Toledo City Hall
Council Chambers
206 N Main St. Toledo OR
January 11, 2023
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 DECEMBER 14, 2022 MINUTES as circulated and reviewed by the Planning Commission

4. WORKSESSION: Comprehensive Land Use Plan Update – Chapter 12 (Transportation) and Chapter 13 (Energy Conservation) – (See Attachments)

5. DISCUSSION ITEMS:
   a. Updates and Reports
      i. Grant Updates
      ii. Building Permit and Land Use Application Updates (See Attachment)

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 City Hall
Council Chambers
December 14, 2022

TOLEDO PLANNING COMMISSION MINUTES

A regular meeting of the Toledo Planning Commission was called to order at 6:34 pm by CP Justin Peterson. Commissioners present: Jonathan Mix, Brian Lundgren, Ruthanne Morris, and Ricky Dyson. Excused were President Anne Learned-Ellis, Vice-President Cora Warfield, and Terri Neimann.

Commissioners unanimously appointed Brian Lundgren to Chair tonight's meeting.

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

VISITORS: Joshua Lightner, Nathan Lightner, Debbie Scacco

APPROVAL OF THE NOVEMBER 9, 2022, MINUTES:
It was moved and seconded (Morris/Dyson) to approve the November 9, 2022, minutes as circulated and reviewed by the Planning Commission. The **motion passed** unanimously, noting the absence of Learned-Ellis, Warfield, and Neimann.

DECISION ITEM: ADOPTION OF FINDINGS FOR FPV-1-22, PORT OF TOLEDO FLOODPLAIN VARIANCE AND APPEAL:
CP Peterson reported that the Planning Commission approved the Port of Toledo's variance/appeal request at the last meeting. The decision was based on the applicant's presentation, but Findings were not drafted or adopted in November. The Commission asked staff to draft approval Findings based on the Port's PowerPoint presentation and for the findings to be reviewed in December.

CP Peterson noted that staff received information after the Planning Commission's decision and after the public hearing record was closed. The Planning Commission cannot change their decision at this point nor accept additional testimony. CP Peterson was willing to share the new information with Commissioners, but in the Updates and Reports section of the agenda.

CP Peterson reviewed the draft Findings and Decision Order, which was based on the applicant's testimony and presentation materials.

It was moved and seconded (Morris/Mix) to approve the Findings and Order as presented.

Discussion: Commissioner Dyson expressed concerns with the legalities of the decision and potential issues that could arise. He spoke with staff after the November meeting because of his concerns. CA Adams noted that tonight's review is only to consider the Order and if it reflects the public hearing discussion. Because the hearing was closed and the decision was made, the Planning Commission cannot re-open the hearing to accept new testimony. The only option is to appeal the decision to the City Council to consider new information. The Planning Commission did not do anything wrong, but the City received additional information after the hearing closed.

The **motion passed** unanimously, noting the absence of Learned-Ellis, Warfield, and Neimann.

Commissioners requested continuing discussion on the next steps for the application as a discussion item under Agenda #7 (Discussion Item: Updates and Reports).

PUBLIC HEARING: MINOR PARTITION TO CREATE TWO PARCELS FOR PROPERTY LOCATED AT 1950 NW SUNSET DRIVE (FILE #MP-3-22), REQUESTED BY JOSHUA LIGHTNER (NATHAN LIGHTNER AUTHORIZED AGENT):
Presiding Officer Lundgren opened the public hearing by stating the nature and purpose. 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 reported that this is a request for a minor partition to create two parcels at 1950 NW Sunset Drive. The applicants also have an approved Lot Line Adjustment, which affects the property boundaries between 1920 and 1950 NW Sunset Drive.

The property is approximately 5 acres, in the R-S Zone, and there are some steep slopes to the southwest. The applicant proposes a new home placement on proposed Parcel 1, avoiding the slopes on the southwest side. There is a public sewer line crossing the property and water is available at Sunset Drive.

CP Peterson reviewed the minor partition criteria standards. Sidewalk requirements would be waived, road improvements may be needed if the property is developed and a new driveway is placed. However, it is the applicant's intent to have a shared driveway and the easement will be shown on the plat. Each lot would have single-frontage onto Sunset Drive. The newly create lot is not a flag lot. Easements for utility lines will also need to be shown on the plat. If new construction occurs on a 25% slope, a geo-technical report will be needed, but the applicant intends to build in the flat area. The recent Lot Line Adjustment plat will need to be finalized and recorded before the minor partition plat can be finalized. Staff recommends approval of the request with the proposed conditions of approval.

Applicant Testimony: Nathan Lightner reported that they are trying to divide to property in order to build one new home. He noted that when his father originally partitioned the property, most of the street frontage went to 1920 NW Sunset Drive. That original configuration restricts the ability for 1950 NW Sunset Drive to have more than two parcels in order to meet the minimum street frontage requirements.

Proponent Testimony: None.

Opponent Testimony: None.

Other Interested Parties: None.

Questions by Commission: Commissioner Morris asked about the ability to abstain from the decision because of the wetland concerns. CP Peterson reported that the Statewide wetlands map shows potential wetlands on the east side, along the property line of Parcel 1. The map may be inaccurate and the property owner will need to contact DSL if development in this area is proposed.

Joshua Lightner reported that there is a ravine system that runs along the east area, going towards Arcadia School. Proposed development would be on the other parcel and there is no plan to build near the creek system.

Deliberations: The public hearing was closed and the Commission entered into deliberations. It was moved and seconded (Lundgren/Dyson) that based on the testimony received, the staff report, and the evidence and arguments before the Planning Commission at the public hearing on December 14, 2022, the Planning Commission finds that the request by Joshua Lightner (authorized agent Nathan Lightner) (MP-3-22) complies with the criteria identified in Toledo Municipal Code, Titles 16 and 17, including the criteria identified in Toledo Municipal Code, Section 16.08.070. The Planning Commission hereby adopts the staff report as findings, as well as the conditions of approval for MP-3-22, and allowing for the correction of typographical and grammatical errors.

The **motion passed** unanimously, noting the absence of Learned-Ellis, Warfield, and Neimann.

Commissioners amended the agenda for Discussion Items to be reviewed before the scheduled worksession.

DISCUSSION ITEMS: UPDATES AND REPORTS:

Port of Toledo Floodplain Variance/Appeal Update:

CP Peterson reported that after the last Planning Commission meeting, staff met with FEMA and FEMA followed-up the meeting with an email interpretation of the flood hazard requirements. Based on FEMAs information, the City will be forced to move the Port of Toledo's application to the City Council. An appeal will be filed within 15 days after the Planning Commission Order is signed. A public hearing at the City Council could be held at the end of January. The Planning Commission acted on the information that was available at the time of the public hearing, but FEMAs information impacts the entire community.

