

TOLEDO PLANNING COMMISSION MINUTES

A regular meeting of the Toledo Planning Commission was called to order at 6:30 pm by President Cora Warfield. Commissioners present: Brian Lundgren, Jonathan Mix, and Dennis Sutherland. Excused were Anne Learned-Ellis and Ricky Dyson.

Staff present: Contract Planner (CP) Justin Peterson and Planning Assistant Arlene Inukai.

VISITORS: None

APPROVAL OF THE APRIL 9, 2025 MINUTES:

It was moved and seconded (Mix/Lundgren) to approve the April 9, 2025, minutes as circulated and reviewed by the Planning Commission. The **motion passed**, noting the absence of Learned-Ellis and Dyson.

DISCUSSION ITEM: LINCOLN COUNTY NATURAL HAZARDS MITIGATION PLAN:

CP Peterson reported that the Lincoln County Natural Hazards Mitigation Plan (NHMP) is reviewed every five years. The last update was in 2020. Lincoln County leads the project and each City has their own addendum and action items. It's important to be included in the plan because of funding opportunities. The NHMP is a FEMA approved document and the City would need to review and adopt the final plan by resolution. The plan reviews the risk for various natural hazards and events. Many of Toledo's proposed action items are not new, as many are carry over items or ongoing education items. Commissioners discussed the recent FEMA floodplain development requirements, and it was noted that the City Council adopted ordinance updates in December, 2024.

CP Peterson provided the following information and updates on the plan:

- The timelines do not specify a completion date or target date. The timeline on the projects are categorized as long (10+ years), medium (4-10 years), or short (1-4 year) timeframe.
- The list of action items were reviewed and many items are on-going communication/education projects.
- Relocating the Police Station outside of the floodplain/tsunami inundation zone is in process. The project is considered a short-term and high-priority project.
- Reviewed landslide risk and public outreach options for property owners.
- Mill Creek Reservoir and Olalla Reservoir Dams are included in the plan.
- New objectives include essential equipment needed ahead of a natural disaster and developing a wildfire mitigation plan.
- Lincoln County hosts quarterly meetings and Toledo Planning and Public Works Departments are included in the process. During the quarterly meetings, each community can report on their progress on the action items.

In review of Lincoln County's list, it was suggested that two items also be included on the City's list, specifically, to encourage construction and design that reduce the threat of landslides and to implement a program to keep trees from threatening lives and property during severe weather.

Commissioners discussed building on slopes, geo-tech reports, natural hazards survey, and partners for preparing updates for the plan. Based on discussion, Commissioners recommended adding the County's Action Items LS #1 and SW #1 to Toledo's list.

DISCUSSION ITEM: UPDATES AND REPORTS:

CP Peterson announced the City Council adopted the housing code amendments last week. In April, the Planning Commission reviewed and made a recommendation on the number of lots that would trigger a transportation analysis for a subdivision application. Based on further discussions and comments, staff prepared language that would be based on the trips generated (i.e. one home = 10 trips). The language was similar to Newport and Waldport and was adopted by the Council.

STAFF COMMENTS:

CP Peterson reported that Planning Commissioner Ruthanne Morris resigned from the Commission. This leaves one vacancy on the Planning Commission.

There will be a public hearing in June and the July meeting will be canceled.

Arcadia Park tennis courts will be resurfaced this summer. This is part of the Oregon Parks and Recreation grant project, which included restrooms and fencing at the park.

The building permit application to replace the restrooms at Memorial Park will be finalized soon.

COMMISSIONER COMMENTS:

Commissioner Sutherland questioned the paint selection at the new police department building.

President Warfield asked for an update at the Hwy 20/Sunset Drive property. CP Peterson reported that they are performing brush clearing and the excavation/fill permit is still pending. The owner has not submitted other permits or plans for the future of the site.

There being no further business before the Commission, the meeting was adjourned at 7:15 pm.

Planning Assistant

President