

**Toledo City Hall
Council Chambers
206 N Main St. Toledo OR
September 14, 2022
6:30 pm**

AGENDA

TOLEDO PLANNING COMMISSION

The Planning Commission will hold an in-person meeting in City Hall Council Chambers. Participants can also attend the meeting through the Zoom video meeting platform. Email planning@cityoftoledo.org or call 541-336-2247 ext. 2130 to receive the meeting login information.

1. CALL TO ORDER AND ROLL CALL
2. VISITORS: (A time set aside to speak with the Planning Commissioners about issues not on the agenda)
3. APPROVAL OF THE AUGUST 10, 2022 MINUTES as circulated and reviewed by the Planning Commission
4. WORKSESSION: Comprehensive Land Use Plan Update – Chapter 8 (Recreation) and Survey Review
5. DISCUSSION ITEMS:
 - a. Updates and Reports
6. STAFF COMMENTS
7. COMMISSIONER COMMENTS
8. ADJOURNMENT

* Comments submitted in advance are preferable. Comments may be submitted by phone at 541-336-2247 extension 2130 or by email to planning@cityoftoledo.org. 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 Anne Learned-Ellis. Commissioners present: Jonathan Mix, Brian Lundgren, Ruthanne Morris, Ricky Dyson, and Cora Warfield. Excused was Terri Neimann.

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

VISITORS: John Robinson, Donna Robinson, Paul Steenkolk, and Robert Steenkolk

APPROVAL OF THE JULY 13, 2022, MINUTES:

It was moved and seconded (Dyson/Morris) to approve the July 13, 2022, minutes as circulated and reviewed by the Planning Commission. The **motion passed** unanimously, noting the absence of Neimann.

PUBLIC HEARING: CONDITIONAL USE PERMIT FOR A MULTI-FAMILY DWELLING (TRIPLEX) IN THE COMMERCIAL ZONE (FILE #CU-1-22), FOR PROPERTY LOCATED AT 660 NW A STREET, REQUESTED BY JOHN AND DONNA ROBINSON:

President Learned-Ellis opened the public hearing by stating the nature and purpose.

Commissioners expressed a familiarity with the general area, but there were no declarations of ex parte contact, bias, or conflict of interest. The statements of rights and relevances and rights to appeal were then read.

Staff Report: CP Peterson reviewed the staff report as on file at City Hall. He explained that the request is for a triplex in the Commercial Zone. It was noted that the address designations may change if the units are approved, due to access and frontage onto NW 6th Street. Historically, the site had a duplex on the property. In reviewing the site, the wetlands map showed a riverine area, which may be in error, but the owner will need to follow-up with DSL. A small portion of the property along NW A Street is in the floodplain. The application shows that there will be no construction in the floodplain area and the proposed building is outside of the floodplain.

City water and sewer services are available to the site. The request was reviewed by Fire, Police, and Public Works. The Fire Department recommended house numbers be posted at the site and Police expressed some concerns with parking in the area. CP Peterson reviewed the Conditional Use criteria, findings, parking requirements, surrounding zone designations, the Comprehensive Land Use Plan (Comp Plan) Housing Goal 1, and proposed conditions of approval. It was noted that 4.5 parking spaces are required for the triplex and on-street parking spaces can be used as a credit. Three on-site parking spaces are shown on the plan with three on-street parking spaces available adjacent to the property along A Street. The proposal provides a total of six parking spaces. Utilities, sidewalk extensions, and site improvements will need to be coordinated with Public Works. A landscape plan was submitted and can be reviewed during the building permit review. Staff recommends approval with the adoption of the recommended conditions of approval.

Applicant Testimony:

John Robinson of 2500 Del Rio Court, Albany, introduced himself and Donna Robinson. He stated that they just recently built the four-plex at 295 NE Beech Street, which were 2-bedroom, 2.5 bathroom townhouse units. The proposed triplex will be different in style, with 1-bedroom units and no stairs. The single-level building will have sidewalks surrounding the building and provides links to the existing sidewalks along A Street. They intend to have one-year lease agreements for the units, as the City does not have requirements for short-term rentals. He understands there is a need for 3-6 month rentals for contractors/short-term employees working in the area and he may consider this as an option in the future. The intent is to create work-force housing. Mr. Robinson added that the units will have luxury amenities, not entry-level units. They want to encourage long-term renters. He also reviewed the proposed landscape plan. President Learned-Ellis encouraged the use of water-friendly and fire-resistant landscape materials and vegetation.

Mr. Robinson added that the building will have house numbers and will be visible from the road. The on-site parking spaces will also provide EV pedestals for the tenants. The landscape species were chosen because they are slow-growing and there is minimal space. They are contentious of the vegetation because they do not have a dedicated water meter for the irrigation.

Proponent Testimony: None.

Opponent Testimony: None.

Other Interested Parties: Paul Steenkolk reported his father, Robert Steenkolk (also present at the meeting) owns the house at 185 NW 6th Street. They are concerned about the parking at the site. There could be a lot of vehicles and visitors and the owner should be prepared to deal with a potential parking problem. President Learned-Ellis noted that the Police Chief expressed concerns, but the plan provides three on-site and three on-street parking spaces.

Mr. Steenkolk clarified that he is not opposed to the project or development in Toledo, but wanted to provide concerns.

Rebuttal by applicant: Mr. Robinson reported that, because there are no sidewalks on NW 6th Street, they will need to install sidewalks. Three parking spaces will be provided off of NW 6th Street. There are three on-street parking spaces adjacent to the lot (along the east side of NW A Street) and three on-street spaces on the west side of the street. There is a large public parking lot directly across A Street. He does not anticipate parking in the general area to be a problem. The units will be one-bedroom apartments and he expects there could be a couple living in the units with two vehicles. The four-plex building he constructed provided twelve parking spaces, but they were larger, two-bedroom units. He will charge market rents, as these are not considered low-income/HUD units.

Questions by Commission: CP Peterson responded to Commissioner questions, noting that the Commercial Zone requires a 25' front yard setback. This will be met from NW 6th Street. There are no minimum side and rear yard setbacks, but the owner provides a setback area for sidewalks and open area.

Deliberations: The public hearing was closed and the Commission entered into deliberations. Commissioners reviewed the proposed conditions of approval.

It was moved and seconded (Morris/Dyson) that based on the testimony received, the staff report, and the evidence and arguments before the Planning Commission at the public hearing on August 10, 2022, the Planning Commission finds that the request by John Robinson and Donna Robinson, (CU-1-22) complies with the criteria identified in Toledo Municipal Code 17.64.050. The Planning Commission hereby adopts the staff report as findings, as well as the proposed conditions of approval for CU-1-22, and allowing for the correction of typographical and grammatical errors. The **motion passed** unanimously, noting the absence of Neimann.

DECISION ITEM: EXTENSION TO THE DEADLINE DATE FOR THE MINOR PARTITION APPROVAL (FILE #MP-2-21MOD), REQUESTED BY THE CITY OF TOLEDO:

CP Peterson reported this is a late addition to the agenda. The conditional use/variance on this property was just extended last month. This minor partition application separates City-owned property on Sturdevant Road into two lots. The minor partition plat was filed with Lincoln County in July, before the deadline date. Staff checked on the status with the County Surveyor and learned that the plat went back to the private surveyor for additional work. The City was not notified of the delays. The plat was submitted before the deadline date, but the City is now asking for an extension to provide additional time to finalize the plat. It should only take 1-2 months to complete the survey work. Commissioners discussed the timeline, conditions of approval on the partition and conditional use permit/variance, and zone standards.

It was moved and seconded (Learned-Ellis/Mix) to extend the deadline date on application MP-2-21(mod) requested by the City of Toledo for one year. The **motion passed** unanimously, noting the absence of Neimann.

WORKSESSION: COMPREHENSIVE LAND USE PLAN UPDATE – CHAPTER 7 (NATURAL HAZARDS) AND SURVEY REVIEW:

CP Peterson noted that chapters are not being presented in order to provide some time and additional information to be included in future review. The Housing chapter will be presented to the Planning Commission at a future meeting. Project information and the draft chapters that have been reviewed will soon be uploaded to the City's website.

A draft update to Article 7 – Natural Hazards was presented, showing existing and proposed goals and policies. The update format follows the draft of the other chapters reviewed, with over-arching goals and general policies, then policies for each specific hazard. The draft removes the specific name and date of the maps since they are still listed in the development code. This allows the map to be updated without a Comp Plan amendment, just a development code amendment. Commissioners discuss temporary housing options during a disaster event and it was noted that an emergency resolution can be approved that sets a time frame. This level of detail does not have to be specified in the Comp Plan.

CP Peterson reviewed the new policies and revisions for the flood hazard, tsunami, geo-hazard, windstorm, wildfire, and drought sections. Based on Commission discussion, the following updates can be made to the draft chapter:

- Add language to the timing for Policy 12, emergency resolution.
- Buyout program language can be edited that "encourages" or "assists" in the program which softens the language. Additional language changes or discussion may be necessary

Commissioners discussed fire hazards and providing buffer zones, tree spacing, and tree maintenance.