CA Adams clarified that FEMA does not need to appeal the decision, but if the City does not follow the requirements, there is an impact on the flood insurance program. FEMA could increase insurance premiums for the community, place the City on probation, or suspend the City from the insurance program. It was very unfortunate to receive FEMA's interpretation after the Planning Commission public hearing.

Commission Dyson expressed sympathy with the Port of Toledo and appreciated the common sense solution, but in hindsight, if the decision stands (allow the variance), it will affect homeowners and businesses the ability to receive flood insurance. Commissioner Dyson is sympathetic to staff as well because this will need to go to the City Council.

CA Adams reviewed the narrow variance standards and noted the frustration with the interpretations and process. FEMA should have submitted the information/testimony and participated during the public hearing process.

Port Manager Debbie Scacco thanked the Planning Commission for their concerns and decision. She would like to see a code amendment for small projects. She will be reaching out the DLCD Regional Solutions team to continue this discussion. Depot Slough will need to be maintained and dredged and there are no funds for an engineer study for the next project. Discussion on funding opportunities and grant options was held. The City will continue discussions with FEMA and

continue to stress the need to update the code for small projects and maintenance dredging.

Housing Capacity Analysis Project:
CP Peterson reported that the City Council adopted the Housing Capacity Analysis.

WORKSESSION: COMPREHENSIVE LAND USE PLAN UPDATE – CHAPTER 12 (TRANSPORTATION):
CP Peterson noted that the existing Transportation policies and goals are included in the packet. These were established in 2013 and can be reformatted and updated to add some language. He suggested policies on education/awareness/enforcement/partnerships to improve public safety awareness, emergency service access, performance standards, revenue sources, and green infrastructure

STAFF COMMENTS: Secretary Inukai wish all a happy holiday.

COMMISSIONER COMMENTS: None.

There being no further business before the Commission, the meeting was adjourned at 7:42 pm.

_____ _____

Secretary Presiding Officer

Article 12: Transportation

Planning for a transportation system that is able to move people and goods safely, efficiently, cost effectively and reliably, can be a challenging endeavor. Much of this work is accomplished through a Transportation System Plan (TSP), which provides direction, identifies needs, and addresses transportation-related issues associated with development consistent with the requirements of Statewide Planning Goal 12.

Context

Toledo faces a number of challenges related to planning and implementing transportation improvements. The City is connected to the larger region by a network of roads, trails, and other facilities that must be planned for, designed, funded, constructed, and maintained. Toledo and the Lincoln County community need to be connected to the regional transportation network. Doing so often requires transforming rural roads and upgrading existing roads, functioning as major multimodal streets in new housing or commercial areas. Many residents of Toledo work in Newport and vice versa, increasing demand on regional connections. At the same time, the City must also ensure that the transportation network accommodates a variety of transportation needs and is implemented and operated in a way that supports livability today and into the future. For example, as our City's population continues to age, the City's transportation system must also evolve to meet needs for those ages 65 and over. Evolving commute patterns and an increasing need for ride share or public transit options indicate the need to more proactively plan comprehensive networks for all modes. Transportation plans also need to consider equity issues, both in terms of mitigating disproportionate impacts and promoting access to transportation options for all segments of the community.

Multi-Modal Systems – Goal 1

Provide a safe and efficient, multi-modal transportation system which provides linkages in a manner that enhances Toledo's neighborhoods, environment, economy, and social and scenic values.

Policy 1 Multi-Modal System. Provide a multi-modal transportation system which provides services for motorized vehicles, bicycles, pedestrians, electronic data transmission, mass transit, and air, rail and water transport (including shipping).

Policy 2 Encourage Transportation Options. Encourage options other than the personal automobile for transportation services through comprehensive land use planning policies that would allow reliance upon the automobile and vehicle trips to be reduced.

a. Improve and support transit services
b. Improve and support ride-sharing opportunities.
c. Support programs to reduce the single-occupancy trips for commuters to Newport and other Lincoln County and Benton County areas.
d. Encourage the provision of sidewalks, pedestrian paths, and bicycle paths/lanes.

Policy 3 Regional Center. Support the role of Toledo as a regional center for air, water, rail, and roadway transport connections. Within Lincoln County, Toledo has the only sites which provide rail, air, water, and roadway connections for moving goods.

Policy 4 Coordinate with Lincoln County and ODOT. Continue to coordinate transportation planning and services with Lincoln County, Oregon Department of Transportation, private industry, and others determining transportation policies, programs, and projects.

Policy 5 Meet Statewide Planning Rules. Maintain a Transportation System Plan which supports and implements these transportation goals and objectives, the Oregon Transportation Goal 12, and the requirements of the Oregon Transportation Planning Rule.

Public Works– Goal 2

Minimize the adverse social, economic, energy, and environmental impact costs of constructing, maintaining, and using transportation facilities and services in cooperation with county, state, and other public agencies and the private sector.

Policy 1 Cost Effective Development. Build and maintain roadways and other transportation facilities in a manner that is the most cost effective for the life of the road so as to reduce public maintenance costs.

Policy 2 Diverse Revenue Sources. Ensure a diverse set of revenue sources to maintain and improve the existing transportation system.

Policy 3 Safe Condition Design. Provide transportation facilities designed to maintain safe conditions over time and in adverse weather conditions.

Policy 4 Coordinate Approach. Develop a coordinated approach to the operation, development, and maintenance of transportation facilities by linking the construction and maintenance of roadways to the construction and maintenance of other public services including wastewater, water, storm drainage, public utilities, and public safety vehicle access and to the increased service level demands of new or expanded land within the City and Urban Growth Boundary.

Policy 5 Franchises. Ensure continued, economically viable, and competitive access to electronic data transmission. Maintain the Toledo Public Utilities Commission to provide input to the City Council regarding franchises for the operation of public utilities within Toledo.

Policy 6 Natural and Green Infrastructure. Encourage the use of natural and green infrastructure to improve flooding resiliency, natural shade, treat stormwater, and other benefits including the use of bioswales and street trees.

Development and Land Use Objectives– Goal 3

Encourage safe, efficient, convenient, and economic modes of travel that reduce reliance upon one form of transportation, minimize energy consumption and air quality impacts.

Policy 1 Meet National Standards. Assure that minimum, adopted national standards for public safety access are maintained for each property and that access lanes are provided as fire breaks and evacuation routes within the community.

Policy 2 Improvements with New Development. Require new development to extend/improve transportation facilities to complete transportation system linkages and to mitigate impacts of additional traffic from new development on the existing transportation system and neighborhoods.

