Encourage land use patterns and development plans that take advantage of density and location to reduce the need for travel and the extension of public services but are also designed around the natural features and constraints of Toledo's topography and environmentally sensitive areas.

*Staff Analysis: Approval of this application encourages an attractive, livable, and sustainable city by encouraging efficient land use patterns. The proposed subdivision is adjacent to existing city streets minimizing the need for additional infrastructure. The proposed subdivision divides a property generally along existing use boundaries. This will allow the future sale of individual lots rather than the sale of a single lot with multiple distinct uses. For example, the Commercial lot 1 (car wash) could be sold separately when the subdivision is completed. The subdivision promotes economic development in the City of Toledo. This application has been reviewed in compliance with and processed consistent with Toledo's Comprehensive Plan goals and policies and Municipal Code and standards.*

## **GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS**

### **5. TMC Sections 16.04.20 – 16.04.050 – General Provisions.**

#### **TMC 16.04.020 - Purpose.**

The purpose of this title is to prescribe standards and procedures for minor and major partitions and subdivisions of land and planned development within the city of Toledo and to aid in the implementation of the Toledo Comprehensive Land Use Plan.

#### **TMC 16.04.050 (A) Conformity to the Comprehensive Plan.**

Conformity to the Comprehensive Plan. All partitions and subdivisions shall conform with all adopted portions of the comprehensive plan, transportation system plan, and all applicable ordinances and design standards of the city. Traffic facilities (including streets, pedestrian paths and bicycle paths), community and neighborhood facilities and recreational areas should be placed in approximately the same locations designated by the comprehensive plan and transportation system plan.

*Staff Analysis: Based upon the information received by City staff through August 6, 2025, the subdivision appears to conform to relevant provisions of the City's plans and ordinances as described herein. The City of Toledo updated the subdivision and partition code on May 7<sup>th</sup> and the code was effective on June 7<sup>th</sup> (See Ordinance 1429). The applicant submitted the application prior to adoption and elected to use the "old" subdivision code.*

#### **TMC 16.04.050 (B) Access.**

The partitioning and subdividing of land shall provide each lot or parcel, by means of a fully developed city street, satisfactory vehicular access to an existing street pursuant to Chapter 16.06 of this Code. The city street for the entire length which is adjacent to the parcel or lot which is being partitioned or subdivided must be a fully developed city street unless an exception is granted as per the following standards and procedures:

1. Partitions and subdivision of land that require the creation of a public street to serve the proposed lots shall comply with the requirements of the adopted street standards and shall include the public dedication of the required right-of-way in the adopted street standards, except as varied under Section 16.30;

2. Partitions and subdivision of land with frontage along an existing city, county, or state street or that are accessed via an existing city, county, or state street shall be required to make such improvements as necessary to address the impacts of the proposed development on those streets provided the required improvements are roughly proportional to the impacts created by the proposed development. If the required improvements are roughly proportional to the impacts created by the proposed development, but the planning commission determines that because of the existing street conditions, topography, or other similar factor that requiring the improvements to be completed prior to platting the property is an inefficient method of obtaining the improvements, the planning commission can allow the applicant to provide a deferred improvement agreement, bond, irrevocable petition for public improvements, or similar mechanism for obtaining the completion of the required improvements at a later date.

*Staff Analysis: All of the proposed lots have existing development and existing driveways on either Business Hwy 20, NW 5<sup>th</sup> St or Bay Blvd. Bay Blvd is a County Road, Business Hwy 20 is a city road, and NW 5<sup>th</sup> Street is currently an undedicated road. NW 5<sup>th</sup> Street is proposed to be dedicated to the City of Toledo. Based on review of the tax lot map the roadway is predominately on the neighbors to the north lots. However, the applicant provided documentation of a surveyor's error. The area proposed to be dedicated is from the Goodell property.*

*Any driveway modifications shall be reviewed and approved by the City of Toledo Public Works Department and/or the Lincoln County Public Works Department. Staff recommends that this is listed as a condition of approval.*

*Proposed Lot 1 has driveway access to Business Hwy 20 and Bay Blvd. Proposed Lot 2 driveway access to Business Hwy 20. Proposed Lots 3,4, and 5 have access onto what is labeled as NW 5<sup>th</sup> Street (see analysis above). Proposed Lots 6 and 7 have driveway access to Bay Blvd. Any driveway modification to Bay Blvd, 5<sup>th</sup> Street, or Business Highway 20, in accordance with the standards specified in the Public Infrastructure Design Standards Manual, may be required as determined by the Public Works Director. If required, it shall be completed within one year of approval of this application, or a deferred development agreement entered into, to address this requirement. Determination will be made when a construction permit has been submitted that identifies the location of proposed construction and length of its driveway, to ensure that any future development will comply with Public Infrastructure Design Standards and Fire, Life, Safety standards. Any required easements shall be noted on the plat and will be listed as a condition of approval.*

*The applicable development standards for the driveways and sidewalks are found in City of Toledo's approved Public Infrastructure Design Standards Manual. Other standards apply, but only some are included below.*

Paragraph 3.9 provides development standards as to driveways:

- (1) Driveways shall conform to standard details (3.9.1);
- (2) Driveways may be deferred until lots are built upon, if approved by the City Planning Commission or City Council (3.9.2);
- (3) If the developer chooses to delay the installation of a driveway approach, additional repair of curb and gutter, sidewalk, and other facilities may be required when the driveway is installed (3.9.2.(A));
- (4) The costs of installing a driveway approach and associated repairs to curb and gutter, sidewalk and other facilities will be borne, solely, by the developer.

Paragraph 3.11 provides development standards for sidewalks as follows:

- (1) All development for which land use applications are required must include sidewalks adjacent to public streets. This requirement also applies to new single-family houses and duplexes if they are located on arterial or collector streets or on curbed local streets if there is an existing sidewalk within 500 feet on the same side of the street (3.11.1);
- (2) The provision of sidewalks may be waived where the street serves a use or combination of uses which generate fewer than fifty trips a day (based on ITE standards) and cannot be continued or extended to other properties. A waiver shall only be granted upon review of the Public Works Director or designee (3.11.3);
- (3) Sidewalks along residential and other local streets must be a minimum of five (5) feet in width. Sidewalk design may be a setback or integral as determined by the developer, Public Works Director, or funding agency (3.11.4(C)).

