

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: Ruthanne Morris, Ricky Dyson, Brian Lundgren, Terri Neimann, Cora Warfield (arrived at 6:31 pm) and Jonathan Mix (arrived at 6:33 pm).

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

VISITORS: None.

APPROVAL OF THE FEBRUARY 8, 2023, MINUTES:

It was moved and seconded (Morris/Learned-Ellis) to approve the February 8, 2023, minutes as circulated and corrected by the Planning Commission. The **motion passed** unanimously, noting the absence of Warfield and Mix.

WORKSESSION: COMPREHENSIVE LAND USE PLAN UPDATE – CHAPTER 11 (PUBLIC FACILITIES), CHAPTER 16 (ESTUARINE RESOURCES), AND CHAPTER 17 (COASTAL SHORELANDS):

CP Peterson reported that Chapters 16 and 17 are awaiting a larger update because of the Yaquina Estuary Management Plan project that is currently underway. The existing document is over 40 years old. Commissioner Warfield entered the meeting at 6:31 pm. When the project is finalized, the City will come back for any updates to these chapters. At this time, there are no major changes to the goals and policies for the two chapters, but formatting has been updated. Commissioner Mix entered the meeting at 6:33 pm.

CP Peterson reviewed the various Estuary Management zones within Toledo. Goal 17-Coastal Shorelines do apply in Toledo, so the chapter is relevant and can be updated when the new estuary management plan is adopted. It is expected that the estuary management plan update may be one to two years out.

CP Peterson reviewed Chapter 11-Public Facilities. A draft was reviewed by Department Heads and there will be another opportunity for City staff review before finalizing. General goal statements were expanded. Additional information will be included for the Toledo Library. The City has a Capital Facilities Plan, but it is an older document. The Water and Wastewater Facilities both have master plans that are referenced. The source water protection plan can also be referenced in the chapter. There is a drinking water protection meeting scheduled for March 23rd and community members are invite to attend.

The City also has a Building Facilities Plan from 2012 for City buildings, water rate study, and System Development Charge methodology. Additional language should be added about the financial stability of the water and sewer programs. Commissioners discussed System Development Charges, water/sewer rates, annual rate review/increases, and comparisons to other communities. Discussion continued with on-street parking requirements and recreational vehicle code standards.

The City prepares an annual Water Quality Report and posts to the website in May. A Stormwater Management Plan is still needed. Updates are also needed for a wetlands inventory.

School access statements can also be expanded which helps support safety at the schools. Additional information can be included, based on Toledo Fire and Police Department input. Commissioners discussed the new police building improvements and timeline.

Chapters 5 and 6 will be reviewed at the next meeting. A joint City Council/Planning Commission worksession/open house will be held April 26th in order to review the chapters and receive community input. CP Peterson will also begin to forward drafts to DLCDD for comments. Public hearings will begin in the fall, hopefully with adoption in December.

STAFF COMMENTS: CP Peterson reported that the April meeting will be longer, as a public hearing will be on the agenda.

Planning Commissioners were reminded to watch for email information on completing their Statement of Economic Interest reports, due in April.

COMMISSIONER COMMENTS: None.

There being no further business before the Commission, the meeting was adjourned at 7:16 pm.

Planning Assistant

President