Policy 3 Development and Redevelopment Standards. Maintain standards and procedures to ensure the provision of the desired transportation system as each property is developed/redeveloped for more intense uses by coordinating development permits with the extension or improvement of streets and other transportation facilities.

Policy 4 Incorporate the TSP in Development review. Develop and maintain a Transportation System Plan and clear and objective local standards for transportation facilities construction and maintenance. Incorporate the use of the TSP and local standards into application reviews and permits for all new developments and construction projects.

Policy 5 Minimize Natural Environment Disturbances. Minimize disturbances of the natural environment or use of natural resources when locating, constructing, maintaining, and using transportation facilities and services. Encourage land use patterns which minimize environmental impacts from transporting people, goods, and services.

Street Systems– Goal 4

Develop a safe and efficient street system that will handle the projected needs of the community and provide connections to the region.

Policy 1 Sufficient Roadway System. Provide a system of roadways that maintain vehicle capacity and public safety as the community grows.

Policy 2 Education, Awareness, and Enforcement. Partner across agencies and departments to improve transportation system safety education, build awareness, and ensure enforcement across the community.

Policy 3 Emergency Service Access. Coordinate with the Toledo Fire Department to ensure Street Systems have adequate emergency service access.

Policy 4 Transportation Linkages. Provide linkages within the community with a circulation system that is safe and convenient to all areas within the community and that links the community to Highway 20, rail, air, and water shipping facilities.

Policy 5 Low Speed Residential Areas. Maintain the character of Toledo's neighborhoods by encouraging local streets that ensure safe and efficient traffic flows but which are designed to encourage low speeds and minimize traffic impacts within the residential neighborhoods.

Policy 6 Efficient and Safe Truck Routes. Maintain efficient and safe truck routes to support the transportation of people, goods, and services between major employment centers and markets.

Policy 7 Coordination with CWACT. Support and work with the Cascades West Area Commission on Transportation (CWACT) to identify funding for Western Junction projects that are in line with Toledo's vision for the intersection.

Policy 8 Wayfinding Signs to Key Destinations. Work with partners to add wayfinding signs to direct visitors to downtown Toledo, the Arts District, and other Toledo attractions for all modes including vehicles, bicyclists, and pedestrians.

Policy 9 Transportation Access to Industrial Sites. Continue to support transportation access including freight to industrial sites in the City - including the Siletz Kiln site - to support economic development.

Policy 10 Flexibility in Street Standards to Account for Topographical Constraints. Maintain flexibility with street standards for all modes given the existing topographical and right-of-way constraints, provide options to minimum standards that provide safe, feasible streets.

Policy 11 Utilize Functional Classifications. The designated Functional Classification of streets in the Toledo TSP will be used to prioritize street maintenance and guide the location and design of new streets. Develop performance standards to evaluate street systems.

Policy 12 Function of Planned Roadways. Protect the function of existing and planned roadways by application of appropriate setbacks, land use regulations, exactions, and voluntary dedication.

Policy 13 Conformance with the TSP. All development proposals, plan amendments, or zone changes will conform with the Toledo Transportation System Plan.

Policy 14 Land Use Impacts to Transportation Facilities. Consider impacts on existing or planned transportation facilities in all land use decisions.

Policy 15 Coordinate with ODOT and Lincoln County. Coordinate with the Oregon Department of Transportation and Lincoln County Public Works to implement the improvements listed in the Toledo Transportation System Plan.

Policy 16 Update Capital Plans. Continue to update capital plans to identify, prioritize, and construct transportation projects giving careful consideration to a constrained budget environment, topographical challenges, and diminishing sources of outside funding.

Policy 17 Comprehensive Plan Amendments. Land uses authorized under Comprehensive Land Use Plan Map and Zoning Map amendments must be consistent with the identified function, capacity, and level of services of transportation facilities.

Bicycle and Pedestrian– Goal 5

Provide safe, accessible, and convenient pedestrian and bicycle facilities while taking into account Toledo’s topography, current street use and widths, and current funding levels for major improvements.

Policy 1 Pedestrian and Bikeway System. Develop a pedestrian and bikeway system which will provide routes to allow pedestrians and bicyclists to travel to and from residential areas to schools, parks, places of employment, and commercial areas.

a. Action: If there are stakeholders in this area, then every effort should be made to involve these citizens in selecting prioritized routes to be considered for feasibility, safety, and cost versus use practicality.
b. Action: The same stakeholders should also be encouraged to take an active role in determining sources of revenue for funding these improvements above the funds currently being dedicated for bike lanes.
c. Action: Coordinate with Lincoln County and private land owners in the development of bikeways.

Policy 2 Pedestrian and Bikeway Facilities. All new arterial and collector streets and major improvements to arterial and collector streets shall include the pedestrian and bikeway facility specified in the street design standard where feasible.

Policy 3 Bike Lane Requirement. When traffic volume on existing collector streets (speeds <25mph) exceeds 3,000 ADT consider changing the bikeway type from shared roadway to bike lanes.

Policy 4 ADA Compliance. Low curb crosswalks shall be used at all intersections, consistent with ADA guidelines, to facilitate use by all pedestrians.

Policy 5 No Physical sidewalk Obstructions. Where feasible, the City shall allow no physical obstruction of sidewalks such as utility poles, sign posts, or guy wires (consistent with ADA guidelines).

Policy 6 Walking Environments. Provide safe, convenient, and attractive walking environments through the City with a special emphasis in the commercial area.

Policy 7 Visibility. Visibility and unobstructed views shall be promoted for all areas of high pedestrian use.

Policy 8 No Bicycle Traffic on Sidewalks. Bicycle traffic on sidewalks shall be prohibited.

Policy 9 Local Improvement Districts. The City will work with interested landowners to explore local funding options for sidewalk improvements such as Local Improvement Districts.

Policy 10 Well Developed Sidewalk System. The City supports the development of a well-developed sidewalk system with street trees to link the community to downtown, local parks, and the waterfront.

Policy 11 Safety Education. Support efforts by local schools and emergency service organizations to implement a bicycle, pedestrian, and driver safety education program to encourage safe walking, cycling, and driving behavior.

Policy 12 Coordinate with the Railroad. Coordinate with rail operators to address rough pavement at railroad crossings to create smooth crossings for bicyclists and pedestrians. (This

objective is in conjunction with Rail ~~Objectives~~ Policies ~~61~~ 3 and ~~63~~ 5 to address railroad crossings).

Policy 13 Wayfinding. Identify ways to improve wayfinding resources to guide pedestrians and bicyclists to explore Toledo and provides directions to local attractions in downtown and near the waterfront.

Policy 14 Intercity Multi-Use Trail. Work with regional partners to determine the feasibility of building an intercity multi-use trail.