*Staff analysis: Proposed Lot 1 is adjacent to Business Hwy 20 and Bay Blvd. Proposed Lot 2 is adjacent to Business Hwy 20. Proposed Lots 2, 3, and 4 are adjacent to NW 5<sup>th</sup> Street. Proposed Lot 6 is adjacent to Bay Blvd. Proposed Lot 7 is adjacent to Bay Blvd and NW 5<sup>th</sup> Street. Road improvements may be required by the City of Toledo Public Works Department or Lincoln County Public Works if the lots are redeveloped. Staff recommends that this is listed as a condition of approval.*

*Unless waived by the Public Works Director, or designee, all land use applications are required to include curb and gutter and sidewalks adjacent to public streets. Sidewalks are located on Business Hwy 20 and on a portion of Bay Blvd within 500 feet (adjacent) of the property. The applicant proposed to sign a deferred development agreement for Bay Blvd Improvements. The sidewalks on Business Hwy 20 are existing. The applicant is dedicating NW 5<sup>th</sup> Street to the city and will be required to sign a deferred development agreement. The entirety of the dedication shall be from the Goodell property as indicated on the submitted plat and application. Staff recommends that this is listed as a condition of approval.*

**6. TMC 16.04.050 (C) Relation to the Adjoining Street System.**

Major partitions and subdivisions shall provide for the continuation of the city streets existing in the adjoining neighborhood and for the proper street extensions when the adjoining properties are divided or developed. If the city adopts a plan for the neighborhood or area of which the partition or subdivision is a part, the partition or subdivision shall conform to such neighborhood or area plan. If the topographical conditions make such continuation or conformity impractical, adjustments or variances may be approved under Section 16.30.

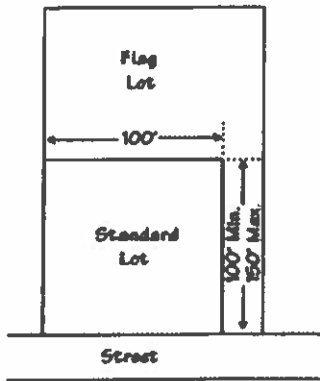
*Staff Analysis: The application is for a subdivision. Business Hwy 20 and Bay Blvd are existing Streets. NW 5<sup>th</sup> Street is proposed to be dedicated to the city. Historically, NW 5<sup>th</sup> Street has operated as a Street; however, it has never been dedicated, and no public easement exists.*

**7. TMC 16.04.050 (D). All subdivisions within residential zones shall create enough lots to allow building residential units to meet the higher of the following density standards**

*Staff Analysis: The proposed subdivision is not within a residential zone. The subdivision does create three lots that will have single-unit residences. The applicant may complete a zone change and Comprehensive Plan map change in the future.*

**8. TMC 16.04.050 (E). Lots, Parcels, Topography, or Past Development Patterns.**

1. Every lot and parcel shall abut and take primary ingress and egress from a city street, county road, or state highway and the frontage of each shall not be less than twenty-five (25) in nonresidential zones, twenty (20) feet in the R-G zone and R-S zone;
2. Lots and parcels with double frontage shall not be permitted unless, in the opinion of the planning commission, an odd-shaped tract, existing street layout, or existing topography makes such a lot or parcel unavoidable;
3. Each side line shall be as close to perpendicular to the adjacent street line or radial to a curved street line as possible;
4. Flag lots shall not have an interior flag portion measurement of more than one hundred (100) feet in length or a "pole" less than twenty (20) feet wide for residential and twenty-five (25) feet for non-residential. See illustration.



5. The pole portion of a flag lot shall be a minimum of one hundred (100) feet long and a maximum of one hundred fifty (150) feet long. Existing circumstances that make this minimum and maximum impossible can be considered as a variance by the planning commission as set forth in the zoning ordinance;
6. Lots and parcels under twenty-five thousand (25,000) square feet in area must not exceed a depth to width ratio of two and one-half to one. Lots and parcels over twenty-five thousand (25,000) square feet in area must not exceed a depth to width ratio of three and one-half to one;
7. Flag lots may not be created such that more than two driveways for individual lots are in less than seventy-five (75) foot of street frontage;
8. Existing natural and piped drainages must be preserved or replaced on the site and easements must be granted for drainage as long as the easements required are roughly proportional to the impact of the proposed development.

*Staff Analysis: TMC 16.04.050 (E)(1) provides that each lot shall abut and take primary ingress and egress from a city street and the frontage of each shall not be less than twenty five (25) feet. The preliminary subdivision plat shows each lot will have in excess of 25 feet of frontage on a public street.*

*Staff Analysis: TMC 16.04.050 (E)(2) provides that lots with double frontage shall not be permitted unless an odd-shaped tract, existing street layout, or existing topography makes such a lot unavoidable. The preliminary subdivision plat shows that lot 6 will have frontage on both NE 5<sup>th</sup> St and Bay Blvd. The current access to the existing use on lot 6 is from N Bay Blvd. Lot 1 is a corner lot and not considered a double frontage lot. Staff recommends a condition of approval prohibiting future access from lot 6 to N 5<sup>th</sup> St.*

*Staff Analysis: TMC 16.04.050 (E)(3) provides that each side line be as close to perpendicular to the adjacent street line as possible. The preliminary subdivision plat shows side lot lines will be close to perpendicular with the street except for the line between lots 6 and 7. The proposed lot is in excess of 3 acres in size.*

*Staff Analysis: TMC 16.04.050 (E)(4) provides that flag lots shall not have an interior flag portion measurement of more than one hundred (100) feet in length, or a "pole" less than twenty (20) feet wide for residential. The proposed lots are not flag lots.*

