

TOLEDO PLANNING COMMISSION MINUTES

A regular meeting of the Toledo Planning Commission was called to order at 7:00 pm by President Todd Michels. Commissioners present: Geoffrey Wilkie, Robert Duprau, Anne Learned-Ellis, and Penny Ryerson (arrived at 7:03 pm). Excused was Cora Warfield.

Staff present: Contract Planner (CP) Justin Peterson, City Attorney (CA) David Robinson, and Secretary Arlene Inukai

VISITORS: None

APPROVAL OF THE JANUARY 8, 2020, MINUTES:

Commissioner Wilkie noted two errors ("levee" and "Wilkie" on Page 4). It was moved and seconded (Learned-Ellis/Wilkie) to approve the January 8, 2020, minutes as circulated and corrected by the Planning Commission. The **motion passed**, noting the absence of Warfield and Ryerson.

Commissioner Ryerson entered the meeting at this time.

DISCUSSION ITEM: ACCESSORY DWELLING UNIT UPDATE:

CP Peterson reported the City Council passed the accessory dwelling unit updates, as recommended. No changes or adjustments were proposed. There was one public comment presented at the meeting, in support of the proposal. The decision is now in the appeal period. CP Peterson thanked Commissioner Ryerson for running the public hearing last month. Commissioner Ryerson expressed appreciation of the entire group in helping with the procedures.

DISCUSSION ITEM: HOUSING WORKSESSION, MARCH 11, 2020:

Next month's meeting will be a joint worksession with the City Council, beginning at 6:00 pm. Kevin Young with Oregon Department of Land Conservation and Development (DLCD) will be at the meeting to discuss housing issues. If Commissioners have a specific housing topic to review, CP Peterson suggested they let him know of the items that could be discussed.

DISCUSSION ITEM: OLALLA SLOUGH PARK PROJECT:

CP Peterson reviewed the recent meeting with Mayor Cross, Department of State Lands, DLCD, and City staff to provide some details on the park project. The City will need a wetland delineation study for the site. In the next budget year, Planning will ask for \$10000-15000 for special planning projects, which could be used for the wetlands report. A boardwalk project would need the wetland delineation, then a consultant to design the project, then a contractor to build. At best, the wetland study could be funded in the next budget year, a consultant hired this summer and the study completed in the fall. The State indicated that there could be a salmon habitat impact, but they were reluctant to give specific advice until a proposal comes through.

CP Peterson discussed the Safe Routes to School grant program. Commissioners reviewed the grant opportunities and believe the project identification option would be a good place to start. CP

Peterson will provide more information on the program and will coordinate with Lincoln County and the School District. Commissioners discussed other grants that could be used for the bicycle/pedestrian trail, such as the Oregon Parks and Recreation grant.

DISCUSSION ITEM: SIGN CODE REVIEW:

CP Peterson announced that the City Council recently discussed the need for sign standards and for Planning to start looking at signs in the commercial districts. At this point, there are no sign regulations specified in the Commercial Zone. Signs are protected by the 1st Amendment and there is a lot of case law around signs. The Planning Commission started a sign code review in 2010, but it is uncertain why it did not move forward. CP Peterson distributed a handout showing existing sign standards within the zoning ordinance.

Sign standards can be discussed at the next joint City Council/Planning Commission worksession. The group should determine the goal of the sign code and what the code needs to achieve. For example, is the goal to address safety, time, size, clear vision? Sign standards must be content-neutral, therefore, reference to the types of signs, such as 'political signs' needs to be removed. The size, location, duration, safety, and line of vision can all be addressed. Commercial signs will still need to meet building code standards. Standards along Bus. Hwy 20 may be different than Main Street and residential neighborhoods. All sign standards need to be content-neutral. Commissioners discussed temporary and political signs.

Commissioners suggested that safety and line of vision should be the starting point. They would like to keep the code simple, while meeting sign laws and recent court challenges. Signs should be informative and safe. Moving signs are hard to read and focus on while driving.

STAFF COMMENTS:

CP Peterson reported that Cascades West Council of Government is in the process of hiring a Coastal Planner to cover Yachats, Waldport, possibly Lincoln City, and Toledo may soon have a new Planner. CP Peterson's assignments will depend on the workload, but most likely, Toledo will transfer to the new Planner. He would like to stay and complete Toledo's projects, but will work on a smooth transition. Commissioners voiced appreciation of CP Peterson's assistance and his departure will be a loss.

CA Robinson reported Toledo Public Library will have a tree celebration on April 25th and tree-related activities for kids. He will keep the Planning Commission updated on the project.

COMMISSIONER COMMENTS:

Commissioner Ryerson apologized for arriving late, but she was delayed a bit due to the Port of Toledo and City Council joint meeting held earlier this evening.

There being no further business before the Commission, the meeting was adjourned at 7:40 pm.

Secretary

President