Policy 15 Fitness Walking. Encourage community partners to explore the possibility of instituting a ~~volksmarch~~ fitness walking route in Toledo for programming events.

Access to Resources – Goal 6

The City of Toledo will seek for all its citizens the maximum level of access to all social, work, and welfare resources.

Policy 1 Airport Policy. If the airport closes, work with partners (including emergency service providers) to identify an alternate Life Flight landing site in the City.

Policy 2 Georgia- Pacific Pipeline. Continue to support the Georgia-Pacific plant's effluent pipeline and work with partners to maintain applicable environmental permitting.

Policy 3 Butler Bridge. Work with partners to determine the lifespan of Butler Bridge and explore the rebuilding or altering the bridge to accommodate taller barges and boats.

Policy 4 Pier for Barge Access. Support efforts to develop a pier for barge access at the entrance to Depot Slough on Georgia-Pacific property to take advantage of the dredged river channel.

Policy 5 Recreational Boat Launch. Explore the possibility of a recreational (non-motorized) boat launch on the waterfront near downtown.

Policy 6 Dredge Spoils. Work with the Port of Toledo and other partners to help identify an appropriate dredge spoils site for Depot Slough.

Policy 7 Intermodal Hub. Continue to make the proposed intermodal hub at Tokyo Slough (linking water, rail, and freight truck transportation) a high priority.

Transit – Goal 7

The City of Toledo will seek for all its citizens a customer-based regionally coordinated public transit system that is efficient, effective, and founded on present and future needs.

Policy 1 Regional Public Transit Planning. The City will support and promote regional planning for public transportation services that use innovative technology to maximize efficiency of operation, planning, and administration of public transportation.

Policy 2 Car Pooling and Park and Rides. The City encourages the use of car pools and park-and-ride lots in the area and other strategies to reduce the number of single occupant vehicle trips.

Policy 3 Support Public Transportation Services. The City shall support existing public transportation services by improving facilities and promoting public awareness of the services.

Policy 4 Coordinate with Other Cities on Park and Rides. The City will coordinate with other jurisdictions when park-and-ride facilities are needed.

Policy 5 Maintain Partnerships. Maintain long-standing partnership with Lincoln County Transit and the North by Northwest Connector to support new investments in transit service and infrastructure, and identify potential new funding sources to implement these improvements.

Policy 6 City Wide Transit Shuttle. Encourage the Toledo Chamber of Commerce or other organization to explore a citywide transit shuttle or circulator that could meet the demand for improved local service for Toledo residents and employees.

Policy 7 Water Tax Service. Encourage local and regional partners to explore long-term feasibility of water taxi or ferry service to Newport.

Rail Systems – Goals 8, 9 and 10

Minimize the negative impact of the rail system on other aspects of the transportation system, adjacent land uses, and quality of life in Toledo.

Encourage land use patterns that maximize rail service or preserve the future opportunity to use rail transportation.

Support current rail service in Toledo.

Rail Systems – Policies

Policy 1 Retain Existing Rail Crossings. Retain existing railroad crossings in Toledo and strive for safety measures that offer the highest level of protection.

Policy 2 Minimize Noise Impacts. Work with the railroad to minimize the visual and noise impacts of rail traffic.

Policy 3 Pedestrian Crossings. Continue to work with the railroad to facilitate pedestrian facility installation at all pedestrian crossings.

Policy 4 Regional Coordination. Coordinate with regional organizations to emphasize the importance of the current rail system to the economy of Toledo and Lincoln County.

Policy 5 Agency Coordination. Coordinate regularly with OnOT Rail, Lincoln County, Georgia Pacific, and PNWR to work together to address the conditions of the crossings..

Policy 6 Prioritize Public Crossings. Develop evaluation criteria to prioritize public crossing investments and generate a list of improvements in order of greatest priority.

Policy 7 Intermodal Hub. Continue to pursue the proposed intermodal hub at Tokyo Slough with the Port of Toledo to add potential freight rail customers.

Policy 8 Reduce Train Idling. Work with ODOT Rail and PNWR to develop policies to reduce idling train engines near Downtown businesses.

Policy 9 Support Business that will Utilize Rail Services. Support efforts that will attract new businesses and support existing businesses and industries that will utilize freight and potential passenger rail service between Toledo and the 1-5 corridor

ARTICLE 12: TRANSPORTATION

GOALS:

1. Provide a safe and efficient, multi-model transportation system which provides linkages in a manner that enhances Toledo's neighborhoods, environment, economy, and social and scenic values.

2. Minimize the adverse social, economic, and environmental impact costs of constructing, maintaining, and using transportation facilities and services in cooperation with county, state, and other public agencies and the private sector.

3. Encourage safe, efficient, convenient, and economic modes of travel that reduce reliance upon one form of transportation, minimize energy consumption and air quality impacts.

4. Develop a safe and efficient street system that will handle the project needs of the community and provide connections to the region.

5. Provide safe, accessible, and convenient pedestrian and bicycle facilities while taking into account Toledo's topography, current street use and widths, and current funding levels for major improvements.

6. The City of Toledo will seek for all its citizens the maximum level of access to all social, work, and welfare resources.

7. The City of Toledo will seek for all its citizens a customer-based regionally coordinated public transit system that is efficient, effective, and founded on present and future needs.

8. Minimize the negative impact of the rail system on other aspects of the transportation system, adjacent land uses, and quality of life in Toledo.

9. Encourage land use patterns that maximize rail service or preserve the future opportunity to use rail transportation.

10. Support current rail service in Toledo.

OBJECTIVES:

Multimodal System Objectives

1. Provide a multi-modal transportation system which provides services for motorized vehicles, bicycles, pedestrians, electronic data transmission, mass transit, and air, rail and water transport (including shipping).
2. Encourage options other than the personal automobile for transportation services

through comprehensive land use planning policies that would allow reliance upon the automobile and vehicle trips to be reduced.

a. Improve and support transit services.
b. Improve and support ride-sharing opportunities.
c. Support programs to reduce the single-occupancy trips for commuters to Newport and other Lincoln County and Benton County areas.
d. Encourage the provision of sidewalks, pedestrian paths, and bicycle paths/lanes.

3. Support the role of Toledo as a regional center for air, water, rail, and roadway transport connections. Within Lincoln County, Toledo has the only sites which provide rail, air, water, and roadway connections for moving goods.

4. Continue to coordinate transportation planning and services with Lincoln County, Oregon Department of Transportation, private industry, and others determining transportation policies, programs, and projects.

5. Maintain a Transportation System Plan which supports and implements these transportation goals and objectives, the Oregon Transportation Goal 12, and the requirements of the Oregon Transportation Rule.