*Staff Analysis: TMC 16.04.050 (E)(5) provides that the pole portion of a flag lot shall be a minimum of one hundred (100) feet long and a maximum of one hundred fifty (150) feet long. The proposed lots are not flag lots.*

*Staff Analysis: TMC 16.04.050 (E)(6) provides that lots and parcels under twenty-five thousand (25,000) square feet in area must not exceed a depth to width ratio of two and one-half to one. Further, that lots and parcels over twenty-five thousand (25,000) square feet in area must not exceed a depth to width ratio of three and one-half to one. Lots 2, 3, 4, and 5 are less than 25,000 square feet in area. The depth-to-width ratio on lots 2, 4, and 5 is approximately 1. The depth to width ratio on lot 3 is less than 1. Lots 6 and 7 are larger than 25,000 square feet. Lot 6 is irregularly shaped and in excess of 3 acres in size. The TMC does not define the terms lot width or lot depth. Lot 6 will have approximately 88 feet of street frontage on N Bay Blvd and approximately 178 feet of street frontage on NW 5<sup>th</sup> St. In a line that is roughly parallel with N Bay Blvd, the lot is approximately 400 feet wide. On a line that is roughly perpendicular to N Bay Blvd, the lot is approximately 900 feet deep. Therefore, the lot depth to width ratio does not exceed 3.5. The lot depth-to-width ratio for lot 7 is approximately 1.*

*Staff Analysis: TMC 16.04.050 (E)(7) provides that flag lots may not be created such that more than two driveways for individual lots are in less than seventy-five (75) foot of street frontage. The proposed lots are not flag lots.*

*Staff Analysis: TMC 16.04.050 (E)(8) provides that existing natural and piped drainages must be preserved or replaced on the site and easements must be granted for drainage as long as the easements required are roughly proportional to the impact of the proposed development. The Toledo Local Wetlands Inventory identifies two drainage ditches on the property. The Statewide wetlands map identified the drainage ditches and hydric soils on the property. Staff notified the Department of State Lands (DSL) by submitting a wetland land use notification (WN2023-0504). The property is developed and no development is proposed as part of this subdivision. The applicant's narrative submitted with the application states that there is a drainage ditch along the north side of lot 7 that is then culverted and flows to Depoe Slough. The narrative states the drainage area will remain the way to drain the property. The Preliminary Title Report listed an ODOT drainage easement. Staff recommends that the applicant be required to protect any natural or piped drainages with public or private storm drainage easements. In addition, the applicant shall obtain any required permits from the Department of State lands and/or the US Army Corps of Engineers (USACE).*

## **9. Public Water and Sewer**

**TMC 16.04.050 (F) All parcels and lots in partitions and subdivisions shall be served by a public water system. No plat of a partition or subdivision shall be approved unless the city has received and accepted:**

1. A certification by the public works director that water will be available from the nearest point of supply; and
2. A performance agreement, bond, contract or other assurance that a water supply system will be installed by or on behalf of the partitioner to the boundary line of each and every lot or parcel depicted on the proposed partition or subdivision.

**TMC 16.04.050 (G) All parcels and lots in partitions and subdivisions shall be served by a public sewer system unless in possession of a sewer exception stipulated in writing by the public works director and city council (Public Improvement Requirements and Design Standards). No plat of a partition or subdivision shall be approved unless the city has received and accepted:**

1. A certification by the director of public works that sewage service will be available at the nearest point of collection;
2. A performance agreement, bond, contract or other assurance that sewage disposal lines will be installed by or on behalf of the partitioner to the boundary line of each and every lot or parcel depicted in the proposed partition.

*Staff Analysis: The Public Works Director reviewed the proposed subdivision and indicated that water and sewer are currently available to all lots. Any sewer line and water line easement areas should be noted on the subdivision plat and protected from damage. The public water line is located in the Business Hwy 20, Bay Blvd, and proposed 5<sup>th</sup> Street right-of-way and the public sewer line is located in the Business Hwy 20 and proposed 5<sup>th</sup> Street right-of-way. Utility connections to water and sewer exist.*

*The applicant should agree that the final plat will include water, sewer, and/or other utility easements, as appropriate, for any service lines on any lot that may cross over another lot.*

#### **10. TMC Chapter 16.06 Transportation Facility Standards.**

The purpose of this section is to establish standards for city streets and pathways that minimize improvement width and total right-of-way consistent with the operational needs of the facility and provide safe and convenient pedestrian and bicycle access in compliance with the city Transportation System Plan and the Oregon Transportation Planning Rule (OAR 660-012).

The local minimum street width is 39' with two 14' travel lanes.

*Staff Analysis: The proposed subdivision is adjacent to Business Hwy 20 and Bay Blvd which are existing dedicated streets. The proposed to be dedicated 5<sup>th</sup> Street is proposed to be 40' wide and have a short section that is 35' wide.*

### **IMPROVEMENTS**

#### **11. TMC 16.12.150 Agreement for Improvements.**

The subdivider shall improve or agree to improve lands dedicated for roads, alleys, pedestrian or bicycle ways, drainage channels, private easements of access and other rights-of-way as a condition preceding the acceptance and approval of the final plat. Prior to the commission's certifying approval on the final plat, the subdivider shall either install all required improvements and repair existing streets and other public facilities damaged in the development of the subdivision or shall execute and file with the commission an agreement between the subdivider and the city specifying the period within which all the required improvements and repairs shall

be completed. The agreement shall provide that if all of the required work is not completed within the time specified, the city may complete the work and recover the full cost and expense from the subdivider. The subdivider shall also post a performance bond as required by this title.

## **12. TMC 16.12.160 Performance Bond**

A. A performance bond, pursuant to this section, is required with the executed agreement to complete the improvements and repairs within the subdivision. The subdivider shall file with the agreement one of the following to assure full and faithful performance:

1. A surety bond executed by a surety company authorized to transact business in the state of Oregon on a form approved by the city manager;
2. Cash or a certified check in an amount fixed by the city manager; or
3. Certification by a bank or other reputable lending institution that money is being held to cover the cost of the improvements and incidental expenses and that the money will only be released upon authorization of the city manager.

