



Toledo City Hall
Council Chambers
206 N. Main St
Toledo, Oregon 97391
6:30 PM

Toledo Planning Commission

September 9, 2026

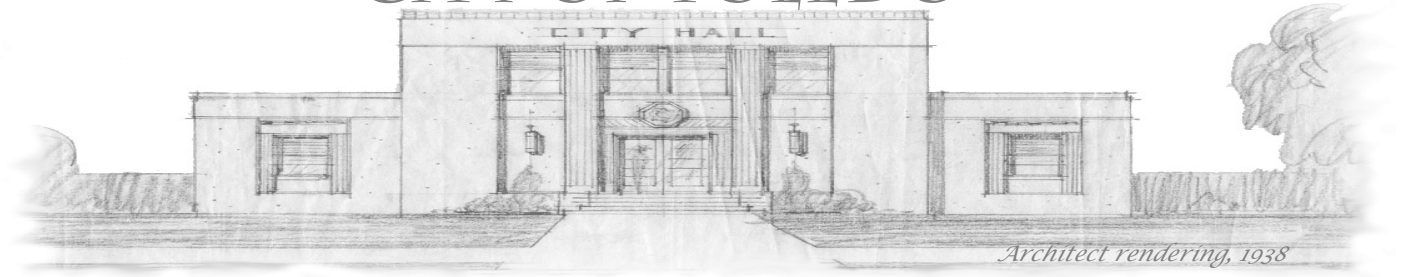
The Planning Commission will hold an in-person meeting in City Hall Council Chambers. Participants can also attend the meeting through the Zoom video meeting platform. Email planning@cityoftoledo.org or call 541-336-2247 ext. 2130 to receive the meeting login information. Visit the [meeting page](#) for information.

- 1. Call to Order and Roll Call**
- 2. Election of Officers**
 - a. Election of Planning Commission Officers for the 2026-2027 Fiscal Year
- 3. Visitors**

A time set aside to speak with Planning Commissioners about issues not on the agenda
- 4. Approval of the Minutes**
 - a. Approval of the June 10, 2026 Minutes, as circulated and reviewed by the Planning Commission
- 5. Work Session**
 - a. Parks Master Plan (see draft plan at www.cityoftoledo.org/1425/Project-Documents-Resources)
 - b. Toledo Public Lands Code Review
 - c. Comprehensive Plan Article 8 - Recreational Needs Update
- 6. Discussion Items**
 - a. Updates and Reports
 - i. Building Permit and Land Use Application Updates
 - ii. November Planning Commission Meeting Schedule
- 7. Staff Comments**
- 8. Commissioner Comments**
- 9. Adjournment**

Comments may be submitted by email to planning@cityoftoledo.org. Comments and public testimony may be limited to five minutes per person when a large number of speakers are present to offer comments. The meeting is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodation for persons with disabilities should be made at least 48 hours in advance of the meeting by calling the Toledo Planning Department at 541-336-2247.

CITY OF TOLEDO



TO: Toledo Planning Commissioners

FROM: Arlene Inukai, Planning Tech

DATE: September 2, 2026

RE: Election of Officers

The September 9th agenda contains the election of officers for the 2026-2027 fiscal year.

Be prepared to make nominations to fill the Planning Commission President position and Planning Commission Vice President position. Currently, Cora Warfield is the Commission President and Brian Lundgren is the Vice President.

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, Ricky Dyson, Jonathan Mix, and Anne Learned-Ellis (arrived at 6:32pm). Excused was Dennis Sutherland.

Staff present: Contract Planner (CP) Justin Peterson, City Manager Rich Huebner, Grounds Maintenance Worker Brent Butler, and Planning Technician Arlene Inukai.

VISITORS: Justin Epiaka, Tracy Mix, Dave Loomis

APPROVAL OF THE MAY 13, 2026 MINUTES:

It was moved and seconded (Dyson/Lundgren) to approve the May 13, 2026 minutes as circulated and reviewed by the Planning Commission. The **motion passed** unanimously, noting the absence of Learned-Ellis and Sutherland.

Commissioner Learned-Ellis entered the meeting at this time.

DECISION ITEM: FINAL APPROVAL OF SUBDIVISION PLAT "LEEWAY INDUSTRIAL SITES", REQUESTED BY DEWEY AND CAROL GOODELL (FILE SD-1-25):

CP Peterson reported that the applicants submitted the final subdivision plat for adoption. In August, 2025, the Planning Commission reviewed and approved the preliminary plat and the next step is to bring back the final subdivision plat for approval. The staff report provides a checklist of items that are needed to finalize a subdivision. CP Peterson reviewed the checklist and noted that all items have been provided.

The subdivision would create seven lots at Business Hwy 20/Bay Boulevard/NW 5th Street. The area is already developed and each lot will serve each of the buildings and homes. The survey provides information on the historic surveys in the area and it was noted that NW 5th Street is located on the owners' property. The plat dedicates the 5th Street area to the public. The surveyor, Dave Loomis, is present if Commissioners have any questions. Commissioners reviewed the final plat and noted the following items:

- The checklist provides the subdivision criteria and conditions of approval. The listed items are marked as completed, not applicable, or will apply when development occurs.
- The three existing houses will be on small lots in the Light-Industrial Zone. The homes are considered pre-existing/non-conforming uses, but the owner could file a rezone request to have the homes in the residential zone.
- The owner has not expressed plans for future development. The seven lots are currently developed as various businesses and residential homes. The City is not expecting a lot of changes in the short-term, but the owner can sell the individual lots now. New owners could submit changes for future development.

It was moved and seconded (Learned-Ellis/Lundgren) that based upon a review of the Toledo Municipal Code criteria set forth in Sections 16.12.130 and 16.12.140 (code at time of approval)

and the conditions of approval of the preliminary plat Order dated August 18, 2025, the Planning Commission approves the final plat for Dewey and Carol Goodell, submitted on May 2, 2026, allowing for correction of grammatical or typographical errors, as needed. The **motion passed** unanimously, noting the absence of Sutherland.