CP Peterson reviewed the results of the Comp Plan survey. There were 84 responses. Several asked to be included on the list for updates. The final survey results will be presented at the next meeting.

STAFF COMMENTS:

CM Richter announced a vacancy on the City Council. Applications will be accepted through August 31st. She also noted that community members can run for the upcoming elections and August 15th is the deadline to file.

COMMISSIONER COMMENTS:

Commissioners thanked Commissioner Warfield for her submittal to the newsletter reviewing planning projects.

Commissioner Mix reported that the State provided a map for wildfire danger and noted that a lot of Lincoln County are in the low hazard area. The map will be re-vamped and updated soon.

There being no further business before the Commission, the meeting was adjourned at 8:15 pm.

Secretary

President

Article 8: Recreational Needs

The City of Toledo offers a variety of parks, trails, open spaces, and recreation opportunities that contribute to the high quality of life for community members. The City aims to continue meeting the recreation needs of a growing and changing population through careful planning. The city does not have a recent Parks Master Plan or similar document. The 2000 Toledo Capital Facilities Plan contains information regarding the future needs of the park system, and the 1993 City of Toledo Parks and Recreation Needs Assessment assessed and mapped parks. The city plans to develop a Parks Master Plan when funding is available.

Context

Toledo has an ideal location and is fortunate to have a diversity of recreational opportunities within the community and surrounding areas. The City of Toledo is currently in the process of upgrading Arcadia Park that will include a new bathroom, a new fence, lighting, refinished tennis courts, and Americans with Disabilities Act (ADA) accessible sidewalk ramps. Since the last Comprehensive Plan update in 2000 the city has completed several projects including, skate park, memorial field improvements, partnership with the disc golf course and the dog park. Other significant changes since 2000 include the city transferring the Public Pool to the Greater Toledo Pool District who now maintains the facility and program. In addition, to those parks and recreational opportunities provided by the City of Toledo, several other public and private entities maintain recreational facilities open to the public including Lincoln County, the Port of Toledo, the Lincoln County School District, the State of Oregon, and Georgia Pacific.

The Toledo Comprehensive Plan Survey asked, “What are your top priorities for recreation in Toledo?” The top answers were overwhelmingly Maintaining and Improving Existing Parks, Trails/Paths, and Youth Programs. In addition, multiple respondents included water activities under “other”. The goals and policies below have been updated to reflect the answers in the survey.

Recreation Facilities

Recreation facilities include a wide variety of indoor and outdoor sports and leisure facilities publicly owned and operated to promote health and well-being of the community. The City of Toledo maintains the Toledo Public Library and several parks (Figure XX). Recreation facilities in the area include baseball fields, softball fields, soccer fields, football fields, basketball courts, dog parks, picnic areas, boat ramps and docks, restrooms, trails, skate parks, tennis courts, bird watching platforms, bowling alleys, exercise course, playgrounds, public pool, disc golf course, museums and public art displays.

Park Classifications

MINI-PARK

These small parks focus on limited or isolated recreational needs. Mini-parks generally serve less than a quarter mile radius of residential areas. National Recreation and Park Association (NRPA) standards call for 0.25 to 0.5 acres of mini-parks per 1000 people.

NEIGHBORHOOD PARK

Neighborhood parks are the foundation of the parks and recreation system, as they provide accessible recreation and social opportunities to nearby residents. They generally contain facilities like basketball courts and softball diamonds, informal areas like open fields and playground equipment. They often contain open areas for picnicking and undeveloped natural areas. When developed to meet neighborhood recreation needs, school sites may serve as neighborhood parks. NRPA calls for one to two acres of these parks per 1000 people. The 0.22-acre Yaguina View Park, south of SE 18th Street, will be such a neighborhood park.

COMMUNITY PARK

These parks focus on serving community wide recreation needs and have facilities for organized sports, large group picnicking, and other events. Community parks often have large undeveloped natural areas served by trail systems. NRPA standards call for 5 to 10 acres of community parks per 1000 people. Community parks are the facilities that promote community identity, while also providing local park services to nearby residents. Community parks are desired because of their high capacity for use and multiple programs. City Parks including Memorial Field, Arcadia Park, and East Slope Park would qualify as a community parks.

URBAN SPACE

These parks are usually made up of land set aside for preserving drainage corridors, wetlands, or significant natural resource areas. They are open to the public.

LINEAR PARK

Linear parks offer opportunities for trail-oriented outdoor recreation along built or natural corridors, connect residences to major community destinations, and provide active and passive recreation facilities to meet neighborhood needs. This is especially important in areas not adequately served by traditional neighborhood parks. Linear Parks are becoming increasingly important for pedestrians, non-motorized travel and exercise. A trail system that connects the parks and school facilities throughout town might also be qualified as a linear park.

Add Park Image(s)

Figure XX – Toledo Existing Recreational Opportunities Map

Planning, Design, and Maintenance – Goal 1

Provide, ~~and~~ maintain and plan for a diversified system of safe and attractive parks, open spaces, recreation programs and facilities for the use and enjoyment by all of Toledo's citizens and visitors.

Planning Policies

Policy 1 Update Recreation Plans. Continue to revise and update recreation plans in response to changing conditions and emerging trends to ensure that the needs of a growing community and diverse population are met.

Policy 2 Capital Facilities Planning. Establish and adopt a parks and recreation capital facilities and program plan. Adopt standards for the location and designs of new and existing recreational areas as neighborhoods develop. When possible, identify and acquire park sites in advance of urban development to avoid future acquisition costs.

Policy 3 Educational Institution Coordination. Coordinate with school districts and other educational institutions in the acquisition, development, and maintenance of combined park and school sites wherever desired, feasible, and mutually agreeable to both parties.

Policy 4 Coordination with Other Agencies. As the City develops recreational facilities and programs, these developments will be coordinated with other recreational agencies (state, county, and school districts) to avoid duplication of effort.

Policy 5 New Development. Ensure that new construction such as subdivisions and planned unit developments allow for a suitable amount of open space and/or recreation facilities within City Limits.

Design and Maintenance Policies

Policy 6 Multi-purpose Parks and Facilities. Continue to provide and maintain a system of multi-purpose parks and facilities for people of all ages, mobilities, and income levels.

- a. Provide and maintain a mixture of mini, neighborhood, school, playfield, linear, and community parks to serve all of the areas of Toledo.
- b. Provide and maintain linkages and opportunities for Toledo residents to use the regional parks located in nearby communities.

Policy 7 Passive and Active Recreation. Provide opportunities for both passive and active recreation.

Policy 8 Utilizing Natural Assets. Protect and enhance the natural environmental qualities and values by incorporating into the community's recreational and open space plans the existing

natural resources such as, drainageways, rivers, woodland areas, wetlands, and other scenic and open space features.

Policy 9 Compatibility with Surrounding Land Uses. Locate, design and develop parks to be compatible with the surrounding land uses. Ensure that access, parking, lighting, landscape designs, and use schedules consider the specific location and characteristics of the neighborhoods adjacent to the parks.

Policy 10 Integrated Park System. Provide an integrated system of parks which are designed, located and managed to encourage the maximum use of the facilities and choices for Toledo's residents.

- a. Provide for and maintain a wide variety of activities in the Toledo parks including but not limited to: ballfields, tennis courts, basketball courts, play yards and equipment, skateboarding and rollerskating/blading, picnicking, hiking, and casual sports.
- b. Provide parks which feature the water resources and natural areas for picnicking, boating and fishing opportunities for Toledo's residents and visitors.
- c. Incorporate design features, such as gazebos, sheds, and covers, to allow parks to be used year-round.
- d. Park facilities shall be designed, maintained, and operated to ensure public safety.

Policy 11 Construct Recreation to City Standards. Require that recreation opportunities are constructed to current City standards.

Policy 12 Maintenance. Encourage the improvement of existing park and recreation facilities in Toledo through equipment replacement, maintenance, landscaping, access improvements, visibility and safety measures, and expansion.

Promote Parks and Recreation Programs – Goal 2

Promote the parks and recreation programs as cornerstones of Toledo's attractiveness as a place to visit, live and conduct business.

Policy 1 Promote Youth Programs. Support and promote Youth Programs in the Toledo area that provide safe spaces for youth to learn and play.

Policy 2 Public Library. Continue to maintain and support the Public Library and Library Programs. The library serves as an essential service to the community.

Policy 3 History Program/Project. Create and maintain a program/project to feature Toledo's history and historic structures and artifacts.

Policy 4 Leisure Opportunities. Promote/provide a variety of public and private recreation and leisure opportunities for Toledo's citizens.

Policy 5 Private Recreation Events. Encourage the location of privately sponsored recreational activities and events within Toledo such as bowling alleys, theaters, festivals and other events.