B. Such assurance of full and faithful performance shall be for a sum determined by the city manager as sufficient to cover the cost of the improvements and repairs that may be required prior to acceptance, including related engineering and inspection costs and may include an additional percentage as determined by the manager to cover any inflationary costs which may be incurred during the construction period.

*Staff Analysis: Driveway, utility and street development specifications are currently contained in the Public Works Infrastructure Design and Standards Manual and are not part of TMC Title 16 or 17 at this time. Prior to final approval of the subdivision, the applicant shall either install all required improvements to City standards and repair existing roads and other public facilities damaged in the development of the partition or shall execute and file with the City Manager an agreement between the applicant and the City specifying the period within which all the required improvements and repairs shall be completed. If a bond is required to be posted for any infrastructure improvements, the applicant should agree in writing to do so.*

## **EVALUATION CRITERIA**

### **13. TMC 16.12.070 Subdivision Phasing**

A. A subdivision may be platted in as many as three phases. All phases shall be designated on the preliminary plan with time limitations not to exceed the following:

1. Phase 1 shall be recorded not later than one year after preliminary plat approval;
2. Phase 2 shall be recorded not later than three years after preliminary plat approval;
3. Phase 3 shall be recorded not later than five years after preliminary plat approval.

B. The planning commission shall review each phase before recording, and no phase shall be recorded before the commission grants its final approval. If any of the above time limitations are exceeded, the applicant shall reapply for preliminary plat approval and comply with the requirements of this title.

*Staff Analysis: The proposed subdivision does not involve Phasing.*

### **14. TMC 16.12.090 Criteria for evaluation.**

In reviewing preliminary plats, all of the following criteria shall be met before the planning commission may approve the proposed subdivision:

- A. The application is complete in accordance with this title;
- B. All of the proposed lots conform to the minimum standards for lot designs as required by

- the city zoning ordinance;
- C. The preliminary plat conforms with the city of Toledo comprehensive land use plan;
- D. The preliminary plat complies with the zoning ordinance and all other applicable city ordinances;
- E. The street design has received approval from the public works department, and if a bond is required to be posted, the subdivider has agreed in writing to do so; and
- F. Each lot can be served with city sewer and water service and must be at the time of construction.

*Staff Analysis: The proposed subdivision involves the dedication of NW 5<sup>th</sup> Street and will create lots that are served by City water and sewer service. Easements are needed based on standards in the Public Infrastructure Design Standards Manual. The division of land complies with applicable ordinances and public improvement design standards adopted by the City. The street design has received approval from the Director of Public Works. The division of land has received approval from the Public Works Director. Each lot will be served with City sewer and water and the City has the capacity to provide those services. If a bond is required to be posted for any infrastructure improvements, the applicant should agree in writing to do so. The applicant has demonstrated that adequate precautions have been taken to prevent damage or injury resulting from natural hazards. The division of land will not affect a designated dredged material disposal site or mitigation site as designated in the Lincoln County Estuary Management Plan.*

*The City Public Works Director, Police and Fire Chief have all reviewed the application and have indicated their approval in relation to their respective departments. Their approvals coincide with the applicant's assertion that the requested subdivision will not cause a significant adverse impact on the livability, value or appropriate development of the surrounding neighborhood.*

**15. 16.12.100 Planning Commission Action**

- A. The planning commission is authorized to approve, conditionally approve or deny the application and shall take action within forty-five (45) days of the first public hearing on the application. The approval of the planning commission shall be binding upon the city and the subdivider for the purpose of preparing the final plat.
- B. Approval by the commission of the preliminary plat shall be valid for twelve (12) months from the effective date of the approval. Unless an extension is granted under the terms of this title, that approval of the preliminary plat shall be void after the expiration of the twelve (12) month period and the proposal for subdivision shall be resubmitted to the planning commission for consideration of the preliminary plat before the filing of a final plat.

**16. 16.12.110 Extensions of Time**

The planning commission may grant one extension of time of up to twelve (12) months to the approval of the preliminary plat of a subdivision or to the time required to complete any phase of a subdivision. Upon the receipt of a written request for such an extension, the commission may grant the extension and may attach any conditions necessary for compliance with this title. The written request shall be filed with the city manager prior to the termination of the original approval; otherwise, the commission's approval will be considered expired and the subdivider must reapply with the commission.

**17. 16.12.120 - Submission of final plat.**

A. Within twelve (12) months after the effective date or a valid extension of approval of the preliminary plat, the subdivider shall have the subdivision surveyed and a plat drawn in accordance with the preliminary plat and the changes required by the planning commission. All owners and mortgagees of the subdivision and the engineer and surveyor responsible for laying out the subdivision shall approve and sign the final plat.

B. The subdivider shall then file the final plat with the city manager, who shall review it in light of the criteria of this title. The manager may consult with the subdivider and any other person during the review and may suggest to the subdivider revisions to the final plat. The manager shall submit the final plat, together with recommendations, to the planning commission at the next regularly scheduled meeting.

**18. 16.12.130 Final Plat Information**

The following information shall be shown on the final plat:

A. The name of the subdivision, the date the plat was prepared, the scale, north point and legend;

B. Legal description of the subdivision boundaries;

C. Reference, by distance and bearings, to adjoining recorded surveys, if any and referenced to a field book or map as follows:

1. Stakes, monuments or other evidence found on the ground and used to determine the boundaries of the subdivision,

2. Adjoining corners of adjoining subdivisions,

3. Other monuments found or established in making the survey of the subdivision or required to be installed by provisions of this title;

D. Numbering of lots and blocks as follows:

1. Lot numbers beginning with the number "1" numbered consecutively in each block,

2. Block numbers beginning with the number "1" and continuing consecutively without omission or duplication throughout the subdivision;

E. All dimensions shall be in feet and decimals of a foot, to the nearest one one-hundredth of a foot;

F. Ties to any city, county or adjacent subdivisions' boundary lines;

G. Square footage of each parcel and total acreage of the subdivision;

H. All sites to be utilized for public purposes shall be clearly noted on the plat;

I. Exact location and width of streets and easements of access intersecting the boundary of the subdivision;

J. Subdivision block and lot boundary lines and street rights-of-way and centerlines with dimensions to the nearest one one-hundredth of a foot, bearings or deflection angles, radii, arch, points of curvature, chord bearings and distances and tangent bearings.