WORKSESSION: PARKS MASTER PLAN PROJECT:

Justin Epiaka with Oregon Cascades West Council of Governments presented updates on the Parks Master Plan project and introduced Public Works staff member Brent Butler who is available for questions. Mr. Epiaka reviewed the document, summarized below:

- The draft vision statement was completed. Commissioners liked the statement language.
- A list of the parks was provided and includes possible improvements and future needs. Mr. Epiaka and Mr. Butler reviewed the individual sites and proposed projects.
 - Skate Park: Repair damaged/uneven surfaces, railing and curbs, and improve lighting.
 - Arcadia Park and Library Park: The disc golf course has been removed and cleaned up. There is discussion on creating a trail system linking the upper neighborhoods to the Library. This area could also be used as a nature preserve and area for educational programs for the Library. If improved, maintenance will be completed by the City as part of the regular park maintenance schedule. After the improvements are in place, it is not anticipated to be time consuming for regular maintenance. The Arcadia Park playground received equipment upgrades and ADA improvements. Drainage work is needed around the tennis court. Inspection and maintenance will be ongoing.
 - Fort Nye Park: Better on-street parking and access to play equipment is needed. Upgrades to the play equipment will be needed over time.
 - Glen Lyon Nature Park: The area was recently cleaned, masonry work completed, and path improvements completed. Additional plans include ADA access, trail improvements, and expanded parking. Improvements are ongoing and development is a long-term project.
 - Memorial Field: Restrooms have been rebuilt. There are drainage, irrigation, and access work needed.
 - Deer Park: Play equipment was recently installed. ADA parking should be expanded.
 - Maple Park: New playground equipment will soon be installed.
 - Dog Park: The park may need to be relocated. It is a small park in an odd location. The site is over the mill and is noisy. It needs a better location and could be combined with East Slope Park.
 - Branstiter Park: New equipment has been installed.
 - A community garden is near the skate park. It is very small, needs work, and it may need to be relocated.
- All parks should have updated signage with park rules, hours, etc.

On June 25th, the City will host a table at the Thursday Market to provide information and updates to community members on the parks master plan project. Toledo Library is expanding their programs to host events in neighborhood parks.

Commissioners discussed ADA access at Branstiter Park and would like to make sure all parks have ADA access, signage, and lighting as priority projects.

WORKSESSION: TRAFFIC CALMING ORDINANCE:

CP Peterson provided an update on the traffic calming ordinance. He noted that there have been no major changes to the draft. Public Works provided information on streets with 8% slopes. Stop

signs (including ‘no-stop of red’ signs) are not specified in the ordinance, but staff could review the request. Bus. Highway 20 would not fall under the ordinance because of the road classification as an arterial street. The City could enhance intersections with crosswalk markings and signage that helps reduce speeding. Commissioners suggested including Toledo Police in the review process for awareness of the issues and for extra enforcement. CP Peterson reported that Public Works may be able to improve the Hwy 20/French Avenue crosswalk striping and signs. In response to Commissioner questions, CM Huebner provided an update on the street striping project on Bus. Hwy 20.

The proposed ordinance is scheduled for City Council consideration on July 15th. The Planning Commission does not have to hold a public hearing on the proposed ordinance, but had a recommendation to the City Council.

DISCUSSION ITEM: CITY FACILITY PROJECT UPDATES:

CM Huebner provided updates on a couple City facility projects:

- New Public Safety Building/Civic Center: Funding requests have been submitted to the State legislature in recent years for renovation of the new Public Safety Building. Since the original request, the City’s dispatch services are contracted out and the building has been considered for a Civic Center to house the Police Department and City Hall. The City continues to pursue funding options with the State and will look at options in the Urban Renewal Agency.
- Ammon Road Water Tank: The engineering firm provided a geo-tech review of the site and it will not meet new geo-hazard requirements. The City needs to identify a new location, since the current location is not an option.
- Memorial Field Restrooms: Construction is near completion and should be open by the 4th of July and Summer Festival events.

DISCUSSION ITEM: UPDATES AND REPORTS:

CP Peterson announced the July 8th Planning Commission meeting will be cancelled.

Planning Commissioners asked for updates on the dilapidated buildings and the code enforcement program. CM Huebner reported that the City Council has been asking for code enforcement updates as well. The City is aware of several properties and the Code Enforcement Officer is working to address the problems. A couple problem properties will soon have ownership issues resolved by either the courts or within the foreclosure process. Having clear ownership of a property will help move forward with a plan for citations, abatement, liens, etc. Funding in the abatement program also needs to be considered. Some code enforcement cases may qualify for Urban Renewal Agency funding to address blight.

STAFF COMMENTS: None

COMMISSIONER COMMENTS: None.

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

Planning Technician

President



2026–2036 Parks and Recreation Master Plan

A 10-year guide for maintaining, improving, and investing in Toledo's parks, trails, recreation facilities, and open spaces.

