Toledo City Hall
Council Chambers
October 12, 2022

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

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

VISITORS: None

APPROVAL OF THE SEPTEMBER 14, 2022, MINUTES:
It was moved and seconded (Morris/Mix) to approve the September 14, 2022, minutes as circulated and reviewed by the Planning Commission. The **motion passed** unanimously, noting the absence of Dyson.

WORKSESSION: COMPREHENSIVE LAND USE PLAN UPDATE – CHAPTER 9 (ECONOMIC DEVELOPMENT):
CP Peterson provided updates to the Economic Development-Chapter 9 of the Comprehensive Land Use Plan. Additional language was added to the context, including background information on the 1980s economic downturn, the recent pandemic, but there is nothing about the 2008 recession. Since the plan was adopted, the City prepared and adopted the Economic Opportunities Analysis document. Information from this document was also included in the background statement. Highlights from the recent citizen survey are included in the updated chapter. Findings show the need for a diversified economy.

Commissioners asked if the statement that Toledo has the highest household income within the county can be verified. Data throughout the chapter can be updated as new numbers come out and before finalizing the document. Demographics for Toledo will be important to include, such as age, incomes, home values, etc. President Learned-Ellis suggested an update that clarifies Lincoln County has an aging population.

Commissioners discussed the need to create a branding image for Toledo, focusing on arts, social, cultural, and tourism activities and asked if the statement, "Gateway to Scenic Yaquina Bay" should be updated. Commissioner Morris suggested bringing back the Events Coordinator position to help with tourism and coordinating with other organizations for event planning. Commissioners discussed the need for a hotel and short-term stays (under 60 days) for contractors. Also, it would be good to know the event participant counts and vehicle counts to see the added traffic during special events.

CP Peterson provided the following information on the updated chapter:

- Language was added that includes the Economic Development Alliance of Lincoln County partnership.
- The draft chapter will be posted to the website.

- Tourism goals and policies can be expanded and language added for community events.
- Marketing and branding can be discussed in the future to create a brand for Toledo.
- A new policy can be added discussing the Urban Renewal Plan.
- Co-working spaces can also be encouraged to help small business get started and sharing equipment helps to bring down expenses.
- Education support can be expanded. This was brought up in an earlier review for STEM activities. Also, the Library may be useful to help with education and work-space sharing.
- Grant programs can be encouraged to help businesses. The Comp Plan can support or encourage these types of programs, but they would be implemented through other tools.
- Childcare is an issue. Language can be added that encourages childcare as a business and as a resource to get people back into the workforce.
- Encourage home-based businesses.
- The older Buildable Lands Inventory shows enough commercial and industrial lands, but housing is still an issue. Housing is tied to economic growth and new jobs. Language can be added that encourages workforce housing to support economic growth.
- Expanded the economic diversity policies.
- "Broadband" language was added to the infrastructure list. EV charging stations should also be considered for transportation systems and can be included in the Transportation Chapter.

Commissioner Mix offered to include additional language into the Natural Hazards Chapter and will submit an update soon.

DISCUSSION ITEMS: UPDATES AND REPORTS:
None.

STAFF COMMENTS:
The joint Planning Commission/City Council worksession will be held October 26th at 6:00 to discuss the Housing Needs Analysis and the Comp Plan Housing Chapter.

COMMISSIONER COMMENTS:
Commissioner Mix apologized for missing the last meeting, as he was out on a fire. It has been a very dry season.

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

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Secretary President