

TOLEDO PLANNING COMMISSION MINUTES

A regular meeting of the Toledo Planning Commission was called to order at 6:31 pm by President Cora Warfield. Commissioners present: Brian Lundgren, Anne Learned-Ellis, Ricky Dyson, Jonathan Mix, and Dennis Sutherland.

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

VISITORS: Jim Chambers and Charles Adams

APPROVAL OF THE MAY 14, 2025 MINUTES:

It was moved and seconded (Lundgren/Warfield) to approve the May 14, 2025, minutes as circulated and reviewed by the Planning Commission. The **motion passed**, with Learned-Ellis and Dyson abstaining.

PUBLIC HEARING: MODIFICATION TO A CONDITIONAL USE PERMIT TO AMEND A CONDITION OF APPROVAL TO ADD A NEW BUILDING AT THE PROPERTY LOCATED AT 1803 NW LINCOLN WAY (FILE #CU-3-98MOD), REQUESTED BY INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL (CHARLES W. ADAMS AUTHORIZED AGENT):

President Warfield opened the public hearing by stating the nature and purpose. There were no declarations of ex parte contact, bias, or conflict of interest. Commissioners Learned-Ellis and Warfield each reported a site visit and Commissioner Dyson reported he is familiar with the area. 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 and corrected a couple typographical errors located in the report. The proposal is for a modification to the existing Conditional Use Permit (CUP) to construct a new building at 1803 NW Lincoln Way. The original CUP was reviewed and approved in 1998 to convert the old hospital/clinic into a church in the R-S Zone. The property has been utilized as a church since that time. CP Peterson reviewed proposed facts and findings, criteria for the request, R-S Zone requirements, and proposed conditions of approval. Staff proposed modifications to the original conditions of approval to state that a deferred maintenance agreement could be signed and recorded that specifies the public road improvements be deferred, without the three year period.

Notice of the request was sent to public agencies and surrounding property owners and no public comments have been submitted. The City sent notice to Oregon DEQ for the question of underground tanks and DEQ provided information on the fuel tank program. It is unclear if the storage tanks are still onsite. Since the original conditional use permit was approved, the City has adopted updates to the Comprehensive Plan policies and ordinances. The zoning ordinance now allows two years to begin development or submit the building permit application.

The proposed building will be on the north side of the property, in an area that previously contained a structure. Access will not be changed. A parking plan will need to be reviewed during

the building permit phase. The application provided a description of the proposed use of the building, but the specifications will also be needed during the building code/fire code review for the building permit application.

Applicant Testimony: Charles Adams, Pastor of Foursquare Church, reported that the building would be 30x60' and used for storage and shade in the summer. The site contained an 8500 square feet building before being removed about 10 years ago. The fuel tanks were located in the back of the facility, by the garage. The fuel was removed and filled with sand.

Proponent Testimony: None.

Opponent Testimony: None.

Other Interested Parties: None.

Questions by Commission: Commissioner Sutherland noted that if the storage tanks are in the back of the property, it should not impact the proposed building site. Commissioners discussed if the previous condition of approval regarding the tanks should be modified. It was determined that the existing condition can stay in place and the owner should work with Oregon DEQ to resolve the question about tank removal.

Deliberations: The public hearing was closed and the Commission entered into deliberations. Commissioner Mix voiced that if the tanks are not in the building area, they could move forward. It was the consensus of the group that the owner follow-up with DEQ for the tank removal investigation.

It was moved and seconded (Learned-Ellis/Dyson) that based on the testimony received, the staff report, and the evidence and arguments before the Planning Commission at the public hearing on June 11, 2025, the Planning Commission finds that the request by International Church of the Foursquare Gospel and authorized agent Charles W. Adams, (CU-3-98(mod#1)) complies with the criteria identified in Toledo Municipal Code 17.64.050. The Planning Commission hereby adopts the staff report as findings, as well as the proposed conditions of approval for CU-3-98(mod#1), and allowing for the correction of typographical and grammatical errors. The **motion passed** unanimously.

DISCUSSION ITEMS: Updates and Reports:

CP Peterson provided an update for the Arcadia Park project, noting that Public Works plans to resurface the tennis/pickleball courts soon. This is part of the grant project for upgrades and a restroom at the park.

The July Planning Commission will be cancelled.

STAFF COMMENTS: None.

COMMISSIONER COMMENTS:

President Warfield reported she attended a Planning Commission training session and provided scenarios about common pitfalls that planning commissions experience. CP Peterson added that it would be good to provide another training session in the future.

Commissioner Learned-Ellis wished all a safe 4th of July.

Commissioner Dyson asked for an update on the apartment project on Sturdevant Road. CP Peterson reported that the building permit has been submitted and is currently under plan review at Lincoln County. The Conditional Use Permit would have expired in mid-June if the building permit was not submitted, but they have meet the timelines. They hope to break ground this summer. The project is funded by various state and federal programs.

There being no further business before the Commission, the meeting was adjourned at 7:13 pm.

Planning Assistant

President