Subdivision boundaries, lot boundaries and street bearings shall be shown to the nearest thirty (30) seconds with basis of bearings;

K. Names and width of the portion of streets being dedicated, the width of any existing right-of-way, and the width on each side of the centerline. For streets on curvature, curve data shall be based on the street centerline. In addition to the centerline dimensions, the radius and central angle shall be indicated; L. Utility and private easements of access to public streets or roads denoted by fine dotted lines, clearly identified and, if already of record, their recorded reference. If an easement is not of record, there shall be a written statement of the easement. The width of the easement, its length and bearing, and sufficient to locate the easement with respect to the subdivision must be shown. If the

easement is being dedicated by the map, it shall be properly referenced in the owner's certificates of dedication;

M. Locations and widths of drainage channels, railroad rights-of-way, reserve strips at the end of stubbed roads or along the edge of partial width roads on the boundary of the subdivision;

N. Any conditions specified by the planning commission upon granting preliminary approval.

#### **19. 16.12.140 Supplementary Information**

The subdivider shall supply to the city manager the following information with the final plat:

A. A preliminary or supplementary title report for the property being subdivided, including the exceptions, if any, that will be imposed when the final plat is recorded;

B. A copy of the restrictive covenants to be filed with the final plat;

C. Improvement plans for the facilities to be constructed by the subdivider, including plans for drainage, sewer, water, curbs and gutters, sidewalks and streets, and any other construction plan that may be required. All such plans shall meet or exceed the specifications for construction adopted by the city;

D. A deed or deeds, satisfactory to the commission, conveying all land to be dedicated for public use other than streets;

E. A statement to be fixed to the final plat which offers for public dedication all streets, pedestrian and bicycle ways, private easements of access, other rights-of-way, drainage channels, watercourses and any other property intended for public use;

F. A statement from the Lincoln County assessor concerning unpaid taxes on the property to be subdivided.

#### **20. 16.12.170 Final plat approval and recording**

A. Upon receipt of the final plat and all supplementary information and documents, the planning commission shall determine whether the final plat conforms to the preliminary plat, the conditions of approval, and the ordinances of the city. If any changes are to be considered by the planning commission in the approved preliminary plat, the planning commission shall first hold a public hearing in accordance with this title.

B. If the planning commission finds that the final plat conforms to the approved preliminary plat, the conditions of approval, and the requirements of all city ordinances, the final plat may be approved and submitted for the necessary signatures. Approval by the planning commission shall constitute acceptance by the public of the dedication of any street on the plat and agreement by the city to maintain that street as a city street.

C. The subdivider shall record the final plat with the clerk of Lincoln County within thirty (30) days of the date that the last required signature to the final plat has been obtained. If not, the subdivider shall resubmit the final plat to the planning commission which may require alterations in the final plat because of changes in the area of the subdivision.

*Staff Analysis: Staff recommends that the final plat approval and recording standards are listed as a condition of approval.*

#### **FURTHER STAFF ANALYSIS:**

*The current owner has correctly indicated that the proposed subdivision would create seven lots. The applicant's request would be compatible with surrounding land uses. The applicant is not proposing to change the existing uses. Commercial and Light Industrial Zoning is located to the*

north. The properties to the north are developed as residential and commercial. Light Industrial zoning is located to the west, east, and south. See Zoning Map Attachment C.

The applicant's site plan shows that the proposed lot lines would result in all existing buildings complying with setback standards. No setback standards are outlined in the Commercial or Light Industrial zone. No proposed property lines cross over existing buildings.

The City Public Works Department has been advised of the proposal and has indicated that both water and sewer services are available for the proposed lots and are currently connected.

The objective of the Commercial and Industrial designation as contained in the Comprehensive Plan is to provide for employment opportunities. These designations shall be implemented through the zoning map's Commercial, Industrial, and Light Industrial zone designations, which the current maps indicate. Note that a future zone change for the lots proposed to be residential uses was discussed. This would require a separate application process.

## **FINDINGS:**

The applicant is requesting approval of a subdivision to divide a parcel of land that is approximately 6.74 acres in size into seven lots. Based upon the information received by city staff through August 6, 2025, the subdivision appears to conform with relevant provisions of the City's plans and ordinances as described below. The following findings support approval of the requested partition:

1. Tax Lot 4600 appears to be a lawfully created unit of land and, according to the Lincoln County Assessor's records.
2. The subject property is approximately 6.74 acres. The applicant is requesting to divide the property into seven lots, resulting in proposed Lot 1 being approximately 22,200 square feet, proposed Lot 2 being approximately 15,722 square feet, proposed Lot 3 being approximately 14,225 square feet, proposed Lot 4 being approximately 2,860, proposed Lot 5 being approximately 2,860 square feet, proposed Lot 6 being approximately 156,953 square feet, proposed Lot 7 being approximately 57,248 square feet.
3. There are no lot size, lot width or lot depth requirements for new lots in the C or LI Zone. Proposed Lot 1 will be zoned Commercial. Proposed Lots 2-7 will be zoned Light Industrial.
4. The applicant is not proposing to change the use of the property. Many of the existing uses are considered legal non-conforming uses. Proposed Lots 1 and 2 will be commercial uses (Car Wash and Car Parts Store). Proposed Lots 3, 4, and 5 will be residential uses. The residential lots will be considered legal non-conforming lots. The applicant stated in the pre-app meeting that they are considering a zone change and comprehensive plan map change to residential. Proposed Lots 6 and 7 will be industrial uses.
5. The proposed subdivision is adjacent to existing city streets minimizing the need for additional infrastructure. The proposed subdivision divides a property generally along existing use boundaries. This will allow the future sale of individual lots rather than the sale of a single lot with multiple distinct uses. For example, the Commercial lot 1 (car wash) could be sold separately when the subdivision is completed. The subdivision promotes economic development in the City of Toledo. This application