Policy 6 Large Community Event Space. Develop and maintain at least one area to be used for large community events and festivals. This area should be a multi-purpose area capable of being used seasonally for non-festival events.

Policy 7 Promote and Support the Public Pool. Continue to promote and support the public pool programs and events.

~~Provide continued recreational opportunities such as the public pool and the associated services at the pool and library complex. [Deleted See above]~~

Policy 8 Cultural Events. Promote, support and enhance cultural events within Toledo such as the art walks, art shows and recreational programs for visual and performing arts and crafts activities.

Connectivity – Goal 3

Create a citywide network of safe, interconnected recreation opportunities.

Policy 1 Active Transportation Network. Provide linear parks and connections which incorporate hiking, jogging, walking, roller blading and bicycle trails or provide buffers between incompatible land uses. Pursue the expansion of greenways, trails, and waterway recreation through and around the city to serve both as recreation resources and viable transportation alternatives.

Policy 2 Waterfront Parks, Waterway Recreation, and Public Access. Identify, develop and maintain Toledo's waterfront parks and public access areas as a major recreational focus through the development of walkways/bicycle paths, boat launching and moorage facilities, nature trails, and day use opportunities along Olalla Slough, Depot Slough, and Yaquina River areas. As new development, redevelopment, or other opportunities occur, pursue the creation of public access easements.

Policy 3 School Facilities. Wherever possible, locate and/or use school facilities and parks for the most effective and efficient joint use of the recreational opportunities they present. School grounds and playfields should be readily available to the public during non-school hours.

Policy 4 Public Safety and Emergency Access. Incorporate public safety and emergency access measures in the planning, design, and management of greenways, open space, and trails.

Funding – Goal 4

Facilitate funding for land acquisition, recreation development, operations, and maintenance.

Policy 1 Grants. Pursue grant opportunities to support recreation projects.

Policy 2 Creative Funding Strategies. Pursue creative and flexible funding strategies for the operations and maintenance of existing and new recreation resources.

Policy 3 Funding Methodologies. Adopt additional funding methodologies, as needed for new development and redevelopment to adequately fund the expansion of recreation opportunities.

Policy 4 Development Contributions. Pursue proportional contributions from new development and redevelopment for the expansion of public recreation opportunities.



Comprehensive Plan – Survey Responses Summary

Introduction

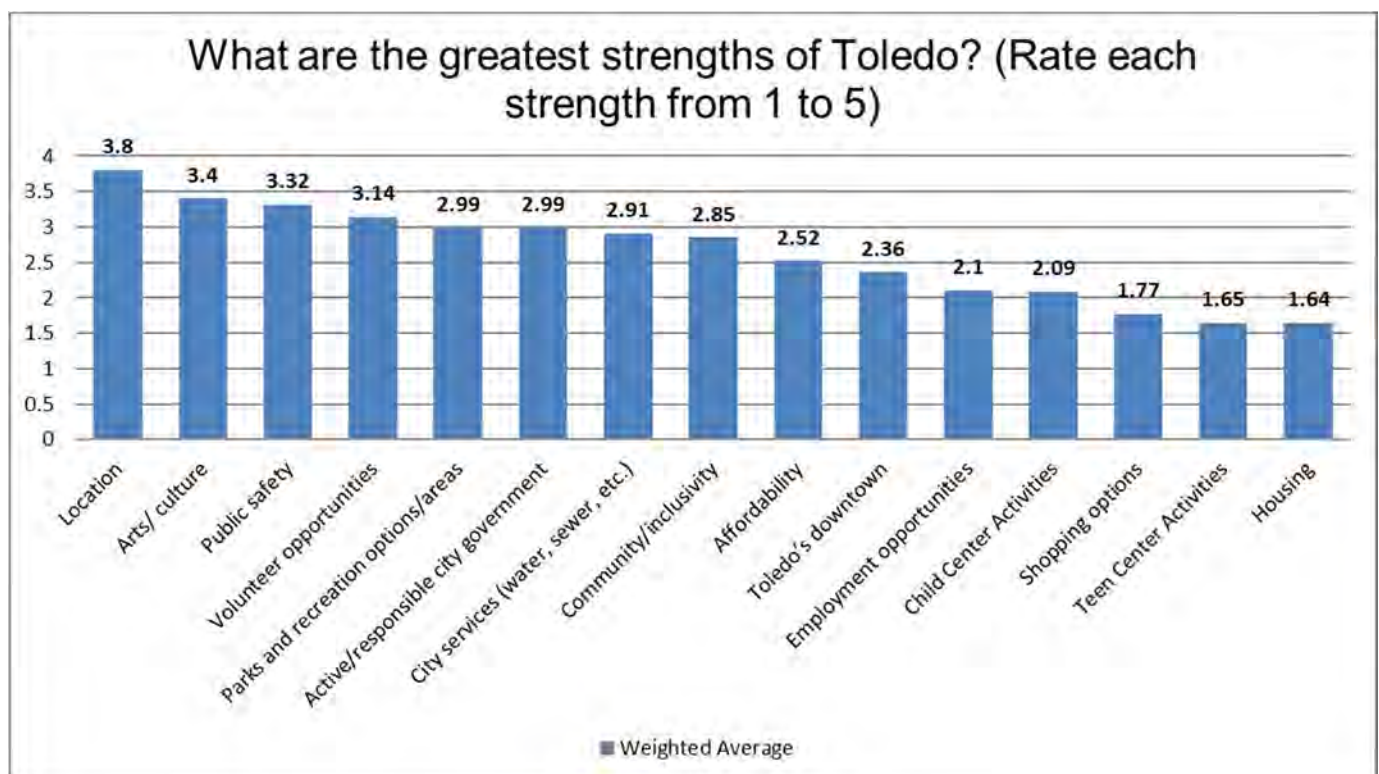
The City of Toledo Planning Department conducted a community outreach survey for the Comprehensive Plan Update from Mid-June 2022- August 5th 2022. The Planning Commission and City Council approved the Comprehensive Plan Survey. 84 people completed the questionnaire, either using the online survey tool or by submitting written versions. The city included the survey in the monthly newsletter, posted on Facebook, attended events including Arts Oysters and Brews and National Night Out, and had the survey available at multiple locations. The survey was available in English and Spanish, although no Spanish versions were completed.

The following report provides tabulation of the questionnaire responses in the tables that follow. Documentation of written comments is included at the end of the report. The survey results will be a valuable tool for staff as we move forward with recommendations for the Comprehensive Plan.

Question 1: What are the greatest strengths of Toledo? (Rate each Strength from 1 to 5)

Top Three: Location, Arts and Culture, and Public Safety

Lowest Three: Teen Center Activities, Housing, and Shopping opportunities

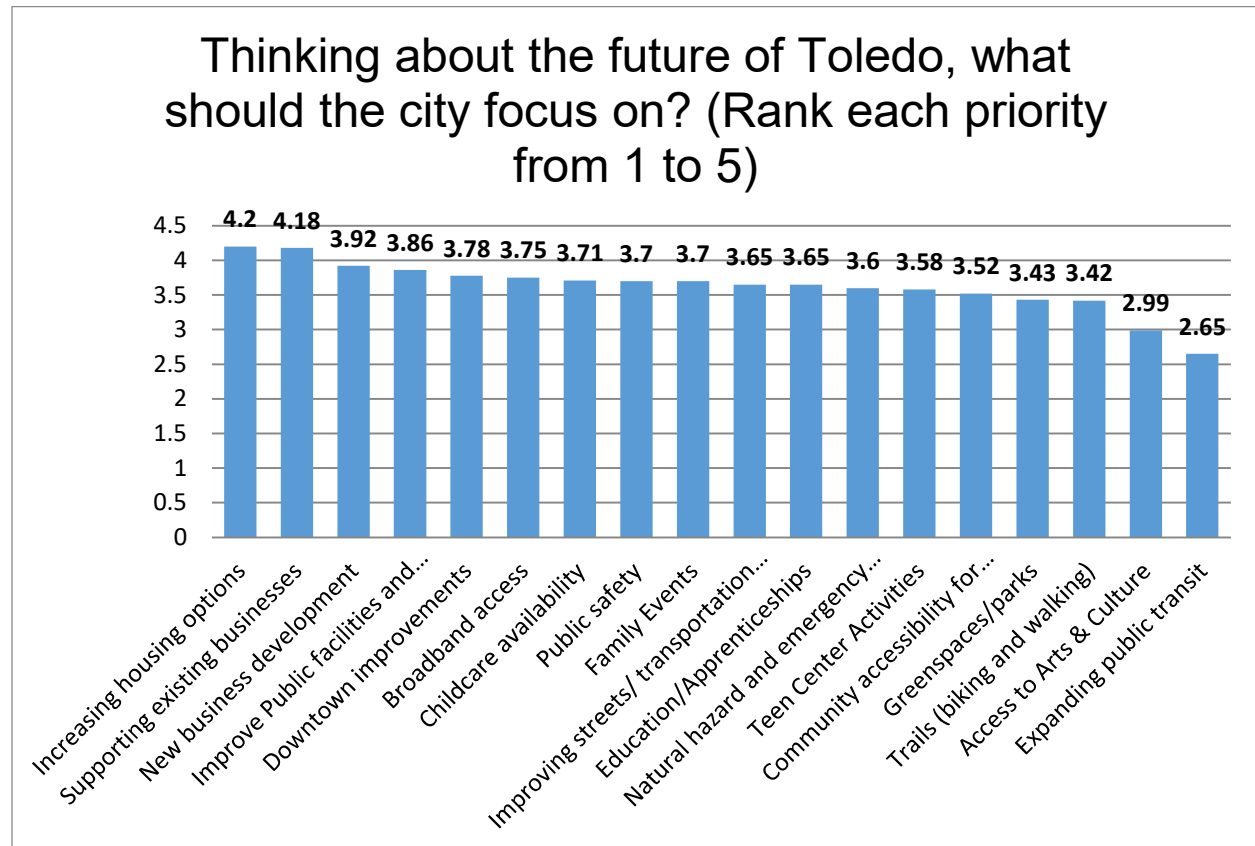




Question 2: Thinking about the future of Toledo, what should the city focus on? (Rate each priority from 1 to 5)

