

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

Staff present: Contract Planner (CP) Justin Peterson, City Manager Judy Richter, City Attorney (CA) Mike Adams, Community Outreach Specialist Katy Keuter, Planning Assistant Arlene Inukai.

VISITORS: None.

APPROVAL OF THE JANUARY 11, 2023, MINUTES:

It was moved and seconded (Warfield/Morris) to approve the January 11, 2023, minutes as circulated and corrected by the Planning Commission. The **motion passed** unanimously, noting the absence of Dyson, Lundgren, and Neimann.

WORKSESSION: COMPREHENSIVE LAND USE PLAN UPDATE – CHAPTER 2 (LAND USE) AND CHAPTER 14 (URBANIZATION):

CP Peterson reported that the chapters have been updated for new formatting and some typos have been found and will be corrected. Information from the Housing Needs Analysis (HNA) was also added. Commissioners discussed the population estimates and the low projected growth figure. The Plan can be updated in 5-10 years to stay current and if there are significant changes to the population growth numbers.

CP Peterson reviewed updates to Chapter 2 Land Use Planning, as summarized below:

- Revise Land Use Goal 1, to correct language that policies “are consistent” with state goals.
- The HNA will be part of the Comprehensive Plan as Exhibit A.
- The Comprehensive Plan designations and zoning ordinance zone districts will remain the same. The Plan designations are implemented through the various zoning districts. A table was added to show the Plan designations and zoning districts.
- The description language for the zone districts were removed from the chapter, but they still exist within the zoning ordinance.
- The Water Dependent Zone designation could be updated based on finalizing the Estuary Management Plan project.
- Reviewed the Urban Growth Management Agreement with Lincoln County.
- Updated the language for adopting technical data materials, specifically for the Planning Commission to recommend and the City Council to adopt the documents.
- Revised language for “periodic review”. The periodic review process is not as applicable as in the past.
- Policy 7 updated to include a statement for remaining current, reliable, and includes updated information.
- New language was added for property lines being used for zone boundary management (could limit split-zones).

CP Peterson continued review of Chapter 14 Urbanization:

- Language and reference was included for the HNA.
- Discussed updating the term “UGB land swap” to better describe the option. The term “exchange” was considered, but the phrase “land swap” is very common. Having a policy in the Plan for the UGB land swap will help if any studies are needed.
- Urban services were reviewed. There are references to various master plans.
- Reviewed language for buildable lands supply for projected growth.
- Manage commercial land/lot size to keep employment land.
- Support infill of existing lots.
- Protecting natural features during development (slopes, wetlands, etc.).
- Reviewed Policy 15 for funding urban services and facilities.

Next month will review Public Facilities, Estuarine Resources, and Coastal Shorelands. The Estuary Management Plan is going through updates, so there will be additional updates when the plan is completed. In April, Article 5 (Natural Resources) and Article 6 (Air, Water, and Land Resources) will be reviewed. A joint City Council/Planning Commission worksession will be held in late April. Community Outreach Specialist Keuter will help with public outreach, getting information out and getting public input. It is expected that there will be a final review during the summer, with public hearings to begin in fall/winter. Prior to the final review, the draft will be sent to DLCD for comments.

DISCUSSION ITEMS: UPDATES AND REPORTS:

CM Richter reported that the City has three Budget Committee positions open and a vacancy on the City Council.

STAFF COMMENTS:

None.

COMMISSIONER COMMENTS:

President Learned-Ellis asked for an update on the old gas station property. CP Peterson reported that Lincoln County has the property, due to foreclosure, and started cleaning the site.

In response to Commissioner Morris’ questions, Community Outreach Specialist Keuter clarified that she is helping with City projects, including Art Toledo and marketing. Her 11-month RARE service will end in July.

There being no further business before the Commission, the meeting was adjourned at 7:20 pm.

Planning Assistant

President