City of Toledo, Oregon · Planning Commission Review

A small but diverse recreation system

15

Park & recreation sites

24.28 acres

Park & recreation land

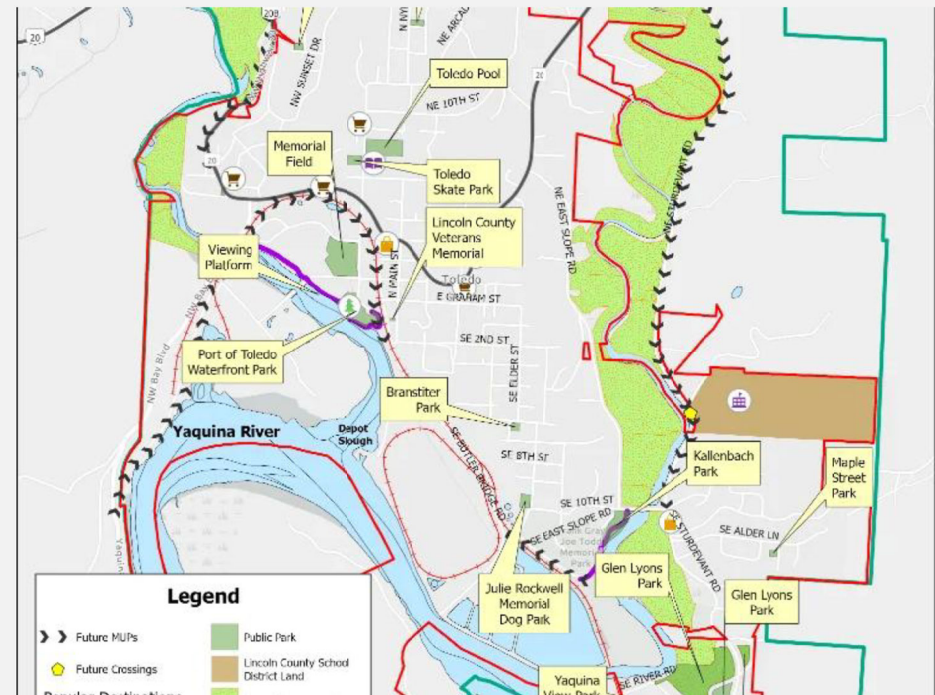
0.68 miles

Existing multi-use paths

4

Primary site classifications

City parks are supported by partner facilities including the Port of Toledo Waterfront Park, Toledo Pool, Library/Civic Plaza, and school recreation facilities.



Toledo Parks and Recreation Master Plan

Community priorities were consistent

Improve existing parks before expanding the system.

- 1

Maintain and improve existing parks
- 2

Add or improve restrooms
- 3

Improve lighting and safety
- 4

Improve trails and walking connections
- 5

Update play equipment and basic amenities
- 6

More opportunities for youth and families

206

Survey responses

4

Public meetings and outreach events

The main need is quality, access, and connectivity

Existing parks need reinvestment

Drainage, lighting, equipment, restrooms, paths, signage, accessibility.

Playground supply is strong

The issue is condition, accessibility, and quality rather than quantity.

Trail connections are limited

0.68 miles of existing multi-use paths, not yet a connected network.

Maintenance capacity matters

New improvements must be matched with long-term staffing and upkeep.

Access is uneven

Sidewalk gaps, steep terrain, crossings, disconnected streets.

A park can be close geographically but still difficult to reach

Distance alone does not describe access in Toledo's terrain.

Planning takeaway: Quality over quantity.

Vision and goals

“Toledo will have a connected, welcoming, and resilient parks and recreation system, where residents and visitors can explore the waterfront, forests, trails, and neighborhood parks through recreation, outdoor learning, and community gatherings, supported by safe access, thoughtful maintenance, and protection of natural resources.”

- 1

Planning, design & maintenance
- 2

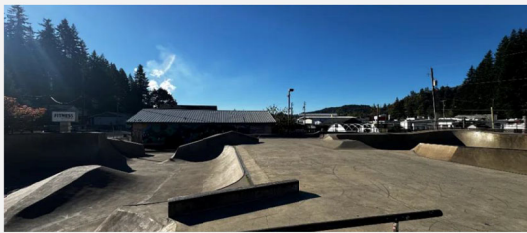
Parks & recreation programs
- 3

Connectivity
- 4

Natural assets & open space
- 5

Funding & implementation

Short-term priorities · Years 1–3



Toledo Skate Park

Concrete repairs · lighting · painting · shade/cover concept

Signage & wayfinding

Consistent identification, rules, directions, and partner information



Arcadia Park

Drainage · lighting · remaining site improvements

ADA & safety corrections

Entrances, paths, surfacing, gates, and other identified barriers



Yaquina View Park

Play equipment · accessible surfacing · seating

Memorial Field feasibility

Turf feasibility · drainage and engineering · concept design · lifecycle costs · grant strategy

Years 4–7 · Fort Nye · East Slope · Glen Lyons · Library Property · Dog Park · Memorial Field improvements

Years 8–10+ · Citywide trail connections · Restrooms · Shelters · Shade

Toledo Parks and Recreation Master Plan

Implementation will be phased

PLAN → ANNUAL BUDGETING → PROJECT SCOPING & COSTS → GRANTS / PARTNERSHIPS →
DESIGN & CONSTRUCTION → OPERATIONS & MAINTENANCE

Potential funding

General Fund
OPRD / LWCF grants
Urban renewal, where eligible
Partner contributions
Donations & sponsorships
Transportation / natural resource grants

Maintenance matters

Quarterly park safety and condition reviews
Park asset replacement schedule
Park-specific cost tracking
Confirm lifecycle costs before adding major facilities

The project list is a decision-making framework, not a fixed construction schedule.



Moving toward adoption

TONIGHT · COMMISSION REVIEW → FINAL REVISIONS → COMMISSION RECOMMENDATION →
COUNCIL REVIEW & ADOPTION → IMPLEMENTATION

Tonight

Planning Commission review
Public comment
Final Commission direction

Recommended action

Recommend adoption of the Toledo Parks and Recreation Master Plan to the Toledo City Council, subject to any final revisions identified during the hearing.

Questions & discussion

Toledo Parks and Recreation Master Plan

MEMORANDUM

Date: August 24th, 2026

To: City of Toledo; City of Toledo Planning Commission

From: Corum Ketchum, CED Senior Planner

Re: Parks Plan Update; Recommend Changes in Land Use Development Code

Background and Purpose

The purpose of this memo is to recommend updates to Toledo Municipal Code Chapter 17.36 to ensure compliance with ORS 660-034-0040 *Planning for Local Parks*¹ (the Rule). Because Toledo is adopting the Parks Plan as part of the Comprehensive Plan, the Rule's requirements for park-specific zoning and siting criteria apply. Toledo's current P-L zone is not compliant because it lacks clear and objective criteria necessary to support park designation, amenities, or intensity of use. Although existing parks qualify under the Rule's grandfathering provision, future parks must meet clear, objective land use and siting criteria.

Recommended action: Update Toledo Municipal Code Chapter 17.36 (Public Lands Zone) to incorporate clear, objective land-use and siting criteria for future park designations to comply with the Rule.

An excerpt of the Rule is available below, emphasis added.