Top Three: Increasing Housing options, Supporting existing businesses, and New Business Development

Lowest Three: Expanding public transit, Access to Arts & culture, and Trails.



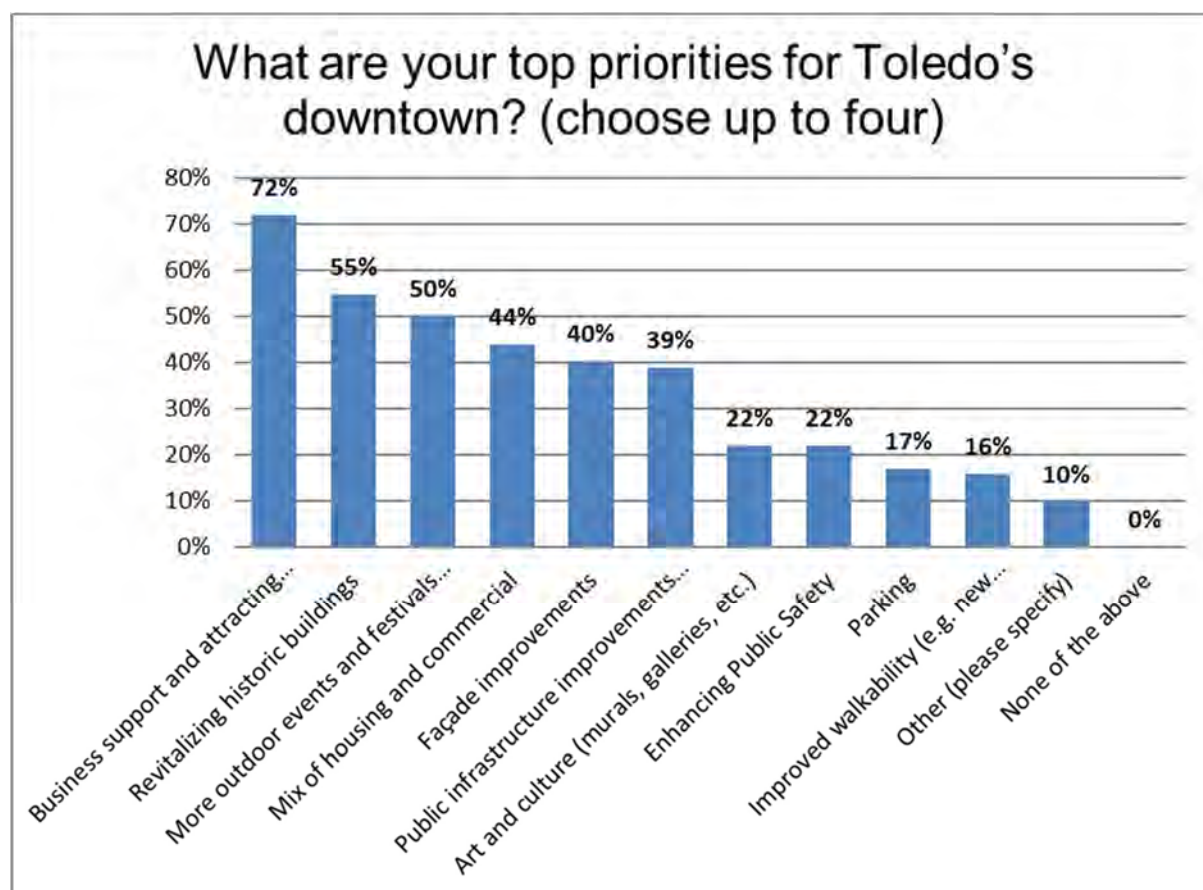


Question 3: What are your top priorities for Toledo's downtown? (choose up to four)

Top Three: Business support and attracting businesses, Revitalizing Historic buildings, and more outdoor events and festivals.

Lowest Three: Improved walkability, parking, and enhancing public safety/ Arts and Culture (tied)

Other Responses included drug reduction (x2), need to identify demand – challenge with Newport proximity and Amazon, Vibrant/attractive/tourist destination, Community building for events (birthdays, retirement parties, etc.), Destination hotel and good restaurants to attract outside visitors, putting utilities underground, and promoting economic development and filling storefronts with businesses.



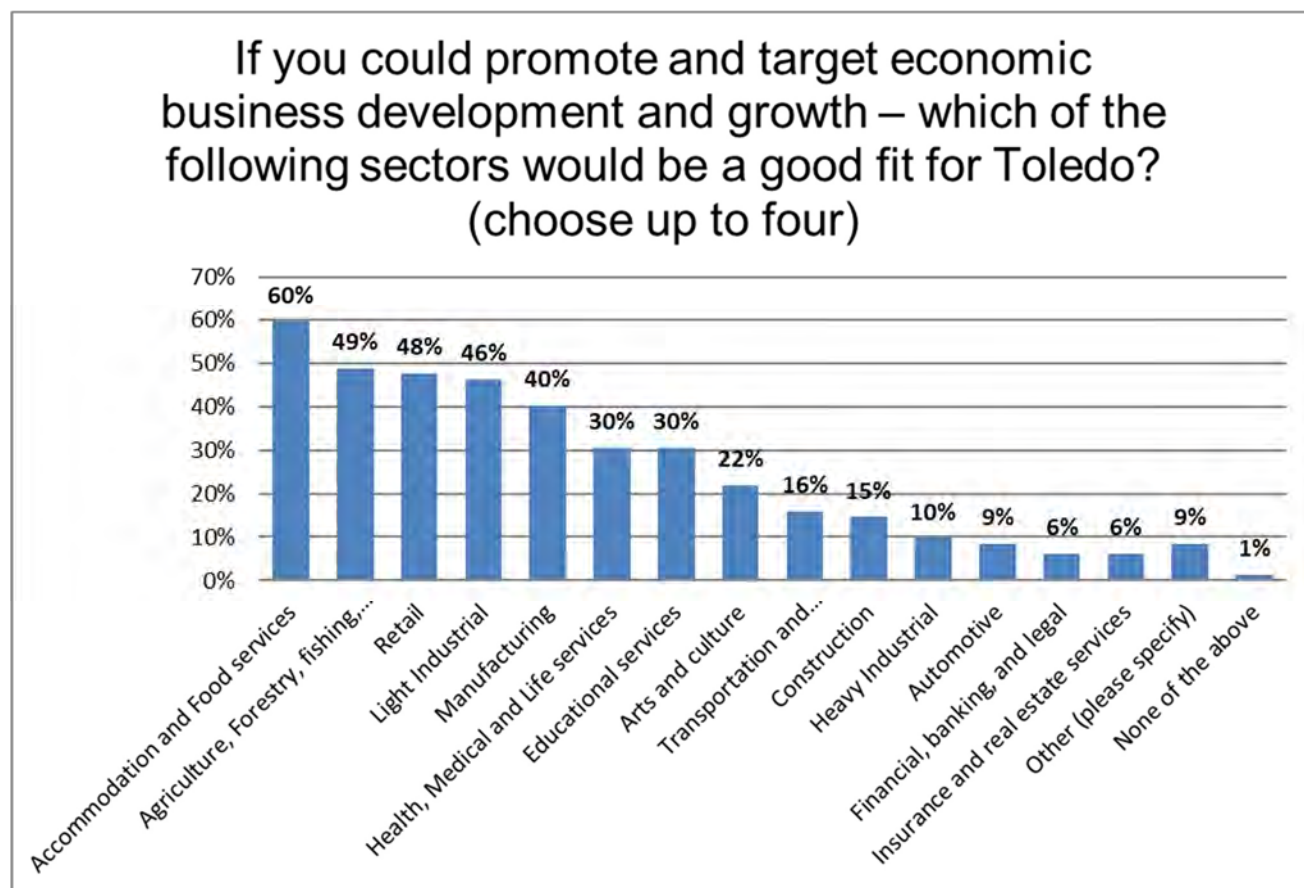


Question 4: If you could promote and target economic business development and growth – which of the following sectors would be a good fit for Toledo? (choose up to four)

Top Three: Accommodation and food services, Agriculture, forestry, fishing, hunting and agri-tourism, Retail.