Public Works Objectives

6. Build and maintain roadways and other transportation facilities in a manner that is the most cost effective for the life of the road so as to reduce public maintenance costs.

7. Provide transportation facilities designed to maintain safe conditions over time and in adverse weather conditions.

8. Develop a coordinated approach to the operation, development, and maintenance of transportation facilities by linking the construction and maintenance of roadways to the construction and maintenance of other public services including wastewater, water, storm drainage, public utilities, and public safety vehicle access and to the increased service level demands of new or expanded land within the City and Urban Growth Boundary.

9. Ensure continued, economically viable, and competitive access to electronic data transmission. Maintain the Toledo Public Utilities Commission to provide input to the City Council regarding franchises for the operation of public utilities within Toledo.

Development/Land Use Objectives

10. Assure that minimum, adopted national standards for public safety access are maintained for each property and that access lanes are provided as fire breaks and

evacuation routes within the community.

11. Require new development to extend/improve transportation facilities to complete transportation system linkages and to mitigate impacts of additional traffic from new development on the existing transportation system and neighborhoods.

12. Maintain standards and procedures to ensure the provision of the desired transportation system as each property is developed/redeveloped for more intense uses by coordinating development permits with the extension or improvement of streets and other transportation facilities.

13. Develop and maintain a Transportation System Plan and clear and objective local standards for transportation facilities construction and maintenance. Incorporate the use of the TSP and local standards into application reviews and permits for all new developments and construction projects.

14. Minimize disturbances of the natural environment or use of natural resources when locating, constructing, maintaining, and using transportation facilities and services. Encourage land use patterns which minimize environmental impacts from transporting people, goods, and services.

Street System Objectives

15. Provide a system of roadways that maintain vehicle capacity and public safety as the community grows.

16. Provide linkages within the community with a circulation system that is safe and convenient to all areas within the community and that links the community to Highway 20, rail, air, and water shipping facilities.

17. Maintain the character of Toledo's neighborhoods by encouraging local streets that ensure safe and efficient traffic flows but which are designed to encourage low speeds and minimize traffic impacts within the residential neighborhoods.

18. Maintain efficient and safe truck routes to support the transportation of people, goods, and services between major employment centers and markets.

19. Support and work with the Cascades West Area Commission on Transportation (CWACT) to identify funding for Western Junction projects that are in line with Toledo's vision for the intersection.

20. Work with partners to add wayfinding signs to direct visitors to downtown Toledo, the Arts District, and other Toledo attractions for all modes including vehicles, bicyclists, and pedestrians.

21. Continue to support transportation access including freight to industrial sites in

the City - including the Siletz Kiln site - to support economic development.

22. Maintain flexibility with street standards for all modes given the existing topographical and right-of-way constraints, provide options to minimum standards that provide safe, feasible streets.

23. The designated Functional Classification of streets in the Toledo TSP will be used to prioritize street maintenance and guide the location and design of new streets.

24. Protect the function of existing and planned roadways by application of appropriate setbacks, land use regulations, exactions, and voluntary dedication.

25. All development proposals, plan amendments, or zone changes will conform with the Toledo Transportation System Plan.

26. Consider impacts on existing or planned transportation facilities in all land use decisions.

27. Coordinate with the Oregon Department of Transportation and Lincoln County Public Works to implement the improvements listed in the Toledo Transportation System Plan.

28. Continue to update capital plans to identify, prioritize, and construct transportation projects giving careful consideration to a constrained budget environment, topographical challenges, and diminishing sources of outside funding.

29. Land uses authorized under Comprehensive Land Use Plan Map and Zoning Map amendments must be consistent with the identified function, capacity, and level of services of transportation facilities.

Bicycle and Pedestrian System Objectives

30. Develop a pedestrian and bikeway system which will provide routes to allow pedestrians and bicyclists to travel to and from residential areas to schools, parks, places of employment, and commercial areas.
    a.. Action: If there are stakeholders in this area, then every effort should be made to involve these citizens in selecting prioritized routes to be considered for feasibility, safety, and cost versus use practicality.
    b. Action: The same stakeholders should also be encouraged to take an active role in determining sources of revenue for funding these improvements above the funds currently being dedicated for bike lanes.
    c. Action: Coordinate with Lincoln County and private land owners in the development of bikeways.

31. All new arterial and collector streets and major improvements[1] to arterial and collector streets shall include the pedestrian and bikeway facility specified in the street design standard where feasible.

32. When traffic volume on existing collector streets (speeds <25mph) exceeds 3,000 ADT consider changing the bikeway type from shared roadway to bike lanes.

33. Low curb crosswalks shall be used at all intersections, consistent with ADA guidelines, to facilitate use by all pedestrians.

34. Where feasible, the City shall allow no physical obstruction of sidewalks such as utility poles, sign posts, or guy wires (consistent with ADA guidelines).

35. Provide safe, convenient, and attractive walking environments through the City with a special emphasis in the commercial area.

36. Visibility and unobstructed views shall be promoted for all areas of high pedestrian use.

37. Bicycle traffic on sidewalks shall be prohibited.

38. The City will work with interested landowners to explore local funding options for sidewalk improvements such as Local Improvement Districts.

39. The City supports the development of a well-developed sidewalk system with street trees to link the community to downtown, local parks, and the waterfront.

40. Support efforts by local schools and emergency service organizations to implement a bicycle, pedestrian, and driver safety education program to encourage safe walking, cycling, and driving behavior.

41. Coordinate with rail operators to address rough pavement at railroad crossings to create smooth crossings for bicyclists and pedestrians. (This objective is in conjunction with Rail Objectives 61 and 63 to address railroad crossings).

42. Identify ways to improve wayfinding resources to guide pedestrians and bicyclists to explore Toledo and provides directions to local attractions in downtown and near the waterfront.

43. Work with regional partners to determine the feasibility of building an intercity multi-use trail.

44. Encourage community partners to explore the possibility of instituting a

[1]"Major Improvement" refers to a construction project where the pavement or asphalt of the street is removed down to the base rock foundation and rebuilt.

volksmarch[2] route in Toledo for programming events.

Port and Water System Objectives

45. Work with partners to determine the lifespan of Butler Bridge and explore the rebuilding or altering the bridge to accommodate taller barges and boats.

46. Support efforts to develop a pier for barge access at the entrance to Depot Slough on Georgia-Pacific property to take advantage of the dredged river channel.

47. Explore the possibility of a recreational (non-motorized) boat launch on the waterfront near downtown.

48. Work with the Port of Toledo and other partners to help identify an appropriate dredge spoils site for Depot Slough.

49. Continue to make the proposed intermodal hub at Tokyo Slough (linking water, rail, and freight truck transportation) a high priority.