ORS 660-034-0040

Planning for Local Parks

(1) Local park providers may prepare local park master plans, and local governments may amend acknowledged comprehensive plans and zoning ordinances pursuant to the requirements and procedures of ORS 197.610 to 197.625 to implement such local park plans. Local governments are not required to adopt a local park master plan in order to approve a land use decision allowing parks or park uses on agricultural lands under provisions of ORS 215.213 or 215.283 or on forestlands under provisions of OAR 660-006-0025(4), as further addressed in sections (3) and (4) of this rule. **If a local government decides to adopt a local park plan as part of the local comprehensive plan, the adoption shall include:**

(a) A plan map designation, as necessary, to indicate the location and boundaries of the local park; and

(b) Appropriate zoning categories and map designations (a "local park" zone or overlay zone is recommended), including objective land use and siting review criteria, to authorize the existing and planned park uses described in local park master plan.

¹ Permanent link: <https://secure.sos.state.or.us/oard/viewSingleRule.action?ruleVrsnRsn=176153>

(2) Unless the context requires otherwise, this rule does not require changes to:

- (a) Local park plans that were adopted as part of an acknowledged local land use plan prior to July 15, 1998; or
- (b) Lawful uses in existence within local parks on July 15, 1998.

In practice, subsection (1)(b) of the Rule requires Toledo to adopt objective and transparent criteria governing the siting, permissible uses, and development standards for parks. Toledo's current P-L zone does not provide sufficient specificity to meet this expectation according to the analysis by Oregon Cascades West Council of Governments (OCWCOG) staff.

Findings

To comply with ORS 660-034-0040, the City should take steps to provide clear objective land use and siting review criteria as described in the rule. To ease this, staff at OCWCOG have provided a brief research packet of other Oregon communities' code. Included are examples of highly developed code (Eugene) and rural examples that are likely to be more in alignment of what Toledo should explore adopting (Talent, Veneta). Across these communities, parks-related zones consistently include distinctions between types of recreational uses, setback requirements, and connectivity standards.

Findings:

- Toledo's P-L zone currently includes minimal descriptions of permitted uses and development standards and does not differentiate between levels of park intensity or amenities.
- ORS 660-034-0040 requires zoning categories and siting criteria tailored specifically for parks when included in a comprehensive plan.
- Veneta's PFP zone provides an adaptable, middle-ground model distinguishing low-impact vs. high-impact recreation facilities, establishing yard requirements, and defining pedestrian access expectations.
- Talent's PLF district shows another simplified approach with clear procedural pathways (Type I–III review categories) that Toledo may emulate.
- Eugene's highly prescriptive time/use/manner regulations and special development standards are not appropriate for the rural character of Toledo.

Recommendations

Staff recommend that the code language of Veneta, OR is an appropriate middle ground between complexity, level of effort, and permissibility that allows the City to maintain discretion of uses within the P-L zone, while not over regulating development. Toledo should look to the Conditional Uses

Permitted to designate the features the community would like to host in its parks (See the Talent example). It should also assess whether the community wishes to designate minimum lot sizes for parks and/or yard/green space requirements for its parks and open space, and the level of connectivity parks should provide in terms of sidewalks, trails, and/or parking.

Upon reviewing the model code from the three communities listed in this memo and comparing their structure to Toledo's, staff recommend changes across three categories:

Code Structure

1. Simplify compliance and legibility by adding a distinct "Parks" subsection within Chapter 17 of the code that will contain the objective siting criteria, and any other regulations pertaining to parks the City wishes to enact as part of the P-L zone.

Land Use and Siting Criteria

2. Specify distinctions between low-impact amenities (e.g., playgrounds, trails) and high-impact amenities (e.g., sports complexes, aquatics facilities).
3. Establish any necessary yard or setback standards for parks and/or adjacent uses.
4. Provide minimum parks sizing and connectivity requirements to encourage developers to provide transportation access and adequate recreation facilities. This includes sidewalks, trails, parking lots and the overall footprint of the park.

Clarifying Conditional Uses and Park Amenities (Accessory Uses)

5. Identify which improvements require Type I, II, or III permitting/review
6. Insert language that identifies when improvements are necessary or that call for accessory uses, including lighting, restrooms, shelters, parking, etc.

Next Steps

The City and Planning Commission should:

- Review the findings of this memo and the draft Toledo Parks Plan with City staff and determine a preferred approach for drafting park-specific code language.
- Direct staff to prepare proposed code language for review.
- Set a timeline for the adoption process that aligns with that of the Parks Plan.

Chapter 17.36 PUBLIC LANDS ZONE (P-L)

17.36.010 Purpose.

The purpose of the P-L zone is to implement the Toledo Comprehensive Land Use Plan by indicating lands currently providing areas to benefit the public, regardless of ownership of the lot or parcel, and used for a public use such as schools and parks acknowledging that such lands may be put to a variety of uses.

(Ord. 1286 § 1 (part), 2001)

(Ord. No. 1364, § 3, 11-2-2016)

17.36.020 Uses permitted outright.

In a P-L zone, the following uses and their accessory uses are permitted outright:

- A. Uses existing at the time of passage of the ordinance from which this chapter is derived and the expansion of those uses are permitted outright.
- B. Transportation facilities (operation, maintenance, preservation, and construction in accordance with the city Transportation System Plan).

(Ord. 1286 § 1 (part), 2001)

(Ord. No. 1355, § 16, 9-17-2014)

17.36.030 Conditional uses permitted.

- A. Any other use necessary to benefit the public.
- B. A residential and/or commercial mixed use may be conditionally allowed as an accessory structure or use, in addition to a public use, if incidental and subordinate to the public use.

(Ord. 1286 § 1 (part), 2001)

(Ord. No. 1364, § 4, 5, 11-2-2016)

17.36.040 Special standards.

A residential and/or commercial accessory use may be allowed in the same structure or on the same lot or parcel as the public use, provided all applicable development standards and building code requirements for the nearest residential and/or commercial zone are met.

(Ord. No. 1364, § 6, 11-2-2016)

17.36.050 Abandoned use.

After a public use is abandoned for more than six months, the properties are no longer eligible for the P-L zone designation and must be rezoned through a comprehensive land use plan map amendment.