Bottom Three: Insurance and real estate services, Financial, banking, and legal, Automotive

Other responses included entertainment, e-commerce to revitalize businesses, Remote work (need to improve internet infrastructure), Wedding or event venue, small retail businesses including outdoor related businesses, and conservative family value businesses.



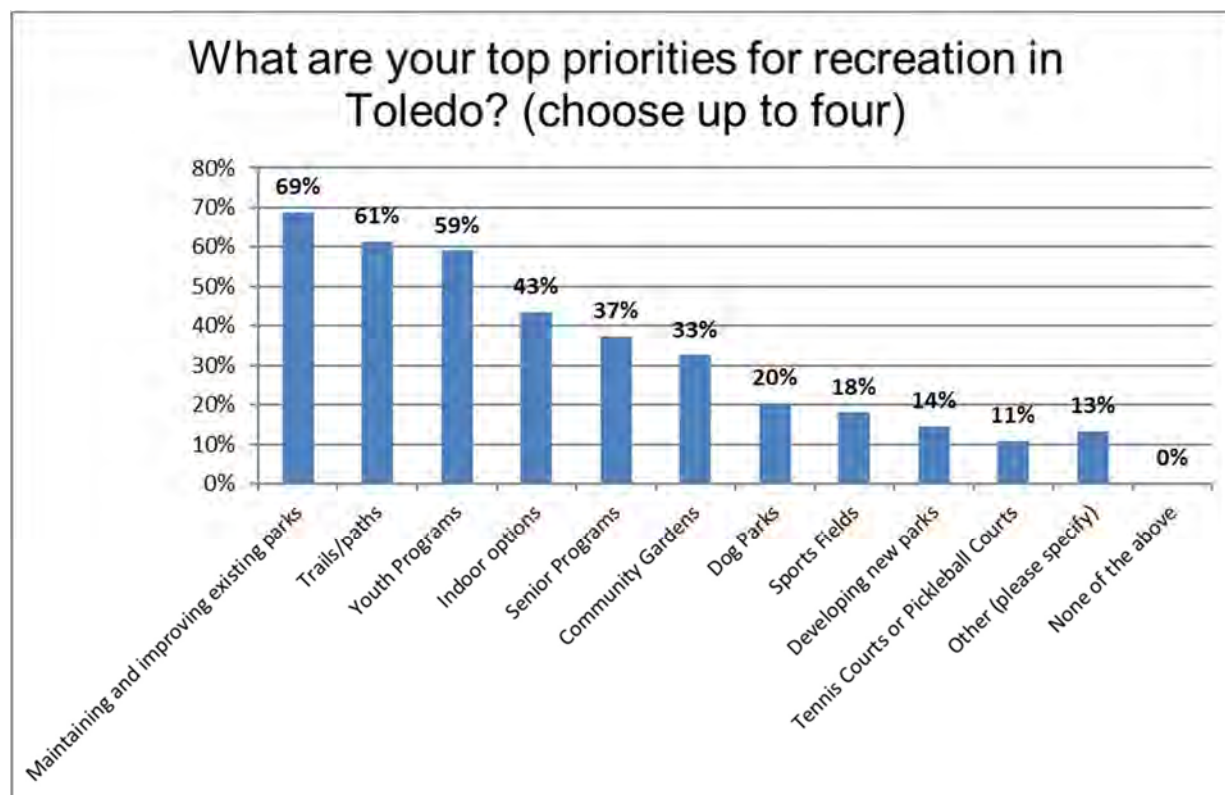


Question 5: What are your top priorities for recreation in Toledo? (choose up to four)

Top Three: Maintaining and improving existing parks, Trails and Paths, and youth programs

Lowest Three: Tennis courts or pickleball courts, developing new parks, and Sports Fields

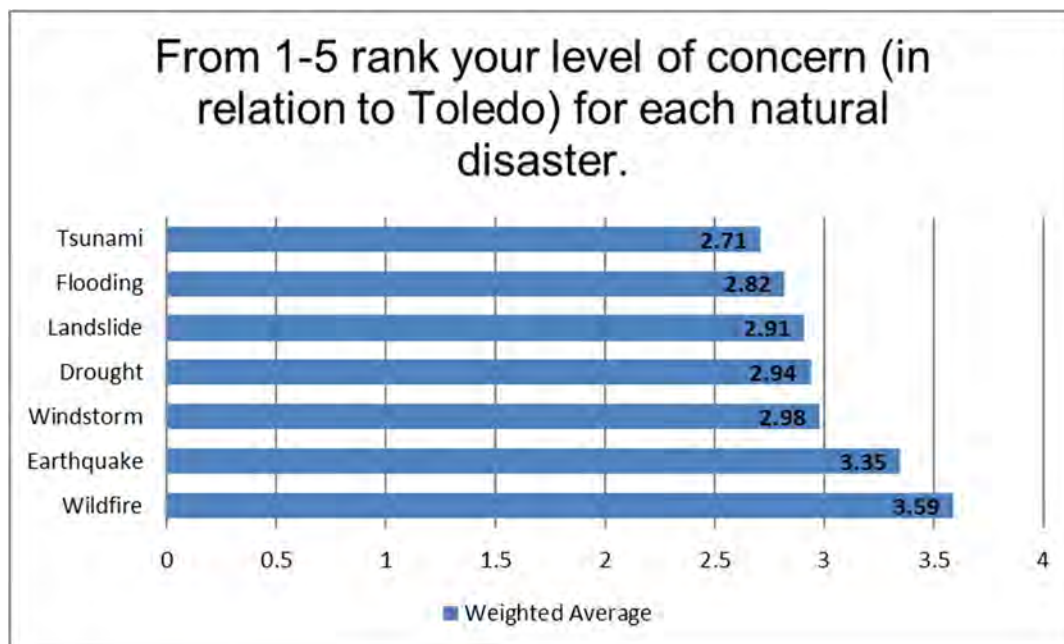
Other responses included sidewalks – outdoor walking (x2), water activities (x4) (boat launches, sailing, boating), Paved area for roller skating, highlight the biggest trees in Toledo, pickleball courts and a tournament, bicycle trails, and fitness center with an indoor track and free weights.





Question 6: From 1-5 rank your level of concern (in relation to Toledo) for each natural disaster.

Ranking from most concerned to least: Wildfire, earthquake, Windstorm, drought, landslide, flooding, tsunami.





Question 7: For each question select a city.

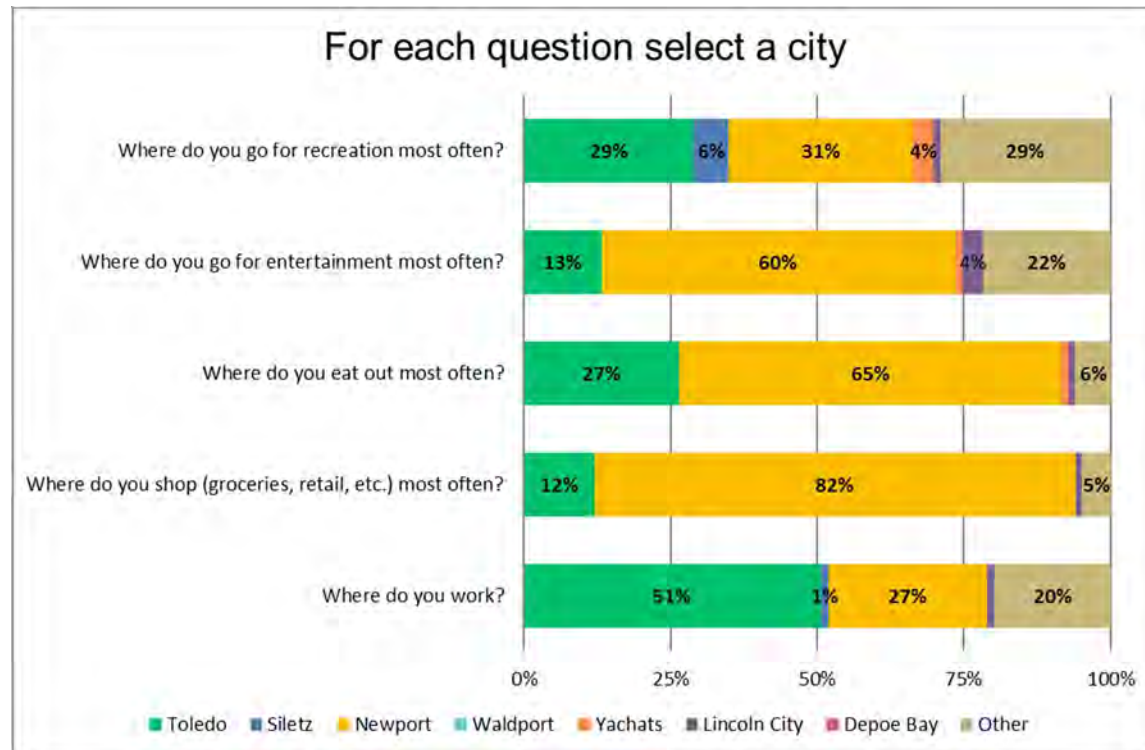
Most respondents worked in Toledo (51%) and second was Newport (27%)

Most respondents shopped in Newport (82%) and second was Toledo (12%)

Most respondents ate out in Newport (65%) and Toledo was second (27%)

Most respondents went to Newport for entertainment (62%) and Other was second (22%)

Most respondents went to Newport for recreation (31%) and Toledo was a close second (29%)



Question 8: Describe your favorite thing about Toledo in one word

Favorite things that appeared at least three times. Larger Font means it appeared more often.

