

TOLEDO PLANNING COMMISSION MINUTES

A regular meeting of the Toledo Planning Commission was called to order at 6:02 pm by President Cora Warfield. Commissioners present: Brian Lundgren, Anne Learned-Ellis, and Dennis Sutherland. Excused were Ricky Dyson and Jonathan Mix.

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

APPROVAL OF NOVEMBER 12, 2025 MINUTES:

It was moved and seconded (Learned-Ellis/Lundgren) to approve the November 12, 2025, minutes as circulated and reviewed by the Planning Commission. The **motion passed** unanimously, noting the absence of Dyson and Mix.

VISITORS: Tracy Mix, Cynthia George, Angelina Polster, Dan Fleishman, Brett Estes

Cynthia George expressed concerns with several issues within Toledo, including the water system and waterways, vacation rental boat at the Port of Toledo, lead exposures, Georgia Pacific toxins, Ammon Road water storage tank, DEQ standards, Sturdevant Road housing project, E. coli concerns, permit reporting form, leaking utility lines, among others.

TRAINING: Land Use Training Session: CP Peterson introduced Brett Estes, North Coast Representative for Oregon Department of Land Conservation and Development (DLCDC) and Dan Fleishman, Planner from Oregon Cascades West Council of Governments.

Mr. Fleishman and Mr. Estes introduced themselves and gave a brief review of their background. They provided a PowerPoint presentation to the Planning Commission. Mr. Estes reviewed the history of land use planning in Oregon, statewide planning goals, implementation methods and planning documents. Mr. Fleishman reviewed the local decision types, public hearing processes, decision making tools, required declarations, and government ethics laws.

Visitor Cynthia George thanked the presenters for the informative presentation.

DISCUSSION IEM: Building Permit and Land Use Application Updates:

CP Peterson noted that staff provided the log of the building and land use permits process during 2025. It was noted that there was a typo on the log that should be corrected for 'boilers'.

DISCUSSION IEM: Parks Master Plan Project Update:

The Parks Master Plan survey has closed. There are over 200 responses, many were received from the high school students. In February, an open house will be scheduled to review the responses and for participants to prioritize projects. It is expected that after the open house, there will be a joint Planning Commission/City Council worksession to review the traffic calming draft policies. President Warfield announced she will be out for the February 11th meeting date.

DISCUSSION IEM: Grant Projects:

CP Peterson provided updates on two grant projects, highlighted below:

- Arcadia Park grant had some remaining funding and the grant project was revised to include replacing some of the park equipment. Work began earlier in the month and should be wrapped up soon.
- Safe Routes to School grant project will soon be completed. Because there were failures with the solar sign, the feedback signs will now be hard-wired. This should be completed this week.

DISCUSSION IEM: Lincoln County Natural Hazards Mitigation Plan:

The Lincoln County Natural Hazards Mitigation Plan has been approved by FEMA. The updated plan was reviewed by the Planning Commission last year and the Council adopted the Toledo addendum for the plan. Lincoln County approved the County-wide plan and submitted to FEMA. The document is available for review on the County's website.

STAFF COMMENTS:

None.

COMMISSIONER COMMENTS:

President Warfield reported there is garbage along the pedestrian trail near the public works shop area.

There being no further business before the Commission, the meeting was adjourned at 7:50 pm.

Planning Technician

President