Transit Objectives

50. The City will support and promote regional planning for public transportation services that use innovative technology to maximize efficiency of operation, planning, and administration of public transportation.

51. The City encourages the use of car pools and park-and-ride lots in the area and other strategies to reduce the number of single occupant vehicle trips.

52. The City shall support existing public transportation services by improving facilities and promoting public awareness of the services.

53. The City will coordinate with other jurisdictions when park-and-ride facilities are needed.

54. Maintain long-standing partnership with Lincoln County Transit and the North by Northwest Connector to support new investments in transit service and infrastructure, and identify potential new funding sources to implement these improvements.

55. Encourage the Toledo Chamber of Commerce or other organization to explore a citywide transit shuttle or circulator that could meet the demand for improved local service for Toledo residents and employees.

[2]Volksmarching is a form of personal, non-competitive, fitness walking that originated in Germany and has a popular following in the United States.

56. Encourage local and regional partners to explore long-term feasibility of water taxi or ferry service to Newport.

Air Objective

57. If the airport closes, work with partners (including emergency service providers) to identify an alternate Life Flight landing site in the City.

Pipeline Objective

58. Continue to support the Georgia-Pacific plant's effluent pipeline and work with partners to maintain applicable environmental permitting.

Rail Objectives

59. Retain existing railroad crossings in Toledo and strive for safety measures that offer the highest level of protection.

60. Work with the railroad to minimize the visual and noise impacts of rail traffic.

61. Continue to work with the railroad to facilitate pedestrian facility installation at all pedestrian crossings.

62. Coordinate with regional organizations to emphasize the importance of the current rail system to the economy of Toledo and Lincoln County.

63. Coordinate regularly with ODOT Rail, Lincoln County, Georgia Pacific, and PNWR to work together to address the conditions of the crossings.

64. Develop evaluation criteria to prioritize public crossing investments and generate a list of improvements in order of greatest priority.

65. Continue to pursue the proposed intermodal hub at Tokyo Slough with the Port of Toledo to add potential freight rail customers.

66. Work with ODOT Rail and PNWR to develop policies to reduce idling train engines near Downtown businesses.

67. Support efforts that will attract new businesses and support existing businesses and industries that will utilize freight and potential passenger rail service between Toledo and the I-5 corridor

Article 13: Energy Conservation

Oregon's Statewide Planning Goal for Chapter 13 is to conserve energy. Any land use development will be managed and controlled to maximize the conservation of all forms of energy, based upon sound economic principles. Examples of renewable energy include: solar, wind, bioenergy, geothermal, hydropower, marine, renewable fuels, and hydrogen.

Context

As we move the City of Toledo into the future, we aim to be more environmentally and ecologically friendly in terms of renewable energy sources and recycling. Resolving the challenges that climate change poses to our local economy, community, and quality of life will require significant changes to our overall approach to energy.

With the nation looking intensely at the impact of climate change, we as a City need to look to the future to address the challenges that arise and how the City of Toledo can prioritize energy conservation and use alternative energy sources.

Energy Conservation – Goal 1

Promote the use of energy conservation measures and the use of renewable energy resources by both the public and private sectors.

Policy 1 Public Facilities Energy Efficient Construction. Coordinate the location, design, and operation of future public facilities ~~so as~~ to ensure energy efficient construction and utilization of renewable energy resources that are economically feasible over the projected life of the facility.

Policy 2 Public Facilities Energy Conservation. Continue to evaluate the potential of existing public facilities for increased energy conservation by maintaining records on energy use and by exploring and implementing energy conservation practices, including using renewable energy use, where feasible.

Policy 3 Public Education. Continue to provide information to the public on a range of energy conservation and feasible renewable energy resources including the availability of programs that aid in the weatherization of homes. Encourage homeowners to apply for weatherization programs or other programs available in the region including programs through the Community Service Consortium.

Policy 4 Coordinate with Other Agencies. Coordinate with local utilities, governmental entities, and other organizations to promote energy efficiency and renewable energy use within Toledo.

Policy 5 Private Investment. Protect private investment in renewable energy use by considering the potential impact that proposed development may have on existing renewable energy use and by favoring proposed development plans that will not impact existing renewable energy use.

Policy 6 Land Use Patterns. Promote land use patterns and development that encourage energy conservation or renewable energy resources, such as the downtown area, where multiple use is appropriate.

Policy 7 Energy Efficient Transportation. Encourage the use of energy-efficient modes of transportation by supporting programs, such as ride-share programs, and facilities, such as bike paths, that allow for a reduction in automobile usage.

Policy 8 Energy Efficient Design. Encourage residential and commercial developers/builders to meet the standards and guidelines of the state or national green building programs, such as Leadership in Energy and Environmental Design (LEED), that exceed minimum structural code provisions for commercial energy efficiency mandated by the State of Oregon Building Codes Division.

Policy 9 Innovative Technology. Support projects that develop innovative recycling technology by working with the private sector.

ARTICLE 13: ENERGY CONSERVATION

GOAL:

1. Promote the use of energy conservation measures and the use of renewable energy resources by both the public and private sectors.

OBJECTIVES:

1. Coordinate the location, design, and operation of future public facilities so as to ensure energy efficient construction and utilization of renewable energy resources that are economically feasible over the projected life of the facility.

2. Continue to evaluate the potential of existing public facilities for increased energy conservation by maintaining records on energy use and by exploring and implementing energy conservation practices, including using renewable energy use, where feasible.

3. Continue to provide information to the public on a range of energy conservation and feasible renewable energy resources including the availability of programs that aid in the weatherization of homes.

4. Coordinate with local utilities, governmental entities, and other organizations to promote energy efficiency and renewable energy use within Toledo.

5. Protect private investment in renewable energy use by considering the potential impact that proposed development may have on existing renewable energy use and by favoring proposed development plans that will not impact existing renewable energy use.

6. Promote land use patterns and development that encourage energy conservation or renewable energy resources, such as the downtown area, where multiple use is appropriate.

7. Encourage the use of energy-efficient modes of transportation by supporting programs, such as ride-share programs, and facilities, such as bike paths, that allow for a reduction in automobile usage.

