

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: Ricky Dyson, Brian Lundgren, and Ruthanne Morris. Excused were Jonathan Mix, Cora Warfield, and Terri Neimann.

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

VISITORS: None

APPROVAL OF THE AUGUST 10, 2022, MINUTES:

A correction was noted on Page 2, Paragraph 2, to change "contentious" to "conscientious". It was moved and seconded (Dyson/Morris) to approve the August 10, 2022, minutes as circulated and corrected by the Planning Commission. The **motion passed** unanimously, noting the absence of Mix, Warfield, and Neimann.

WORKSESSION: COMPREHENSIVE LAND USE PLAN UPDATE – CHAPTER 8 (RECREATION) AND SURVEY REVIEW:

CP Peterson provided detailed information on the citizen survey results. Commissioners discussed the survey project and responses, as highlighted below:

- There were 84 surveys submitted, mostly online with seven paper copies returned.
- There could be improvements and upgrades for broadband internet services. There are grants and programs available to improve the service.
- Boardwalk and pathway extensions were encouraged.
- The top survey responses can be worked into each relevant Comp Plan chapter to show the highest priorities.
- Delays in reviewing/issuing building permits have been experienced County-wide. Hopefully, this will improve, but it is a topic for the upcoming Toledo City Council/Lincoln County Board of Commissioners joint worksession.
- Survey results and the Comp Plan updates will be added to the City's website. Respondents who asked for additional information will be updated throughout the project.
- The City has several infrastructure projects budgeted and scheduled this year. Most projects are included in the relevant master plans. Comments submitted for public facilities will be forwarded to Public Works for review.
- Completion and adoption of the updated Comp Plan is expected around November/December, 2023.

CP Peterson reviewed updates to the Recreation Chapter-Article 8. He noted that the natural hazard information can be moved out of the Recreation Chapter and be included in the Natural Hazards Chapter. The City does not have a Parks Master Plan, but language was added to support the need for the plan. There are older documents referenced in the plan that can still be helpful, specifically the Capital Facilities Plan and Parks Needs Assessment. If a Parks Master Plan is adopted, it would be included as an update to Chapter 8. This chapter includes information based on the survey

questions. The classification of various parks will be used and maps will be included in the chapter.

Commissioners discussed various recreational activities, including painting, birdwatching, walkways/trails, and biking activities. It was suggested that passive recreational activities be included and signage used to encourage the activities. Language should be expanded for boardwalks and trails. Commissioners discussed linear parks and connections to connect trails and facilities.

Language was updated for the Library and Pool facilities. Commissioner Dyson stressed the need for children's learning programs and encouraged expanding engineering and science programs for youth. This should be a high priority and could be partnered with GP and the schools. CP Peterson noted that this can be added in an existing policy. Educational programs can be combined into one policy. Language was also added to include funding goals and policies. Based on discussion, Policy 2 will reiterate the need to find funding "in advance" of development projects. Maps will also be included in the chapter. Commissioners discussed the amount of drone use, including land drones, water, and flight. There should be a safe location for these activities.

DISCUSSION ITEMS: UPDATES AND REPORTS:

CP Peterson reported that a joint Planning Commission/City Council worksession will be held October 26th to present the Housing Needs Analysis and discuss the Comp Plan Housing Chapter. Commissioners discussed the PSU population growth figure for Toledo, noting that they project Toledo to grow by 32 people over the next 20 years. CP Peterson noted that this issue has been discussed with the State and they are aware of the concerns. Even though the City believes the number does not represent the under-housed and homeless population, the City needs to rely on PSUs numbers. Growth can and should occur, but the population forecasts formulas should be updated and the City can choose to update the plans every 5 years instead of 20 years to reflect any updates. The City would not be able to pursue a UGB expansion because of the low population growth forecast and existing State rules.

CP Peterson reported the Housing Survey is available online and encouraged all to complete the survey.

STAFF COMMENTS:

CM Richter announced a RARE student will be starting with the City soon and will be working with the local business owners on projects.

COMMISSIONER COMMENTS:

None.

There being no further business before the Commission, the meeting was adjourned at 7:50 pm.

Secretary

President