Small Home Small town friendliness
Community Quiet location Toledo
Friendly

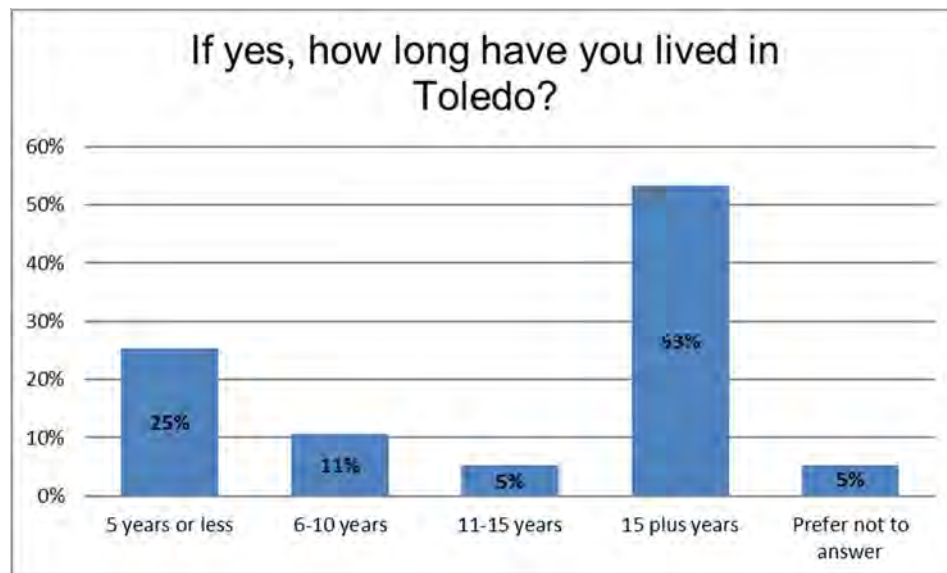


Demographic Questions

The demographic questions were developed to provide a general overview of the respondents that completed the survey.

Question 9: Do you live in Toledo? 82% of respondents lived in Toledo

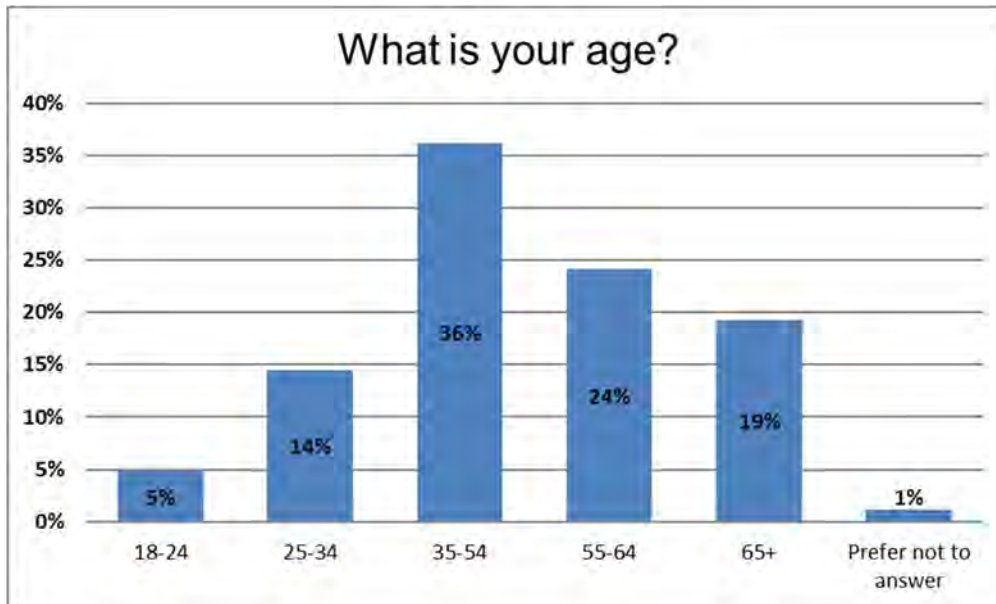
Question 10: If yes, how long have you lived in Toledo? Most respondents lived in Toledo 15 plus years (53%). Note that nonresidents skipped this question.



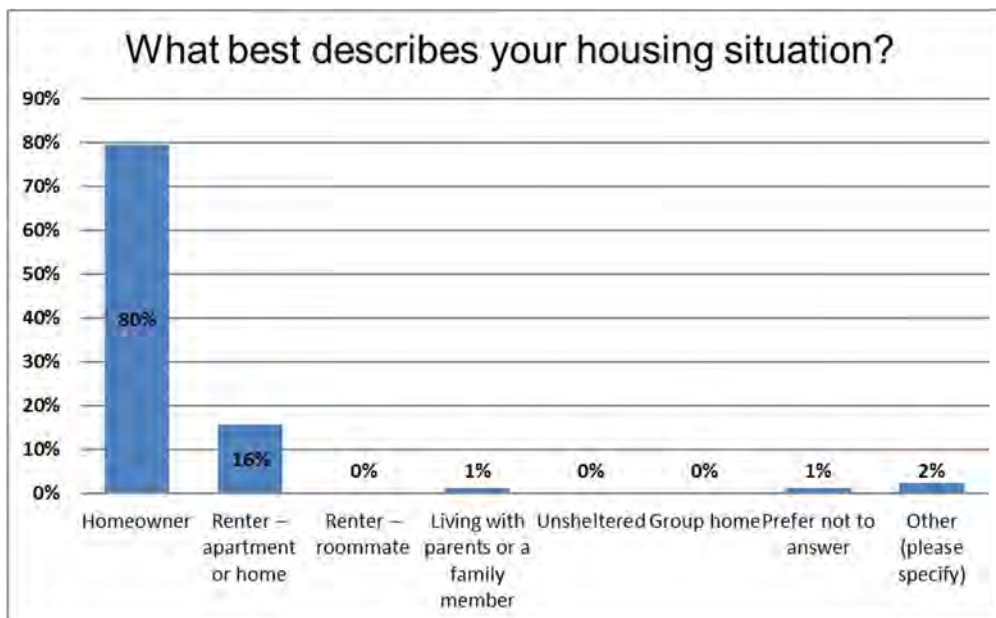
Question 11: Are you a full-time resident of Toledo (live in Toledo more than 10 months a year)? Most respondents were full time residents (91%). Note that nonresidents skipped this question.

Question 12: Do you own a business in Toledo? 16% of respondents owned a business in Toledo, 82% did not own a business in Toledo, and 2% preferred not to answer.

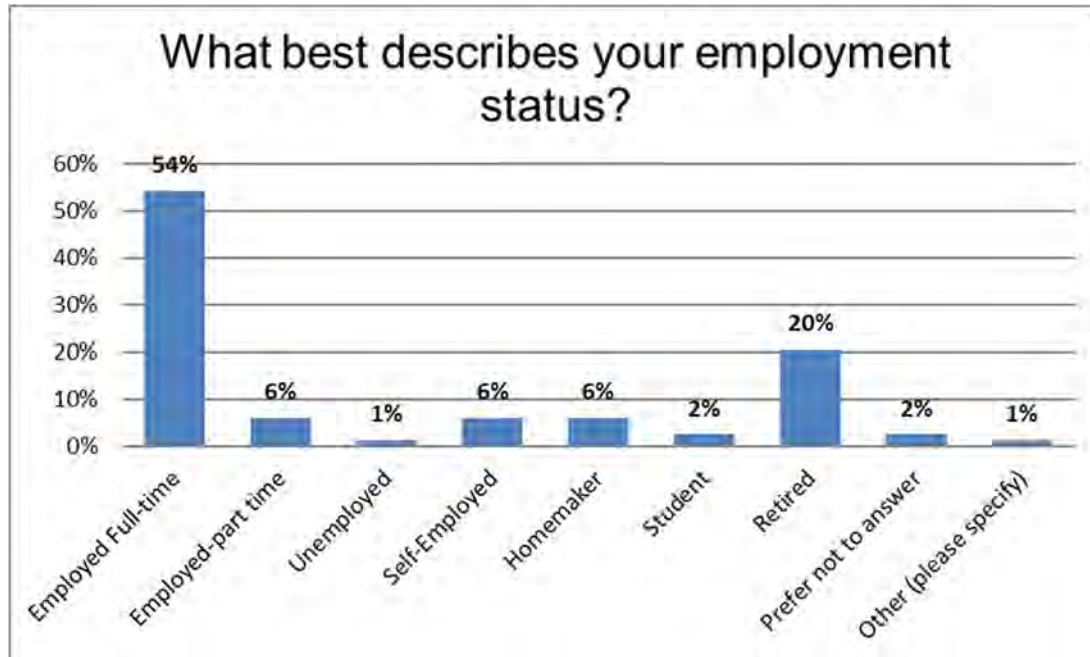
Question 13: What is your age?



