

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, Cora Warfield, and Ruthanne Morris. Excused was Jonathan Mix.

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

VISITORS: Cynthia George (244 Pioneer Trail, Toledo) stated she submitted a video today of the proposed low-income apartment site, near the elementary school which shows the smoke in the air. She asked that air monitors be located at the school. She stated that the proposed housing project is in a bad location, too close to Georgia-Pacific facilities, wetlands, and floodplain. Ms. George added that Olalla Creek would be dry this time of year, but is running Siletz River water through the stream channel because of G-Ps water system from Olalla Reservoir. She questioned the City's agreement to sell water to G-P. There are a lot of impacts to the river and several wells are dry.

APPROVAL OF THE AUGUST 9, 2023, MINUTES:

It was moved and seconded (Warfield/Dyson) to approve the August 9, 2023, minutes as circulated and reviewed by the Planning Commission. The **motion passed**, with Morris abstaining and noting the absence of Mix.

WORKSESSION: COMPREHENSIVE LAND USE PLAN PRESENTATION:

CP Peterson provided a presentation on the Comprehensive Plan updates. Information will be presented to the City Council at the October 4th town hall meeting. The Planning Commission public hearing will be scheduled in November and in December for the City Council.

In reviewing the public outreach process, CP Peterson listed the citizen survey, worksessions, newsletters, and emails. The Housing Needs Analysis (HNA) also provided information on methods to accommodate additional housing. A memo was included in the Planning Commission packet that summarizes the April 26th worksession. Several people were in attendance and staff received comments on parks, vision for the community, housing priorities, and potential areas to rezone.

Commissioners discussed the Cycle Oregon event occurring this week and the importance of the events listed in the City newsletter. The newsletter provides good information and is also available on the website for viewing. Updates on the Comprehensive Plan continue to be posted on the website and the banner is still available for convenience. Commissioners also discussed Main Street buildings and the potential for community meeting room space on Main Street.

CP Peterson continued review of the chapter updates, highlighting the following:

- Chapters 16 and 17 will be updated next year, after the Yaquina Bay Estuary Management Plan is adopted.
- The Urban Growth Management Agreement could be updated in the future.
- The City received several comments from the Department of Land Conservation and

Development (DLCD) on Chapter 5 and Chapter 6 and made the proposed edits. This information was included in the Planning Commission packet.

- Some language was removed from the Land Quality sections, but it is still included in the Urbanization Chapter.
- Additional plans were referenced, such as the Natural Hazards Mitigation Plan and Community Wildfire Protection Plan. It was noted that these documents will be distributed to Planning Commissioners. Language was added to include drought goals and policies to the natural hazards chapter.
- A new parks map was created for the project. Additional language was added to address the need for a parks and recreation plan, youth activities, and strengthen support for the library.
- Goals and policies were including in the housing chapter based on the HNA findings.

Commissioners discussed St. John's Episcopal Church building and the historic registry listing.

CP Peterson reported the Planning Commission will review the full plan in public hearing in October. The Planning Commission would then make a recommendation to the City Council and the Council will hold their public hearing, hopefully in December.

DISCUSSION ITEM: Planning Commission Meeting Time:

CP Peterson asked if Planning Commissioners preferred to move the Planning Commission meeting time to an earlier time. Commissioners discussed the option of 6:00 pm and 5:30 pm and all agreed that the 6:00 option worked well.

It was moved and seconded (Learned-Ellis/Morris) to move the Planning Commission meeting starting time to 6:00 pm. The **motion passed** unanimously, noting the absence of Mix.

DISCUSSION ITEM: DLCD Housing Grant Update:

CP Peterson reported that the City is on the waitlist for approval of the recently submitted DLCD grant to update the subdivision code. DLCD awarded several grants and are seeking additional funding to support additional projects.

STAFF COMMENTS: CP Peterson reminded Commissioners of the City Council open house on October 4th at the Toledo Fire Department.

COMMISSIONER COMMENTS: Commissioner Dyson asked Ms. George for information on the comments she submitted tonight. Ms. George clarified that the photo handed out is from a video that was taken on Monday, when there was a fire at Georgia-Pacific Mill. She was at the new housing site on Sturdevant Road and the video shows the smoke near the property. She noted that the proposed site is not a good location for the new apartments. President Learned-Ellis pointed Ms. George to the past minutes and reports for the apartments, noting that the Planning Commission cannot act on the issues at this time. Ms. George continued to express frustration with proposed development projects, forestry building options, and environmental impacts to the area.

There being no further business before the Commission, the meeting was adjourned at 7:40 pm.

Planning Assistant

President