(Ord. No. 1364, § 7, 11-2-2016)



VENETA ZONING AND DEVELOPMENT CODE

ADOPTED BY ORD NO. 579

Adopted Date: 01/08/2024



4.11 Public Facilities and Parks (PFP)

In a PFP zone, the following regulations shall apply:

- 1) Purpose. To provide for public facilities and parks, and allow for construction of new facilities as the community grows.
- 2) Uses Permitted Subject to Site Plan Review. In a PFP zone, the following uses and their accessory uses are permitted subject to the site plan review provisions of Article 6:
 - A. Educational institutions.
 - B. Government buildings.
 - C. Parks.
 - D. Low impact recreation and transportation facilities such as playgrounds, sports fields, bicycle and pedestrian ways.
 - E. Nature preserves.
 - F. Cemeteries.
 - G. Community centers.
 - H. Museums and interpretive centers.
 - I. Commercial horticulture.
 - J. Public structures or uses of land for public utilities such as:
 1. Electric substations or transformers.
 2. Public or community sewage disposal plant or pumping station.
 3. Radio, television, or cell tower or transmitter.
 4. Telephone exchange.
 5. School bus garage.
 6. Shop or storage yard.
 - K. Low impact public and semi-public uses, including transit facilities and transportation improvements conforming to the City of Veneta Transportation System Plan
 - L. Uses similar to the above permitted uses as provided by Section 2.05.
- 3) Conditional Uses Permitted. In a PFP zone, the following uses and their accessory uses may be permitted subject to the provisions of Article 6, Site Plan Review and Article 8, Conditional Uses:
 - A. High impact recreation facilities such as sports complexes, stadiums, equestrian arenas, golf courses, and swimming pools.
 - B. High impact transportation facilities such as heliports, helistops and bus or train terminals.
 - C. Transportation improvements inconsistent with the City of Veneta Transportation System Plan.
 - D. Uses similar to the above conditional uses as provided by Section 2.05.
- 4) Lot Size and Width. There are no minimum lot sizes in the PFP zone.
- 5) Yards. Except as provided in Articles 5, 6, and 8, in a PFP zone, yards shall be as follows:
 - A. Front yards abutting a residential zone shall be a minimum of twenty (20) feet.
 - B. Back and side yards abutting a residential zone shall be a minimum of five (5) feet.
 - C. Yards shall be landscaped as provided in Section 5.12.
 - D. See Section 5.09 for additional setbacks on designated streets.
 - E. Yard requirements are in addition to any planned road right-of-way widths in order to permit the eventual widening of streets, or construction of new streets.
 - F. See Veneta Tree Preservation and Protection Ordinance for possible setback exemptions for the preservation of heritage trees.
- 6) Pedestrian Access. If a building is open to the public, a sidewalk shall provide safe, convenient pedestrian access from the street to the building entrance. If the sidewalk crosses the driveway, it shall be raised or marked in a manner that calls attention to the sidewalk.
- 7) For additional requirements, see Article 5 - Supplementary Provisions.

4.12 Greenway – Open Space Subzone (/GW)

In the GW subzone, the following regulations shall apply in addition to those of the basic zone. If the requirements of the subzone are stricter than the basic zone, the requirements of the subzone shall apply:

- 1) Purpose. To implement the Open Space - Greenway Overlay in the Veneta Comprehensive Plan.
- 2) Boundaries.
 - A. The boundaries of the GW subzone are shown on the Veneta Zoning Map, which is hereby adopted by reference. In instances where the Greenway boundary shown on the Veneta Zoning Map and the boundary as defined herein are different, the language of this section shall take precedence.
 - B. Upon receiving a new wetland delineation and concurrence from the Department of State Lands ([DSL](#)), the GW boundary shall be located a minimum of fifty (50) linear feet from the edge of all significant wetlands. Wetlands whose status has not yet received concurrence from the Department of State Lands shall also have a buffer of 50 ft.
 - C. In cases where areas not associated with wetlands are necessary to provide for pedestrian/ bicycle connectivity, protection of other natural resources, or to provide a buffer between uses, the boundaries of the Greenway shall be as shown on the Veneta zoning map.
- 3) Permitted Uses. In a GW subzone, the following uses are permitted subject to compliance with all state and local requirements, including the development standards of Section 4.12(6) of this ordinance.
 - A. Public accesses such as bicycle and walk ways, streets, lookout points, and access roads for maintenance of channels, wetlands, and other natural resource areas.
 1. A path, walkway or running trail shall be constructed as far from significant wetlands as practicable with the toe of slope falling no closer than 15 feet from the boundary of a significant wetland.
 2. All paths shall be designed and constructed according to City standards.
 3. Streets shall be constructed as far from significant wetlands as practicable with the toe of slope falling no closer than 15 feet from the boundary of a significant wetland.
 - B. Stormwater facilities.
 1. All stormwater facilities constructed in the Greenway must be designed according to City standards and shall be designed to enhance the water quality, habitat, and aesthetic values of the Greenway as determined by the City.
 2. Stormwater detention and pre-treatment facilities excluding piping and outfall structures may be located no closer than 15 feet from any significant wetland unless the facility will enhance wetland values as defined in VMC 18.10 as determined by the City.
 - C. Utility installations.
 - D. Mitigation of development activities.
 - E. Restoration of previously disturbed or degraded areas.
 - F. Removal of vegetation
 1. Vegetation removal is limited to the removal of:
 - a. Native vegetation for the purpose of facilitating or encouraging the growth of native vegetation, or enhancement of habitat values and/or other natural resource values.
 - b. Nonnative or invasive plant species
 - c. Dead or dying trees or shrubs that are an imminent danger to public health and safety as determined by the City.
 - d. Dead or dried native plants or grasses only when they constitute an imminent fire hazard as determined by the City.
 - G. Planting and Replanting
 1. Replanting of areas cleared of existing vegetation must be completed within 90 days unless otherwise approved by the City.
 2. Planting and replanting with seed shall be timed so that germination occurs prior to November 15, unless the specific seed used requires otherwise, in which case germination shall be

accomplished at the earliest date practicable.