City of Toledo
2022 Building Permit and Land Use Activity

Building Activity						
Date	Type of Permit	Applicant	Address	Map and Tax Lot	Description	Approved
1/20/2022	Building Permit	Bruster Enterprise	163 NE Hwy 20	11-10-17-22-11300-00	Convert com. building into 3 apartments	2/10/2022
1/24/2022	Excavation/Work in Right-of-Way Permit	Bill Zuspan	515 Radio Court	11-10-07-41-07400-00	Driveway	
2/2/2022	Building Permit	Bill Zuspan	515 Radio Court	11-10-07-41-07400-00	Manufactured home	4/5/2022
2/15/2022	Excavation/Work in Right-of-Way Permit	Charter Com/JCM Utility	620 NE Ridge Drive	11-10-08-31-05800-00	Bore for service line	2/16/2022
2/23/2022	Excavation/Work in Right-of-Way Permit	Mary Limbrunner	1565 NW Hwy 20	11-10-07-10-02501-00	Bore for sewer	3/18/2022
2/23/2022	Water/Sewer Connection	Mary Limbrunner	1565 NW Hwy 20	11-10-07-10-02501-00	Sewer installation	completed
3/15/2022	Excavation/Work in Right-of-Way Permit	Astound Broadband	181 S Main Street		Aerial fiber from Hwy 20 to Butler Bridge Road	3/18/2022
3/28/2022	Building Permit	CWCOG/Iron Head Roofing	203 N Main Street	11-10-17-22-11101-00	Roof	3/31/2022
3/29/2022	Excavation/Work in Right-of-Way Permit	Paramount Utility	305 NW 1st Street		Install new riser, bore, splice	3/29/2022
4/20/2022	Demolition Permit	Lisa Daniel	1259 NW Meadow Lane	11-10-08-32-04000-00	Demolish house	5/25/2022
4/25/2022	Excavation/Work in Right-of-Way Permit	Coast Tree Service/Claude Smith	447 SE Elder Street	11-10-17-24-07900-00	Close lane for tree removal	4/25/2022
5/5/2022	Building Permit	Art Moore	199 S Main Street	1-10-17-23-06300-00	Commercial remodel	5/16/2022
5/9/2022	Excavation/Work in Right-of-Way Permit	Central Lincoln PUD	Sunset Drive, 11th Pl, 12th Pl, Deer Drive		Replace old conductor	5/10/2022
5/10/2022	Building Permit	Lynda Pace	1431 NW Deer Drive	11-10-07-41-06300-00	Solar system	5/18/2022
5/10/2022	Demolition Permit	Herb Bell/Charles Parker	1913 Kauri Street	11-10-20-11-01600-00	Demolish house	6/1/2022
5/10/2022	Water/Sewer Connection	Michael and Candy Rayburn	2131 NW Elm Street	11-10-07-10-04000-00	New water installation	completed
5/17/2022	Excavation/Work in Right-of-Way Permit	Krause Family Trust	333 N Main Street	11-10-17-22-10100-00	Dumpsters in r/w for cleaning/repair	5/18/2022
5/19/2022	Excavation/Work in Right-of-Way Permit	NW Natural	724 NW French Ave	11-10-07-43-01200-00	Cut gas service line	5/23/2022
5/25/2022	Building Permit	Patricia Timme	1999 NW Sunset Drive	11-10-07-14-00200-00	Shop	6/9/2022
5/31/2022	Building Permit	Travis and Andrea Turner	625 NW Westwood Street	11-10-07-14-01700-00	House	6/16/2022
5/31/2022	Excavation/Work in Right-of-Way Permit	NW Natural	735 SE 8th Street	11-10-17-31-05600-00	Replace service line	6/2/2022
6/9/2022	Water/Sewer Connection	Travis and Andrea Turner	625 NW Westwood Street	11-10-07-14-01700-00	New water and sewer service	completed
6/9/2022	Excavation/Work in Right-of-Way Permit	Travis and Andrea Turner	625 NW Westwood Street	11-10-07-14-01700-00	Excavate/fill for new house	6/13/2022

6/13/2022	Building Permit	Orrin Wallace	1240 NW Dundon Road	11-10-07-41-01300-00	Shop	6/30/2022
6/15/2022	Water/Sewer Connection	Tiffany Gray	539 NW Skyline Drive	11-10-07-14-00600-00	New water/sewer service	completed
6/28/2022	Excavation/Work in Right-of-Way Permit	Lumen/C-2 Utilities	1803 NW Lincoln Way		Aerial line work	6/30/2022
6/28/2022	Excavation/Work in Right-of-Way Permit	Central Coast Excavation	794 SE 8th Street	11-10-17-31-02800-00	Sewer line repairs	6/30/2022
7/26/2022	Excavation/Work in Right-of-Way Permit	NW Natural	645 Westwood Street	11-10-07-14-01600-00	Repair damaged line	7/27/2022
7/26/2022	Excavation/Work in Right-of-Way Permit	Teddy Murphy	331 SE Elder Street	11-10-17-24-05200-00	Driveway work	8/2/2022
7/27/2022	Excavation/Work in Right-of-Way Permit	Charter Communication	625 NE Meadow Hill	11-10-08-31-06600-00	Bore conduit across Meadow Hill	7/29/2022
8/2/2022	Excavation/Work in Right-of-Way Permit	Astound Broadband	210 NE Alder Street	11-10-17-22-08600-00	Remove/replace utility vault	8/4/2022
8/11/2022	Building Permit	Clark and Karen Absher	540 NW Westwood Street	11-10-07-14-01500-00	Garage	8/24/2022
8/15/2022	Building Permit	John and Donna Robinson	195 NW 6th Street	11-10-08-33-13300-00	Triplex	8/31/2022
8/16/2022	Excavation/Work in Right-of-Way Permit	John Robinson	195 NW 6th Street	11-10-08-33-13300-00	Excavate for builiding/retaining wall and driveway	pending
8/16/2022	Water/Sewer Connection	John Robinson	195 NW 6th Street	11-10-08-33-13300-00	New water/sewer services	pending
8/22/2022	Building Permit	L&L Toledo Properties	322 W Hwy 20	11-10-07-44-03600-0	Commercial improvements	10/6/2022
8/23/2022	Excavation/Work in Right-of-Way Permit	Ed and Kelly French	520 NE 1st Street	11-10-17-21-06000-00	Excavate/fill for building site	8/24/2022
9/8/2022	Building Permit	Shelly Brunette	554 NW Skyline Drive	11-10-07-10-01104-00	Patio cover	9/14/2022
9/21/2022	Excavation/Work in Right-of-Way Permit	Teddy Murphy	305 SE Elder Street	11-10-17-24-05100-00	Remove curb for driveway	9/28/2022
9/26/2022	Building Permit	Gerald and Janet Anderson	1562 NW Spruce Street	11-10-08-23-01800-00	Shop	10/3/2022
9/27/2022	Excavation/Work in Right-of-Way Permit	NW Natural	135 NE 11th Street	11-10-08-32-06800-00	Install new service	9/28/2022
10/6/2022	Building Permit	Herbert and Cynthia Bell	1913 SE Kauri Street	11-10-20-11-01600-00	House	11/3/2022
10/12/2022	Building Permit	Ed and Kelly French	520 NE 1st Street	11-10-17-21-06000-00	Duplex	12/19/2022
10/12/2022	Excavation/Work in Right-of-Way Permit	Bruster Enterprise LLC	139 S Main Street	11-10-17-23-06000-00	Block sidewalk for building repairs	10/18/2022
10/19/2022	Building Permit	Teddy Murphy	331 SE Elder Street	11-10-17-24-05200-00	Rehab fire damaged house	12/15/2022
10/25/2022	Excavation/Work in Right-of-Way Permit	Barry Bruster/Buzy Bee	812 NW French Avenue	11-10-07-43-01800-00	Replace sewer line	10/26/2022
10/25/2022	Excavation/Work in Right-of-Way Permit	Joe Howry/Ron Manning	1937 SE Kauri Street	11-10-20-14-02000-00	Replace sewer lateral	10/26/2022
10/26/2022	Excavation/Work in Right-of-Way Permit	Bill and Leslie Zuspan	515 Radio Court	11-10-07-41-07400-00	Fill/excavation for new home	10/27/2022
10/27/2022	Demolition Permit	Shirley Morris (Drummond)	1640 NE Arcadia Drive	11-10-08-24-01600-00	Demo fire damaged garage	11/9/2022
11/3/2022	Water/Sewer Connection	Jeffery Moore	1323 South Bay Road	11-10-29-20-01004-00	New water service	completed