- has been reviewed in compliance with and processed consistent with Toledo's Comprehensive Plan goals and policies and Municipal Code and standards.
6. Based upon the information received by City staff through August 6, 2025, the subdivision appears to conform to relevant provisions of the City's plans and ordinances as described herein. The City of Toledo updated the subdivision and partition code on May 7<sup>th</sup> and the code was effective on June 7<sup>th</sup> (See Ordinance 1429). The applicant submitted the application prior to adoption and elected to use the "old" subdivision code.
  7. All of the proposed lots have existing development and existing driveways on either Business Hwy 20, NW 5th St or Bay Blvd. Bay Blvd is a County Road, Business Hwy 20 is a city road, and NW 5th Street is currently an undedicated road. NW 5th Street is proposed to be dedicated to the City of Toledo. Based on review of the tax lot map the roadway is predominately on the neighbors to the north lots. However, the applicant provided documentation of a surveyor's error. The area proposed to be dedicated is from the Goodell property.
  8. Any driveway modifications shall be reviewed and approved by the City of Toledo Public Works Department and/or the Lincoln County Public Works Department. Staff recommends that this is listed as a condition of approval.
  9. Proposed Lot 1 has driveway access to Business Hwy 20 and Bay Blvd. Proposed Lot 2 driveway access to Business Hwy 20. Proposed Lots 3,4, and 5 have access onto what is labeled as NW 5th Street (see analysis above). Proposed Lots 6 and 7 have driveway access to Bay Blvd. Any driveway modification to Bay Blvd, 5th Street, or Business Highway 20, in accordance with the standards specified in the Public Infrastructure Design Standards Manual, may be required as determined by the Public Works Director. If required, it shall be completed within one year of approval of this application, or a deferred development agreement entered into, to address this requirement. Determination will be made when a construction permit has been submitted that identifies the location of proposed construction and length of its driveway, to ensure that any future development will comply with Public Infrastructure Design Standards and Fire, Life, Safety standards. Any required easements shall be noted on the plat and will be listed as a condition of approval.
  10. The applicable development standards for the driveways and sidewalks are found in City of Toledo's approved Public Infrastructure Design Standards Manual. Other standards apply, but some are included below.
  11. Proposed Lot 1 is adjacent to Business Hwy 20 and Bay Blvd. Proposed Lot 2 is adjacent to Business Hwy 20. Proposed Lots 2, 3, and 4 are adjacent to NW 5th Street. Proposed Lot 6 is adjacent to Bay Blvd. Proposed Lot 7 is adjacent to Bay Blvd and NW 5th Street. Road improvements may be required by the City of Toledo Public Works Department or Lincoln County Public Works if the lots are redeveloped. Staff recommends that this is listed as a condition of approval.
  12. Unless waived by the Public Works Director, or designee, all land use applications are required to include curb and gutter and sidewalks adjacent to public streets. Sidewalks are located on Business Hwy 20 and on a portion of Bay Blvd within 500 feet (adjacent) of the property. The applicant proposed to sign a deferred development agreement for Bay Blvd Improvements. The sidewalks on Business Hwy 20 are existing. The applicant is dedicating NW 5th Street to the city and will be required to sign a deferred development agreement.
  13. The application is for a subdivision. Business Hwy 20 and Bay Blvd are existing Streets. NW 5th Street is proposed to be dedicated to the city. Historically, NW 5th

Street has operated as a Street; however, it has never been dedicated, and no public easement exists.

14. The proposed subdivision is not within a residential zone. The subdivision does create three lots that will have single-unit residences. The applicant may complete a zone change and Comprehensive Plan map change in the future.
15. The request meets TMC 16.04.050(E)(1-8), as provided below:
  - a. TMC 16.04.050 (E)(1) provides that each lot shall abut and take primary ingress and egress from a city street and the frontage of each shall not be less than twenty five (25) feet. The preliminary subdivision plat shows each lot will have in excess of 25 feet of frontage on a public street.
  - b. Staff Analysis: TMC 16.04.050 (E)(2) provides that parcels with double frontage shall not be permitted unless an odd-shaped tract, existing street layout, or existing topography makes such a parcel unavoidable. The preliminary subdivision plat shows that lot 6 will have frontage on both NE 5th St and Bay Blvd. The current access to the existing use on lot 6 is from N Bay Blvd. Lot 1 is a corner lot and not considered a double frontage lot. Staff recommends a condition of approval prohibiting future access from lot 6 to N 5th St.
  - c. Staff Analysis: TMC 16.04.050 (E)(3) provides that each side line be as close to perpendicular to the adjacent street line as possible. The preliminary subdivision plat shows side lot lines will be close to perpendicular with the street except for the line between lots 6 and 7. The proposed lot is in excess of 3 acres in size.
  - d. Staff Analysis: TMC 16.04.050 (E)(4) provides that flag lots shall not have an interior flag portion measurement of more than one hundred (100) feet in length, or a "pole" less than twenty (20) feet wide for residential. The proposed lots are not flag lots.
  - e. Staff Analysis: TMC 16.04.050 (E)(5) provides that the pole portion of a flag lot shall be a minimum of one hundred (100) feet long and a maximum of one hundred fifty (150) feet long. The proposed lots are not flag lots.
  - f. Staff Analysis: TMC 16.04.050 (E)(6) provides that lots and parcels under twenty-five thousand (25,000) square feet in area must not exceed a depth to width ratio of two and one-half to one. Further, that lots and parcels over twenty-five thousand (25,000) square feet in area must not exceed a depth to width ratio of three and one-half to one. Lots 2, 3, 4, and 5 are less than 25,000 square feet in area. The depth-to-width ratio on lots 2, 4, and 5 is approximately 1. The depth to width ratio on lot 3 is less than 1. Lots 6 and 7 are larger than 25,000 square feet. Lot 6 is irregularly shaped and in excess of 3 acres in size. The TMC does not define the terms lot width or lot depth. Lot 6 will have approximately 88 feet of street frontage on N Bay Blvd and approximately 178 feet of street frontage on NW 5th St. In a line that is roughly parallel with N Bay Blvd, the lot is approximately 400 feet wide. On a line that is roughly perpendicular to N Bay Blvd, the lot is approximately 900 feet deep. Therefore, the lot depth to width ratio does not exceed 3.5. The lot depth-to-width ratio for lot 7 is approximately 1.
  - g. Staff Analysis: TMC 16.04.050 (E)(7) provides that flag lots may not be created such that more than two driveways for individual lots are in less than seventy-five (75) foot of street frontage. The proposed lots are not flag lots.
  - h. Staff Analysis: TMC 16.04.050 (E)(8) provides that existing natural and piped drainages must be preserved or replaced on the site and easements must be granted for drainage as long as the easements required are roughly proportional