- H. Removal of fill and any refuse that is in violation of local, state, or federal regulations. Removal of fill must be consistent with state of Oregon removal- fill regulations.
 - I. Channel maintenance to maintain storm water conveyance and flood control capacity, as required and/or allowed by local policies, state and federal regulations, or intergovernmental agreements.
 - J. For lots with residential development existing prior July 2006, maintenance, additions, alterations, rehabilitation and replacement of existing lawful structures, private accesses, or other associated development and construction of new accessory structures, decks, and other development incidental to the residence are permitted provided that:
 - 1. The proposed improvements cannot be located outside of the Greenway because of topographic or physical constraints or required compliance with other regulations.
 - 2. No new development shall occur on previously undeveloped areas of greenway within 15 ft of significant wetlands. For the purposes of this subsection, undeveloped shall be defined as retaining a natural grade and vegetation.
 - K. Structures or development granted a variance to Veneta's Wetland Protection Ordinance found in VMC Section 18.10. Impacts to the Greenway shall be the minimum necessary to construct those improvements for which the wetlands variance was granted.
- 4) Conditional Uses Permitted. Subject to the criteria found in Section 8.11(19) of this ordinance.
- 5) Prohibited Uses.
- A. Any new structures or development (including fences), other than those allowed as permitted uses or approved as conditional uses, construction or ground disturbing activities, gardens, lawns, dumping of materials of any kind, and operation of heavy machinery.
 - B. Storage of hazardous materials as defined by the Department of Environmental Quality.
 - C. Application of herbicides, pesticides, fertilizer or other chemical products without first contacting City Hall.
 - D. Removal of existing vegetation except as specified in 3(F) of this Section.
 - E. Planting or establishment of nonnative or invasive species.
 - F. Removal of trees without an approved permit. Standards for granting a permit to remove trees within the Greenway shall be those found in Veneta Municipal Code 8.10.080. These standards shall apply to the removal of any tree within the boundaries of the Greenway. When practicable, trees removed under this section shall be replaced by planting an equal number of native trees within the remaining greenway.
- 6) Application and Construction Standards. No ground disturbing activities shall take place in the greenway without City approval. In order to limit disturbance to the Greenway, the following activities shall take place prior to any ground disturbing activities,
- A. The applicant shall submit a revegetation plan containing the following information:
 - 1. A description of adverse impacts that will be caused as a result of development.
 - 2. An explanation of how disturbed areas, including cut and fill slopes will be revegetated with native species to the degree necessary to control erosion and reduce the impacts of the development to the maximum extent practicable.
 - 3. A list of all responsible parties including, but not limited to, the owner, applicant, contractor or other persons responsible for revegetation work on the development site.
 - 4. An implementation schedule, including timeline for construction, revegetation, monitoring, and reporting.
 - B. Prior to construction, construction areas and areas to remain undisturbed shall be flagged, fenced, or otherwise clearly marked. Such markings shall be maintained until construction is complete.
 - C. To the maximum extent practicable, native vegetation shall be protected and left in place. Trees in the Greenway shall not be used as anchors for stabilizing construction equipment.
 - D. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated with native vegetation as approved by the City, and the vegetation shall be

Public Land Zone

9.2680 Purpose of Public Land Zone.

The public land zone is intended for public and semi-public uses that are designed to implement the comprehensive plan by providing areas for government services and education. Government services include the full spectrum of activities conducted by public agencies, including parks and open space. As used in EC [9.2680](#) through [9.2687](#), “public agency” includes public/private partnerships that conduct the activities authorized in those sections.

(Section 9.2680, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; amended by Ordinance No. 20584, enacted July 17, 2017, effective August 24, 2017.)

9.2681 Public Land Zone Applicability and Siting Requirements.

(1) *Applicability.* The provisions of [9.2680](#) through [9.2687](#) are applicable only to areas zoned PL which are not included on the city’s acknowledged Goal 5 inventory. For areas zoned PL which are included on the city’s acknowledged Goal 5 inventory, sections 9.400 through 9.404 of the city’s land use code in effect on July 31, 2001, including references therein, shall apply.

(2) *Siting Requirements.* In addition to the approval criteria in EC [9.8865](#) Zone Change Approval Criteria, the subject site must be land owned solely by a public agency or a non-profit organization established primarily to provide public uses listed in EC [9.2682\(1\)](#). When public land is sold for private development, the property shall be rezoned according to the procedures for zone changes beginning with and following section [9.8850](#) Purpose of Zone Changes.

(Section 9.2681, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.2682 Public Land Zone Land Use and Permit Requirements.

(1) *Permitted Public or Semi – Public Uses.* The following uses are permitted in the PL public land zone:

(a) *Accessory Uses*, excluding those uses subject to the provisions of EC [9.2683](#) Special Use Limitations. Examples include caretaker dwellings; service stations for government vehicles; building maintenance services for government facilities; storage, utility and printing for government services; and small scale commercial services to primarily serve users of the public facility.

(b) *Public Uses*, operated by the public agency that owns the development site, except for the intensification of uses that require a site review or conditional use permit according to EC [9.2683](#) Special Use Limitations.

Examples include government offices, libraries, park and recreation facilities, neighborhood and community centers, post offices, fire stations, pump stations, electrical substations, school district offices, schools, reservoirs, and specialized housing. (Refer to EC [9.2683](#) Special Use Limitations.)

(c) Urban Animal Keeping, including pastureland, subject to the Urban Animal Keeping Standards in EC [9.5250](#).

(d) The following uses not operated by the public agency that owns the property when the owner declares that the property is not currently needed for public uses:

1. Athletic Field, outdoor.
2. Ballet, Dance, Martial Arts, and Gymnastic Schools/Academies/Studios.
3. Community and Allotment Gardens.
4. Community and Neighborhood Centers.
5. Day Care Facilities.
6. Meal Services, non-profit.
7. Parks and Playgrounds.
8. Schools, Elementary through Middle School.
9. Combinations of the above uses.

(2) *Uses Requiring a Conditional Use Permit.* The following uses not operated by the public agency that owns the property are permitted conditionally when all or part of the property is declared by the owner to not be needed:

- (a) Administrative, General, and Professional Offices.
- (b) Artist Galleries/Studios.
- (c) Assisted Care.
- (d) Broadcasting Studios, Commercial and Public Education.
- (e) Retail Sales and Personal Services that are permitted in C-1 Neighborhood Commercial. Individual businesses are limited to 5,000 square feet, and there shall be a demonstrated demand within one-half mile for the retail or personal service, and a determination that it is not likely the use can otherwise locate within that service area.
- (f) Campus Living Organizations, including Fraternities and Sororities.
- (g) Churches, Synagogues, and Temples, including associated residential structures for religious personnel.

