

TOLEDO PLANNING COMMISSION MINUTES

A regular meeting of the Toledo Planning Commission was called to order at 6:35 pm by President Anne Learned-Ellis. Commissioners present: Ricky Dyson, Jonathan Mix, Cora Warfield, and Ruthanne Morris. Excused were Brian Lundgren and Terri Neimann.

Staff present: Contract Planner (CP) Justin Peterson, City Manager (CM) Judy Richter, City Attorney (CA) Mike Adams, and Secretary Arlene Inukai.

ELECTION OF OFFICERS FOR THE 2022-2023 FISCAL YEAR:

It was moved and seconded (Learned-Ellis/Dyson) to nominate and elect Cora Warfield for Vice President. The **motion passed** unanimously, noting the absence of Lundgren and Neimann.

It was moved and seconded (Warfield/Morris) to nominate and elect Anne Learned-Ellis for President. The **motion passed** unanimously, noting the absence of Lundgren and Neimann.

VISITORS: Robert Bare, Sheila Stiley

APPROVAL OF THE JUNE 8, 2022, MINUTES:

It was moved and seconded (Mix/Dyson) to approve the June 8, 2022, minutes as circulated and reviewed by the Planning Commission. The **motion passed** unanimously, noting the absence of Lundgren and Neimann.

DECISION ITEM: EXTENSION TO THE DEADLINE DATE FOR THE CONDITIONAL USE PERMIT AND VARIANCE APPROVAL (FILE #CU-4-21/VAR-1-21), REQUESTED BY NORTHWEST COASTAL HOUSING AND CITY OF TOLEDO:

CP Peterson reported this request is for an extension to the deadline dates on applications CU-4-21/VAR-1-21 for the Sturdevant Road project. The request meets the criteria, as the request was submitted before the deadline date.

It was moved and seconded (Dyson/Warfield) to extend the deadline dates on CU-4-21/VAR-1-21 until July 28, 2023.

Discussion: Commissioners asked if there were any issues with the timeline. Ms. Stiley reported that there are several issues that need to be worked out with the City of Toledo (property owner). The soil samples have been completed and are ok. The property owner needs to finalize the minor partition and a land lease agreement needs to be finalized with Northwest Coastal Housing. Road improvements also need to be addressed with Lincoln County. CM Richter reported that she and the City Attorney will work with Northwest Coastal Housing to move forward with the project.

The **motion passed** unanimously, noting the absence of Lundgren and Neimann.

WORKSESSION: COMPREHENSIVE LAND USE PLAN UPDATE – CHAPTER 3 (AGRICULTURE) AND CHAPTER 4 (FORESTED AREAS):

CP Peterson thanked Commissioners for attending the joint Planning Commission/City Council

worksession in June. He provided a summary of the worksession items and noted that the presentation will be on the City's website. Currently, the survey is on the website and 70+ responses have been received. The survey will close around July 31st. Volunteers for the committee were provided, but the meeting schedule has not been set yet. Commissioner Dyson asked if the project could move more quickly, for example, holding a meeting at the end of July. Discussion was held on the meeting schedule, but because of staff schedules, the earliest meeting will be the first of August.

CP Peterson provided updates on the Citizen Involvement chapter, highlighted below:

- The updated chapter was sent to DLCD for review/comment.
- City is required to have a Citizen Involvement committee, which the Planning Commission has been assigned as the committee.
- Information will be provided in the newsletter and website. Commissioners urged the continued use of the newsletter and will help to provide monthly updates.

The group discussed the Citizen Involvement committee duties, planning programs and appeal process, Tree Board activities, possible open house options, and how to encourage citizen communication.

Commissioner Morris left the meeting at 7:25 pm.

CA Adams suggested changing the language from "establish" to "designate" the Planning Commission as the Citizen Involvement committee.

CP Peterson reviewed Article 3 - Agriculture and Article 4 - Forested Areas. These chapters are unique, as they often are found in County planning regulations. In review of the existing chapters, CP Peterson suggested removing Policy 2 in both Article 2 and Article 4 and moving this to Article 14 - Urbanization. Also, language for agri-tourism was reviewed. Commissioners reviewed proposed language updates for Article 4, specifically for tree selection/approved street trees. Commissioners agreed with moving both Policy 2 statements to Article 14.

Commissioners discussed the idea of lifting the ban on roosters, forested areas, and balancing development with natural resources and tree preservation.

DISCUSSION ITEMS: BUILDING PERMIT AND LAND USE APPLICATION UPDATES:

An updated list of building and development permits was provided to Planning Commissioners. Commissioners discussed the recent demolition permits and code enforcement program.

STAFF COMMENTS:

CM Richter provided the following announcements:

- The drinking water protection plan meeting is on July 14th.
- Chalk the Block art event will be on July 16th. Participants can use the sidewalk or can utilize the tables for submission.
- Van campers will be coming into Toledo on Friday, July 15th for the weekend. They expect around 100 campers at the Waterfront Park and Memorial Field.

COMMISSIONER COMMENTS:

Commissioner Mix provided an update on the Buildable Lands Inventory project. Based on the

population projections, Toledo is only expected to grow by 32 people in 20 years. Commissioners discussed this projection and the current housing crunch. CP Peterson noted that the population estimates come from PSU and the City has to use this source, but is very concerned with the projections. The City brought the concerns up at the State level and how this will affect the housing study. Commissioner Dyson added that the numbers are not accurate. The consultants are required to use the PSU numbers and it could affect UGB expansions. Commissioners discussed the low population estimate, vacation rental impacts to the area, current housing needs and inventory, infrastructure needs, annexations, and potential UGB swaps vs. expansion. Commissioner Mix also noted the limited amounts of buildable lands after removing the hazard areas.

Commissioner Mix reported that he has been watching the area trees for stress. The fruit and deciduous trees are experiencing aphids and mold because of the recent wet season. The hardwoods are stressed and some are dying. He asked if the City has resources to provide information to homeowners or to spray trees. It was noted that the firs, cedars, and spruce seem to be doing well. Commissioners discussed the extreme weather impacts on trees.

There being no further business before the Commission, the meeting was adjourned at 8:25 pm.

Secretary

President