11/7/2022	Excavation/Work in Right-of-Way Permit	Centurylink/Lumen	195 NW 6th Street	11-10-08-33-13300-00	Relocate pedestal	11/7/2022
11/7/2022	Excavation/Work in Right-of-Way Permit	NW Natural	812 NW French Avenue	11-10-07-43-01800-00	Abandon service	11/9/2022
11/9/2022	Building Permit	City of Toledo/Stutzman and Kropf	173 NW 7th Street	11-10-08-33-11600-00	Commercial re-roof	11/10/2022
11/10/2022	Building Permit	Hudson and Jennifer Hamilton	149 NE 4th Street	11-10-17-22-04400-00	Solar installation	pending
12/5/2022	Excavation/Work in Right-of-Way Permit	Spectrum/HHS Construction	147 NW 1st Street	11-10-17-22-15200-00	Relocate pole	12/15/2022
12/13/2022	Building Permit	Toledo Chamber of Commerce	311 NE 1st Street	11-10-17-21-02300-00	Sign	12/15/2022
12/27/2022	Building Permit	Robert Galbreath	416 NW 12th Place	11-10-07-41-04300-00	Retaining wall	pending
12/27/2022	Building Permit	Russell Cabal	1737 NE Arcadia Drive	11-10-08-24-01200-00	Residential conversion	pending

Land Use						
Date	Type of Permit	Applicant	Address	Map and Tax Lot	Description	Status
1/14/2022	Annexation	Robert Downs	2500 NE Arcadia Drive	11-10-5 TL 2303/2304	Annex 30.45 acres into the City limits	Approved Ordinance
2/22/2022	Annexation	Mary Limbrunner	1565 NW Hwy 20	11-10-7A TL 2501/2503	Annex .49 acres into the City limits	Approved Ordinance
7/13/2022	Conditional Use	John and Donna Robinson	660 NW A Street	11-10-8 CC TL 13300	Construct a tri-plex in the Commercial Zone	Approved
6/23/2022	Floodplain Dev. Permit	Georgia Pacific	1400 SE Butler Bridge Rd	11-10-17 1400	Upgrade generators and boilers	Pending
7/1/2022	Floodplain Dev. Permit	Port of Toledo	127 NW A Street	11-10-17 BC 10900	Relocate boathouse, replace gangway, install/remove pilings	Pending
9/1/2022	Floodplain Dev. Permit	The Thirsty Fisherman	1785 NW Hwy 20	11-10-7A 2600, 2601, 2602	Mobile trailer (coffee shop) placement	Approved
9/24/2022	Floodplain Dev. Permit	Food Fair/US Market	322 W Hwy 20	11-10-7 DD 3600	Commercial building repairs	Approved
4/13/2022	Lot Line Adjustment	Edward and Kelly French	514 NE 1st Street	11-10-17 BA TL 6000/4300	Property line adjustment	Approved
7/6/2022	Lot Line Adjustment	Michele Johnson	1343/1241 NW Old Arcadia Rd	11-10-7DA TL 600/700	Property line adjustment	Approved
11/8/2022	Lot Line Adjustment	Joshua Lightner and Andrew & Kyra Blank	1950/1920 NW Sunset Drive	11-10-8 BC 2800/2900	Property line adjustment	Approved
4/13/2022	Minor Partition	Edward and Kelly French		11-10-17 BA TL 6000	Partition .81 acres to create 3 lots	Approved
9/14/2022	Minor Partition	Carol Edwards/ Jim Chambers	542 NW Aspen Street	11-10-7 A TL 402	Partition 1.81 acres to create 2 lots	Approved
11/8/2022	Minor Partition	Joshua Lightner	1950 NW Sunset Drive	11-10-8 BC 2800	Partition 4.97 acres to create 2 lots	Approved
1/14/2022	Plan Amendment	Robert Downs	2500 NE Arcadia Drive	11-10-5 TL 2303/2304	Amend Comp Plan Map from UGB Low Density Residential to UGB Medium Density Residential	Approved Ordinance #1400
8/24/2022	Plan Amendment	City of Toledo			Amend the Comp Plan to adopt the Housing Needs Analysis and updated Buildable Land Inventory	Approved Ordinance #1404
1/14/2022	Rezone	Robert Downs	2500 NE Arcadia Drive	11-10-5 TL 2303/2304	Rezone from County R-1 to City RG	Approved
2/22/2022	Rezone	Mary Limbrunner	1565 NW Hwy 20	11-10-7A TL 2501/2503	Rezone from County A-C to City Commercial	Approved
2/17/2022	Temporary Use Permit	Vincent Vitale	927 SE 7th Street	11-10-17DB TL 300	Reside in RV for medical hardship	Approved
10/10/2022	Temporary Use Permit	Herbert Bell	1913 SE Kauri Street	11-10-20 AA TL 1600	Reside in RV during construction	pending
7/7/2022	Tree Permit	Curtis Hutton	635 NE Alder Street	11-10-8 CC TL 10400	Remove Fir tree along SE 5th Street	Approved
7/26/2022	Variance	Rick Ross and Jennie Meier	896 SE Gaither Way	11-10-17 DB TL 1700	Class B Variance to the side yard setback	Approved
9/14/2022	Variance	Rick Ross and Jennie Meier	896 SE Gaither Way	11-10-17 DB TL 1700	Class B Variance to the side yard setback	Approved