- (h) Horticultural Uses, including plant nurseries.
- (i) Hospitals, Clinics, or other Medical Health Facilities (including mental health) 10,000 square feet or less of floor area.
- (j) Information Technology Services, including:
 - 1. Computer Networking.
 - 2. E-commerce (excludes on-site shipping via truck).
 - 3. Healthcare Informatics.
 - 4. Internet and Web Site Services.
 - 5. Software Development.
- (k) Manufacturing, Assembly, and Related Storage of the following within completely enclosed buildings:
 - 1. Electronic and Communication Components, Systems, Equipment, and Supplies, includes computers and semiconductors.
 - 2. Precision Testing, Medical, and Optical Goods.
- (l) Parking Areas and Structured Parking.
- (m) Recycling, Small Collection Facility (see EC [9.5650](#)).
- (n) Schools, Business or Specialized Educational Training (excluding driving instruction).
- (o) Schools, High School.
- (p) Scientific and Educational Research Centers, provided there shall be no radioactive materials, toxic, or noxious matter associated with the use or process unless it is entirely surrounded by employment and industrial zoning.
- (q) Storage Facilities, Household/Consumer Goods, enclosed.
- (r) Universities and Colleges.
- (s) University and College Dormitories.
- (t) Combinations of the above listed uses, with or without uses listed in EC [9.2682\(1\)](#).

All uses are subject to the regulations and procedures for conditional use permits in EC [9.8075](#) Purpose of Conditional Use Permits through EC [9.8107](#) Conditional Use Permit, Modification Approval Criteria. The hearings official may approve a conditional use on surplus public property for up to 10 years, and for additional 10 year periods if the responsible public agency continues to declare the property is not needed.

(Section 9.2682, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; amended by Ordinance 20269, enacted November 25, 2002, effective December 25, 2002; Ordinance No. 20299, enacted October 22, 2003, effective November 21, 2003, remanded on February 25, 2005 and provisions administratively removed on April 11, 2005; and amending a code section reference pursuant to Ordinance No. 20460, enacted July 12, 2010, effective August 14, 2010; amended by Ordinance No. 20507, enacted February 20, 2013, effective March 25, 2013; and Ordinance No. 20528, enacted May 14, 2014, effective June 23, 2014.)

9.2683 Special Use Limitations.

- (1) *Camping.* Camping is permitted in the PL public land zone for a maximum of 9 continuous days and when directly tied to a special event being held on or very near the camping site, provided a special event permit approving the camping has been issued by the city to ensure that camping is managed in a safe manner with minimal impact on surrounding properties.
- (2) *Permitted Uses Subject to Site Review.* When a proposed public use, other than those listed in subsection [\(3\)](#) of this section, is to be located within 300 feet of land in the broad zone category of residential, and such use will generate the need for a Traffic Impact Analysis according to EC [9.8670](#) Applicability, such use shall be subject to an approved site review application or an approved final planned unit development application.
- (3) *Permitted Uses Subject to Conditional Use Permit.* When one of the following public use is proposed to be located within 300 feet of land in the broad zone category of Residential, it shall be subject to a conditional use permit according to the Type III procedures:
 - (a) Mineral Resources Mining.
 - (b) Entertainment and Recreation Uses required to obtain a Conditional Use Permit in community parks according to Table 9.2630 Park, Recreation, and Open Space Zone Uses and Permit Requirements.
 - (c) Homeless Shelters.
 - (d) Recycling – large collection facilities.
 - (e) Recycling – scrap and dismantling yards.
 - (f) Blood Banks.
 - (g) Correctional Facilities.
 - (h) Plasma Centers.
 - (i) Structured Parking.
 - (j) Cemeteries, includes crematoria, columbaria, and mausoleums.
 - (k) Civic, Social and Fraternal Associations.

- (l) Outdoor Storage or Stockpiling of Materials.
- (m) Heliports and Helistops.
- (n) Veterinarian Services (includes pound).
- (o) Race Tracks, including drag strips and go-cart tracks.
- (p) Broadcasting Studios, including commercial and public education.
- (q) Sewage Treatment Plants.

(4) The physical area of the development site to be evaluated during the site review or conditional use permit process, when required according to the above subsections, shall be based on the portion of the development site specifically occupied by the proposed use and the surrounding 100 feet.

(Section 9.2683, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; amended by Ordinance No. 20353, enacted November 28, 2005, effective January 1, 2006; amended by Ordinance No. 20417, enacted August 11, 2008, effective July 7, 2009.)

9.2684 Public Land Zone Development Standards.

(1) *Application of Standards.* In addition to applicable provisions contained elsewhere in this code, the development standards listed in Table 9.2684 and subsections (2) and (3) of this section shall apply to all development in the PL public land zone. In cases of conflict, the standards specifically applicable in the PL zone shall apply.

(2) For uses permitted under EC [9.2682\(1\)\(d\)](#), the following additional standards apply:

- (a) Traffic and parking impacts and the capacity of adjacent streets shall be considered in the design and location of internal circulation and parking areas, including entrances and exits.
- (b) If possible, school playgrounds shall be retained for public recreational use.
- (c) The process used by the public agency that owns the property to determine whether a particular use shall be permitted on property not currently needed shall assure that neighborhood residents and property owners in the area have the opportunity to review and comment on the new proposed use.
- (d) At least once every 10 years, the public agency that owns the property shall review its current needs. If the property is needed, it shall be returned to public use.

(3) For uses permitted under EC [9.2682\(2\)](#), the following standards apply:

- (a) If possible, school playgrounds shall be retained for public use.

Table 9.2684 Public Land Zone Development Standards
(See 9.2685 Special Development Standards for Table 9.2684.)

	PL
Maximum Building Height (1)	
Main Building	None
Accessory	None
Minimum Front Yard Setback (2)	10 feet
Minimum Interior Yard Setbacks (2)	10 feet
Minimum Landscape Area (3)	None

(Section 9.2684, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02. Administratively corrected on November 19, 2014.)