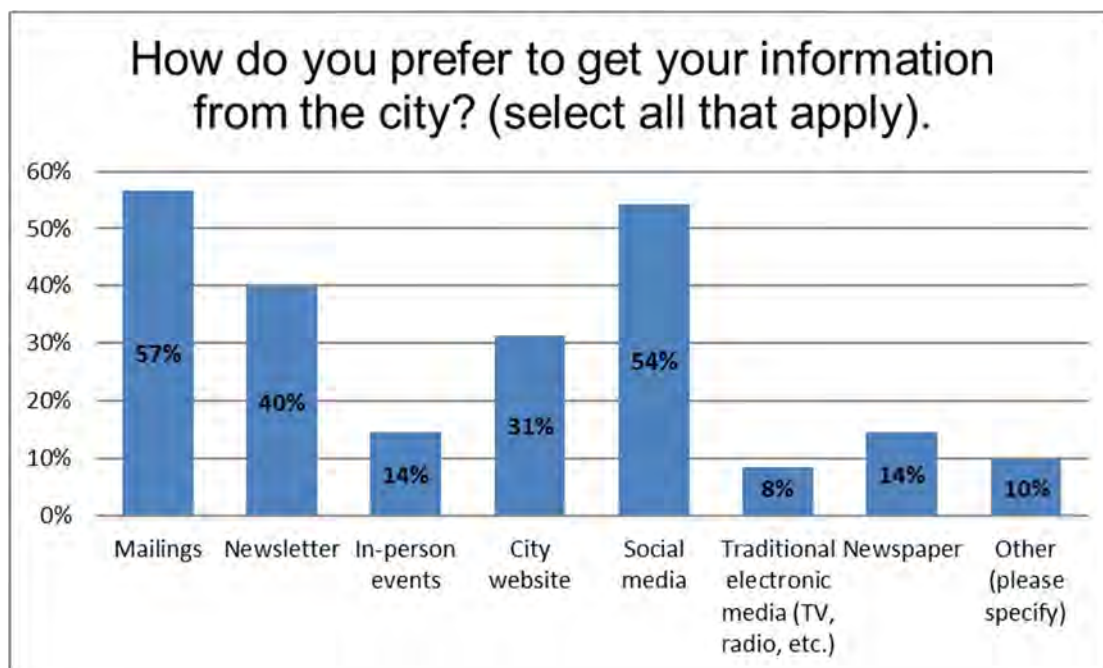
Question 14: What Best describes your housing situation? 80% of respondents were homeowners, 16% of respondents were renters. Other responses included living in run down apartment and landlord.



Question 15: What best describes your employment status? 54% of respondents were employed full time, 20% of respondents were retired, 6% of respondents were employed part time, 6% of respondents were self-employed, and 6% of respondents were homemakers. The other response stated that they were currently unemployed and looking for a job.



Question 16: How do you prefer to get your information from the city? Most preferred mailings (57%), second was social media (54%) and third was the newsletter (40%). Other responses included email (x6), Facebook, and all of the above.





Question 17: Anything else to add. Summarized Comments. Some comments were split if they touched on multiple topics. The number in parenthesis means the comment was provided by the same respondent.

Housing

- Toledo NEEDS more housing. The lack of availability has caused the prices of what is available to be unaffordable to many people who call Toledo home.
- Toledo HAS to become welcoming to building more homes. Facebook constantly has people looking for a place to live and most specify Toledo as their preferred location. Expanding the land available (and the water/sewer capacity) for new housing and working with contractors to build in Toledo can only help the city and its businesses to grow and thrive.
- I lived in Toledo and worked in Toledo for over 30 years. The biggest need I see is affordable housing (1)
- As a contractor/developer currently building multi-family rental housing in Toledo there is a shortage of buildable land. Not sure what the answer is, but it is key to getting more housing built. Also, there are vacant houses in Toledo that could provide housing but due to lack of action by owners they sit empty and become run down. Maybe an ordinance or fine to prohibit them from sitting empty. I'm happy to help by buying them and rehabbing but owners refuse to sell.
- And get the lots that they access developed and ready for single family homes or duplexes or apartments. People are out of places to live. (2)

Public Facilities

- Improved water delivery system. (1)
- It would be nice to get some undeveloped city streets actually built (2)
- Develop a waste to energy facility near the mill, and a biogas recovery system for municipal wastewater treatment.
- Would like to us support a high-speed rail system in the region. Would like to see sidewalk from DQ to Bowling Alley.
- A sidewalk from the Dairy Queen area to the bowling alley area is needed so people can walk between those areas safely. It's very dangerous to walk between those two areas.
- Fix the sewage system. I have spent thousands of dollars in plumbing bills for clogs that have started outside of our property due to old/failing infrastructure. Fix it please!
- Close the pool. It is a money pit. I'm personally tired of paying taxes on it. Use that money to repair/replace sewer lines.
- PLEASE put speed bumps on some of our residential streets. Gaither Way is a 15mph street and some people drive 35 and we have children and pets who are at risk with that.
- Fix ALL potholes and keep on having events downtown to promote tourism.
- Toledo seriously needs to take consider the absolutely awful sewer lines in the SE 18th and Laurel St/Kauri/Donelle areas. I have paid thousands in plumber bills in the past 4 years of home ownership because they are so bad. Every time the line is blocked way out into the street, and I'm not the only one with this issue. Down the block a house can't even flush toilet paper because the sewer line is so bad. This has been an issue for many years and it needs addressed. I'm sick of paying out of pocket for it, it's an absolute burden living in my house because of this. They have never been updated making them



well over 50 years old. The sewer line needs fixed, especially is the cost for water and sewer continues to rise.

- More things inside city parks to play on
- Bike Paths Corvallis Oregon Style
- Safe routes for school.

Main Street and Community Events

- The city needs more volunteers
- Too much unfulfilled potential. Main Street could be adorable, but it isn't. Clean and paint the building fronts! And not purple and yellow. Color coordinate to a unifying color palette or scheme!
- The downtown area needs to be revitalize. The buildings need to be fixed or torn down and rebuilt.
- Notice of shut down of Main Street. When events happen how much disabled parking is taken away and people who can't walk being told to park somewhere else and deal with it. Also the effect it takes on business that are unaware and able to accommodate their guest.
- We should try to invite more local small business to take up shop in Main Street rather than just allowing people to live where shops would be
- We bought our home in Toledo in 2018, I have to say that I absolutely love the abundance and variety of events held here. There is always something happening in town, nearly every weekend. Especially in the summer. Sometimes there is an event I am not interested in, but I understand how it is fun to others. I enjoy knowing folks from Lincoln County and others interested in an event may travel to Toledo to participate in one of these events. I also hate how run down main street is. I think there is some great opportunity for businesses if the building were fixed up and the right business was located there. The baskets are my favorite part of driving through it! I would just like to see main street as a booming business area. (3)

Businesses and Tax Base

- Need to create a larger tax base to support and sustain government services
- Would like more variety in businesses. Really miss closing of Mike's.
- Bring in industry, box stores, etc. We have flat land by the water.
- I think that business development (bringing outside \$\$ into Toledo) is very important, and helping businesses do that so that the economic vitality of Toledo is improved, is essential

Teen and Youth Activities

- Definitely need more things for teens to keep them busy.
- We really need an indoor recreation center for our kids
- I would like to see some weekly summer youth challenges. Even a youth day camp with daily activities like field day, fishing at Ollala, crafts and scavenger hunts. It would be a great thing to look forward to for some. (3)



Police

- Maybe look into a better law enforcement team, not just rookies and not just cops that focus on dui and drug busts but keep the streets and community safe, play areas safe from needles and other drug paraphernalia.
- We really need to crack down on burglary and other related crimes.