to the impact of the proposed development. The Toledo Local Wetlands Inventory identifies two drainage ditches on the property. The Statewide wetlands map identified the drainage ditches and hydric soils on the property. Staff notified the Department of State Lands (DSL) by submitting a wetland land use notification (WN2023-0504). The property is developed and no development is proposed as part of this subdivision. The applicant's narrative submitted with the application states that there is a drainage ditch along the north side of lot 7 that is then culverted and flows to Depoe Slough. The narrative states the drainage area will remain the way to drain the property. The Preliminary Title Report listed an ODOT drainage easement. Staff recommends that the applicant be required to protect any natural or piped drainages with public or private storm drainage easements. In addition, the applicant shall obtain any required permits from the Department of State lands and/or the US Army Corps of Engineers (USACE). The City Public Works Director, Police and Fire Chief have all reviewed the application and have indicated their approval in relation to their respective departments. Their approvals coincide with the applicant's assertion that the requested partition will not cause a significant adverse impact on the livability, value or appropriate development of the surrounding neighborhood.

16. The Public Works Director reviewed the proposed subdivision and indicated that water and sewer are currently available to all lots. Any sewer line and water line easement areas should be noted on the subdivision plat and protected from damage. The public water line is located in the Business Hwy 20, Bay Blvd, and proposed 5th Street right-of-way and the public sewer line is located in the Business Hwy 20 and proposed 5th Street right-of-way. Utility connections to water and sewer exist. The applicant shall submit a water and sewer application to create separate connections for each lot if any proposed lots have shared utility connections.
17. The applicant should agree that the final plat will include water, sewer, and/or other utility easements, as appropriate, for any service lines on any lot that may cross over another lot.
18. The proposed subdivision is adjacent to Business Hwy 20 and Bay Blvd which are existing dedicated streets. The proposed to be dedicated 5th Street is proposed to be 40' wide and have a short section that is 35' wide.
19. Driveway, utility and street development specifications are currently contained in the Public Works Infrastructure Design and Standards Manual and are not part of TMC Title 16 or 17 at this time. Prior to final approval of the subdivision, the applicant shall either install all required improvements to City standards and repair existing roads and other public facilities damaged in the development of the partition or shall execute and file with the City Manager an agreement between the applicant and the City specifying the period within which all the required improvements and repairs shall be completed. If a bond is required to be posted for any infrastructure improvements, the applicant should agree in writing to do so.
20. The proposed subdivision does not involve Phasing.
21. The proposed subdivision does not involve the development or extension of any streets and will create lots that are served by City water and sewer service. Easements are needed based on standards in the Public Infrastructure Design Standards Manual. The division of land complies with applicable ordinances and public improvement design standards adopted by the City. The street design has received approval from the Director of Public Works. The division of land has received approval from the Public Works Director. Each lot will be served with City sewer and water and the

- City has the capacity to provide those services. If a bond is required to be posted for any infrastructure improvements, the applicant should agree in writing to do so. The applicant has demonstrated that adequate precautions have been taken to prevent damage or injury resulting from natural hazards. The division of land will not affect a designated dredged material disposal site or mitigation site as designated in the Lincoln County Estuary Management Plan.
22. The City Public Works Director, Police and Fire Chief have all reviewed the application and have indicated their approval in relation to their respective departments. Their approvals coincide with the applicant's assertion that the requested subdivision will not cause a significant adverse impact on the livability, value or appropriate development of the surrounding neighborhood.
  23. The current owner has correctly indicated that the subdivision would create seven lots. The applicant's request would be compatible with surrounding land uses. The applicant is not proposing to change the existing uses. Commercial and Light Industrial Zoning is located to the north. The properties to the north are developed as residential and commercial. Light Industrial zoning is located to the west, east, and south. See Zoning Map Attachment C.
  24. The applicant's site plan shows that the proposed partition line would comply with setback standards. No setback standards are outlined in the Commercial or Light Industrial zone. No proposed property lines cross over existing buildings.
  25. The City Public Works Department has been advised of the proposal and has indicated that both water and sewer services are available for the proposed parcels and are currently connected.
  26. The objective of the Commercial and Industrial designation as contained in the Comprehensive Plan is to provide for employment opportunities. These designations shall be implemented through the zoning map's Commercial, Industrial, and Light Industrial zone designations, which the current maps indicate. Note that a future zone change for the lots proposed to be residential uses was discussed. This would require a separate application process.
  27. Notification to 46 surrounding property owners, 19 public/service agencies, and publication of the proposed subdivision were completed in accordance with the TMC requirements. As of August 6, 2025, no comments have been received.