Multiple Topics

- Focus on the livability of Toledo. We do not need to attract a large employer. We need more affordable housing options for all income levels. Update our existing parks, put in bike and walking paths around the perimeter of the TIP property and other areas around town. Continue to provide support to existing businesses and encourage and assist with the development of new business on Mainstreet. Go hard, I mean hard, on those property owners on Mainstreet and around town who chose to leave their property and buildings in various stages of hazardous repair. Do not allow them to just walk away from the mess and leave it for all to see. Unkept and dangerous buildings must be addressed swiftly and with consequences. The hotel and old Western Auto are two examples of buildings that have been allowed to desecrate our Mainstreet for too long. The hotel needs to be painted and cleaned up and if it takes the community to do it, we will. I would encourage apprentice programs in coordination with the schools and college. Training and keeping our youth engaged in learning a trade is essential to the survival of small towns. If there are any lots available in the TIP property I would build units to house spaces to teach plumbing, electrical, welding, automotive, etc. courses. Public safety is important, but I think too much of the budget goes towards both of these. I would like to see a more equal distribution between other departments and more focus and funds put towards housing needs, parks, bike paths, and the like to attract new citizens.

Miscellaneous

- Bring back the history and pride in your lumber-based community. The new artwork tells zero story about the town. You're better off painting over it.
- You can't expect people to come to you. You have to approach people on a personal level to get their interaction.
- We don't eat out, we don't go to entertainment, etc. Your suggested answers to the questions did not provide that answer. Your questionnaire is flawed.
- Just to get the all class reunions started up again.
- Toledo is amazing! I moved here a year ago and I have loved every second living here!
- Start over. If I had a place to live it would not be here.
- Some sort of mitigation/elimination of smell from plant so that outdoor activities are more enjoyable there. great mayor & ppl in Toledo
- Toledo is a bedroom community to Newport. I don't see that changing anytime soon. And that's Ok. Figure out how to leverage this. Rather than focusing money and effort on downtown, reimagine how to strengthen neighborhoods. Our main strength is community. That should be the focus.
- I love Toledo. I foresee our town growing over the next decade, we need to be able to accommodate with more job options and housing...Let it Grow
- We need more space for the community to use ie. a community building we can rent for events and activities for our youth to keep them in positive and healthy activities



- Keep Toledo friendly!
- Until the mill cleans up its act, nobody will want to come here

Question 18: Contact Information. 33 Respondents provided an email. The emails will remain private. Those who provided an email will receive updates about the Comprehensive Plan process.

Attachments

1. Full Comprehensive Plan Survey Questions

Intro: The comprehensive plan is a long-range planning document that every Oregon city and county adopts. The City of Toledo is starting a community-wide effort to update the comprehensive plan. The comprehensive plan helps manage expected population and employment growth through a set of goals and policies that align with the community's vision. The current comprehensive plan, The 2020 Vision for Toledo, was adopted on April 4, 2001, and needs to be updated to incorporate the current vision and goals for the City of Toledo. As the community's blueprint for the future, the comprehensive plan is the City's leading policy document on growth, development and public investment over the next 20 years. Community participation in this effort will be essential to ensure the updated comprehensive plan reflects the vision and goals of the community.

Mark your calendars for June 22nd at 6pm. The city will be hosting a joint Planning Commission and City Council work session/ community town hall event.

General Questions

- [illegible]

2. Thinking about the future of Toledo, what should the city focus on? (Rank each priority from 1 to 5)

	1 (Not a priority)	2 (Low priority)	3 (Medium priority)	4 (High priority)	5 (Essential)	N/A
Public Safety	☐	☐	☐	☐	☐	☐
Improving streets/ transportation infrastructure	☐	☐	☐	☐	☐	☐
Expanding public transit	☐	☐	☐	☐	☐	☐
New Business Development	☐	☐	☐	☐	☐	☐
Supporting existing businesses	☐	☐	☐	☐	☐	☐
Trails (biking and walking)	☐	☐	☐	☐	☐	☐
Greenspaces/ parks	☐	☐	☐	☐	☐	☐
Community accessibility for people with disabilities (ADA)	☐	☐	☐	☐	☐	☐
Access to arts/culture	☐	☐	☐	☐	☐	☐
Improve public facilities and services (sewer, water, etc.)	☐	☐	☐	☐	☐	☐
Increasing housing options	☐	☐	☐	☐	☐	☐
Downtown improvements	☐	☐	☐	☐	☐	☐
Natural Hazard and emergency preparedness	☐	☐	☐	☐	☐	☐
Education/ Apprenticeships	☐	☐	☐	☐	☐	☐
Childcare availability	☐	☐	☐	☐	☐	☐
Broadband access	☐	☐	☐	☐	☐	☐
Teen Center Activities	☐	☐	☐	☐	☐	☐
Family Events	☐	☐	☐	☐	☐	☐

3. What are your top priorities for Toledo's downtown? (**choose up to four**)

- ☐ Mix of housing and commercial
- ☐ Improved walkability (new sidewalks, wider sidewalks, etc.)
- ☐ Business support and attracting businesses
- ☐ Façade improvements
- ☐ Pubic infrastructure (streets, sidewalks, water lines, sewer lines, etc.)
- ☐ More outdoor events and festivals (street fairs, Toledo Art, Oysters and Brews, etc.)
- ☐ Revitalizing historic buildings
- ☐ Art and culture (murals, galleries, etc.)
- ☐ Enhancing Public Safety
- ☐ Parking
- ☐ Other (Please Specify) _____

- ☐ Transportation and wholesale/warehousing
- ☐ Agriculture, Forestry, fishing, hunting, and Agri-tourism
- ☐ Construction
- ☐ Accommodation and food services
- ☐ Financial, banking and legal
- ☐ Insurance and real estate services
- ☐ Retail
- ☐ Light industrial
- ☐ Heavy industrial
- ☐ Manufacturing
- ☐ Health, medical, and life services
- ☐ Automotive
- ☐ Educational services
- ☐ Arts and culture
- ☐ Other (Please Specify) _____
- ☐ None of the above

- ☐ Trails/paths
- ☐ Maintaining and improving existing parks
- ☐ Developing new parks
- ☐ Community gardens
- ☐ Dog parks
- ☐ Tennis courts or pickleball courts
- ☐ Sports fields
- ☐ Indoor options
- ☐ Youth programs
- ☐ Senior programs
- ☐ Other (Please Specify) _____
- ☐ None of the above

- [illegible]

7. For each question select a city

	Toledo	Siletz	Newport	Waldport	Yachats	Lincoln City	Other
Where do you work?	☐	☐	☐	☐	☐	☐	☐
Where do you shop (groceries, retail, etc.) most often?	☐	☐	☐	☐	☐	☐	☐
Where do you eat out most often?	☐	☐	☐	☐	☐	☐	☐
Where do you go for entertainment most often?	☐	☐	☐	☐	☐	☐	☐
Where do you go for recreation most often?	☐	☐	☐	☐	☐	☐	☐

8. Describe your favorite thing about the City of Toledo in one word. _____

Demographic Questions (About you)

9. Do you live in Toledo (inside city limits or the urban growth boundary)?

☐ Yes ☐ No ☐ Prefer not to answer

10. If yes, how long have you lived in Toledo?

☐ 5 years or less
☐ 6-10 years
☐ 11-15 years
☐ 15 plus years
☐ Prefer not to answer

11. If yes to Question 9, Are you a full time resident of Toledo (live in Toledo more than 10 months a year)?

☐ Yes ☐ No ☐ Prefer not to answer

12. Do you own a business in Toledo?

☐ Yes ☐ No ☐ Prefer not to answer

13. What is your age? ☐ 18- 24 ☐ 25-34 ☐ 35-54 ☐ 55-64 ☐ 65+ ☐ Prefer not to answer

14. What best describes your housing situation?

☐ Homeowner
☐ Renter – apartment or home
☐ Renter - roommate
☐ Living with parents or a family member
☐ Unsheltered
☐ Group home
☐ Prefer not to answer
☐ Other (please specify) _____

15. What best describes your employment status?

- ☐ Employed Full-time
- ☐ Employed Part-time
- ☐ Unemployed
- ☐ Self-employed
- ☐ Homemaker
- ☐ Student
- ☐ Retired
- ☐ Prefer not to answer
- ☐ Other (please specify) _____

Communication

16. How do you prefer to get your information from the city? (select all that apply).

- ☐ Mailings
- ☐ Newsletter
- ☐ In-person events
- ☐ City website
- ☐ Social media
- ☐ Traditional electronic media (TV, radio, etc.)
- ☐ Newspaper
- ☐ Other (Please Specify) _____

Open ended

17. Is there anything else you would like to share to assist with the development of the Toledo Comprehensive Plan?

Contact Information

18. If you would like to receive email updates about the comprehensive plan update please provide your contact information. Individual survey responses will remain confidential.

Name _____

City/town _____

Email Address _____

Demographic data will be used to ensure survey responses are representative of the Toledo community. Please respond to the questions above if you feel comfortable doing so. Individual data will be kept confidential and only shared with staff conducting the survey.

If you have any questions or would like additional information contact the planning department via email at planning@cityoftoledo.org or by phone at **541-336-2247**.

Please return completed survey to City Hall: 206 N. Main St.