**CONDITIONS OF APPROVAL:**

1. The final plat shall be in compliance with the proposed subdivision plan as described in the application, plan and drawings submitted and included in Exhibit A of this report.
2. Submission of final plat
  - A. Within twelve (12) months after the effective date or a valid extension of approval of the preliminary plat, the subdivider shall have the subdivision surveyed and a plat drawn in accordance with the preliminary plat and the changes required by the planning commission. All owners and mortgagees of the subdivision and the engineer and surveyor responsible for laying out the subdivision shall approve and sign the final plat.
  - B. The subdivider shall then file the final plat with the city manager, who shall review it in light of the criteria of this title. The manager may consult with the subdivider and any other person during the review and may suggest to the subdivider revisions to the final plat. The manager shall submit the final plat,

- together with recommendations, to the planning commission at the next regularly scheduled meeting.
3. Final plat approval and recording
    - i. Upon receipt of the final plat and all supplementary information and documents, the planning commission shall determine whether the final plat conforms to the preliminary plat, the conditions of approval, and the ordinances of the city. If any changes are to be considered by the planning commission in the approved preliminary plat, the planning commission shall first hold a public hearing in accordance with this title.
    - ii. If the planning commission finds that the final plat conforms to the approved preliminary plat, the conditions of approval, and the requirements of all city ordinances, the final plat may be approved and submitted for the necessary signatures. Approval by the planning commission shall constitute acceptance by the public of the dedication of any street on the plat and agreement by the city to maintain that street as a city street.
    - iii. The subdivider shall record the final plat with the clerk of Lincoln County within thirty (30) days of the date that the last required signature to the final plat has been obtained. If not, the subdivider shall resubmit the final plat to the planning commission which may require alterations in the final plat because of changes in the area of the subdivision.
  4. Protect all existing easements (in addition to being noted on the plat) and, as appropriate, record any new easements to serve the proposed lots for driveway access and utilities, and comply with the Public Infrastructure Design Standards Manual, before construction permits will be issued.
  5. To prevent a double frontage access, future access from lot 6 to NW 5<sup>th</sup> St. is prohibited. If the property is further divided this will be re-evaluated with the new application.
  6. Future development shall be reviewed by the Toledo Public Works Department and any applicable road improvements shall be made by the applicant.
  7. Any driveway modifications adjacent to NW 5<sup>th</sup> Street, Bay Blvd, or Business Highway 20 shall be reviewed and approved by the City of Toledo Public Works Department and/or the Lincoln County Public Works Department. In accordance with the standards specified in the Public Infrastructure Design Standards Manual, improvements may be required as determined by the Public Works Director. If required, it shall be completed within one year of approval of this application, or a deferred development agreement entered into, to address this requirement. Determination will be made when a construction permit has been submitted that identifies the location of proposed construction and length of its driveway, to ensure that the development will comply with Public Infrastructure Design Standards and Fire, Life, Safety standards.
  8. The entirety of the NW 5<sup>th</sup> Street dedication shall be from the Goodell property as indicated on the submitted plat and application.
  9. The recording of easements (in addition to being noted on the plat) as required and as appropriate by the Public Works Director to serve the interior properties for driveway access and utilities, including water and sewer, in accordance with the minimum width and other standards in the Public Infrastructure Design Standards Manual, before construction permits will be issued.
  10. The applicant shall obtain any required permits from the Department of Statelands and/or USACE.

11. All standards and requirements in the Infrastructure Design Standards Manual, TMC Chapter 16 and 17 are met, as to all lots marked on Exhibit A.

Based on the testimony received, the staff report, and the evidence and arguments before the Planning Commission at the public hearing on August 13, 2025, the Planning Commission finds that the request by Dewey and Carol Goodell, and Dave Loomis (authorized agent) (SD-1-25) complies with the criteria identified in Toledo Municipal Code, Titles 16 and 17, including the criteria identified in Toledo Municipal Code, Section 16.08.070. The Planning Commission hereby adopts the staff report as findings, as well as the proposed conditions of approval for SD-1-25, and allowing for the correction of typographical and grammatical errors.

IT IS ORDERED that the request for a Subdivision in this matter is granted.



PLANNING COMMISSION PRESIDENT



DATE

# CITY OF TOLEDO

## PARKS AND RECREATION MASTER PLAN

### Potential Park Improvement Projects

Planning Commission Work Session  
June 10, 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, bathrooms

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, painting

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

# Next Step

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- Solicit public input using these slides as poster boards at farmers market later this month.

## Toledo Parks & Recreation Improvements

Park / Facility	Completed or Recent Improvements	Ongoing Work	Potential Future Improvements
<b>Toledo Skate Park</b>			Repair damaged concrete, uneven surfaces, and bad edges; repaint railings and curbs; improve lighting; consider adding cover or shade over part of the park in the future.
<b>Library Property / Former Disc Golf Area</b>	Former disc golf course area identified as having recreation potential.		Explore approximately 10 acres of trail development; consider restoring the area as a nature reserve; evaluate opportunities for outdoor education and after-school programming for children.
<b>Arcadia Park</b>	Older play structures were replaced with new play equipment; tennis court was redone.		Improve drainage outside the tennis court; add better lighting; complete remaining site improvements around the court area. Park still needs finishing work.
<b>Fort Nye Park</b>			Improve or redesign front access; explore potential parking space; replace or update play equipment.
<b>Glen Lyons Park</b>	Existing drive-through park layout noted, with one-way access in and out.		Develop an accessible ADA trail; create a forest loop nature trail; connects to the county road; add lighting where appropriate; install educational or interpretive signage.
<b>Yaquina View Park</b>			Replace aging play equipment.
<b>Memorial Field</b>		Bathrooms are being rebuilt.	Address field drainage due to floodplain conditions; install or improve irrigation/watering system to keep the field usable and green during summer; improve access gate due to safety concerns near the road.
<b>Deer Park</b>	Added play equipment; installed paved trail; added railing; improved ADA accessible parking.		Continue monitoring accessibility and identify any remaining improvements.

Park / Facility	Completed or Recent Improvements	Ongoing Work	Potential Future Improvements
<b>East Slope Park</b>			Add bathrooms due to heavy use; improve lighting.
<b>Maple Street Park</b>	Play equipment purchased through Arc of Lincoln County.		Identify any additional safety, access, or amenity needs after equipment installation.
<b>Dog Park</b>			Consider relocating the dog park in the future due to location concerns; evaluate possible alternative sites with better access, space, and usability.
<b>Branstiter Park</b>			Monitor condition and identify any future support amenities needed, such as seating, shade, or lighting.