9.2685 Special Development Standards for Table 9.2684.

- (1) The building height for the portion of the building that is located within 50 feet of the boundary of an abutting residential zone is limited to the height allowed in the abutting residential zone.
- (2) Front and interior yard minimum setbacks may be adjusted pursuant to the provisions of EC [9.8030\(2\)](#) Setback Standards Adjustment.
- (3) There is no minimum required landscape area except as required to meet landscape standards for parking lots in EC [9.6420](#) Parking Area Standards.

(Section 9.2685, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; amended by Ordinance No. 20353, enacted November 28, 2005, effective January 1, 2006.)

9.2686 Public Land Zone Lot Standards.

The following Table 9.2686 sets forth lot standards in the PL public land zone. The numbers in () indicate special development standards contained in EC [9.2687](#).

Table 9.2686 Public Land Zone Standards (See 9.2687 Special Development Standards for Table 9.2686.)	
Area Minimum (1)	

Table 9.2686 Public Land Zone Standards (See 9.2687 Special Development Standards for Table 9.2686.)	
All Lots	6,000 square feet
Frontage Minimum (1)	
Interior Lot	50 feet
Corner Lot	50 feet
Curved Lot	35 feet
Cul-de-sac Bulb	35 feet
Flag Lot (2)	
1 Lot	15 feet
2 to 4 Lots	25 feet
Width Minimum (1)	
Interior Lot	50 feet
Corner Lot	50 feet
Curved Lot	35 feet
Cul-de-sac Bulb	35 feet
Flag Lot (2)	40 feet

(Section 9.2686, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; amended by Ordinance No. 20353, enacted November 28, 2005, effective January 1, 2006.)

9.2687 Special Standards for Table 9.2686.

(1) Lot area, frontage, and width minimums may be adjusted pursuant to the provisions of EC [9.8030\(1\)](#) of this land use code. Modifications may be approved through a planned unit development. (For planned unit development procedures refer to EC [9.7300](#) General Overview of Type III Application Procedures and for approval criteria refer to EC [9.8320](#) Tentative Planned Unit Development Approval Criteria – General/Discretionary or EC [9.8325](#) Tentative Planned Unit Development Approval Criteria – Housing/Clear and Objective.)

(2) Minimum lot area includes both the pole portion and flag portion of the lot.

(Section 9.2687, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; administratively corrected on February 17, 2017; amended by Ordinance No. 20679, enacted November 30, 2022, effective January 1, 2023.)

The Eugene Code is current through Ordinance 20739, passed June 8, 2026.

Disclaimer: The city recorder's office has the official version of the Eugene Code. Users should contact the city recorder's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.eugene-or.gov](http://www.eugene-or.gov)

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Division VI. Public Lands and Facilities

Chapter 18.75

PUBLIC LANDS AND FACILITIES (PLF)

Sections:

- 18.75.010 Description and purpose.**
- 18.75.020 Buildings and uses permitted subject to Type I permit review.**
- 18.75.030 Buildings and uses subject to Type II site development plan review.**
- 18.75.040 Buildings and uses subject to Type III site development plan review.**
- 18.75.050 Buildings and uses permitted subject to conditional use review.**
- 18.75.060 Yard regulations.**
- 18.75.070 Lot area and dimensions.**
- 18.75.080 Landscaping, fences, walls and signs.**
- 18.75.090 Conveyance and rezoning provisions.**

18.75.010 Description and purpose.

The public land and facilities (PLF) district is designated for uses that promote and sustain the health, safety, and welfare of the citizens of Talent. It is appropriate for government offices; public facilities, utilities and services; police and fire stations; parks, open space, recreation facilities, and trails; and public schools and libraries.

The PLF district identifies public uses of land on the zoning map and protects them from inappropriate uses. Land owned or otherwise controlled by the federal government, the state, the county, the city, the fire district, or the Phoenix-Talent School District shall be designated PLF on the map. This designation serves notice to those owning or buying land in proximity to publicly owned land that it shall contain public uses. [Ord. 817 § 8-3G.110, 2006.]

18.75.020 Buildings and uses permitted subject to Type I permit review.

No building, structure or land shall be used, and no building or structure shall be hereafter erected, enlarged or structurally altered, except for the following uses:

- A. Basic utility.
- B. Parks and open space (identified in a specific area plan or approved subdivision).

- C. Accessory uses and structures subordinate to the primary use. [Ord. 817 § 8-3G.120, 2006.]

18.75.030 Buildings and uses subject to Type II site development plan review.

No structure shall be erected, enlarged or structurally altered, nor shall land be developed, except for the following uses or structures. The following uses are permitted subject to the provisions of Chapter [18.150](#) TMC:

- A. Commercial parking lots.
- B. General office up to 4,000 square feet (operated by a government, sub-unit thereof, or a utility).
- C. Parks and open space (changes to existing parks).
- D. Wireless communication antenna subject to the provisions of TMC [18.130.010](#). [Ord. 817 § 8-3G.130, 2006.]

18.75.040 Buildings and uses subject to Type III site development plan review.

No structure shall be erected, enlarged or structurally altered, nor shall land be developed, except for the following uses or structures. The following uses are permitted subject to the provisions of Chapter [18.150](#) TMC and review by the planning commission in a public hearing. Although permitted, the following uses have characteristics that may negatively impact nearby properties:

- A. Community service facilities.
- B. Public works building and yard.
- C. Parks and open space (new park establishment).
- D. General office more than 4,000 square feet (operated by a government, sub-unit thereof, or a utility). [Ord. 817 § 8-3G.140, 2006.]

18.75.050 Buildings and uses permitted subject to conditional use review.

The planning commission may grant a conditional use permit in accordance with the procedure and provisions set forth in Chapter [18.155](#) TMC for the following uses:

- A. Water quality or detention facility.
- B. Educational facility (publicly owned).

- C. Wireless communication towers. [Ord. 817 § 8-3G.150, 2006.]

18.75.060 Yard regulations.

A. *Front Yard.*

1. Minimum: 10 feet.

B. *Side Yard.*

1. Minimum: 10 feet.
2. Minimum: 10 feet on street-facing sides.
3. Parking lots: 10 feet, which shall be landscaped to provide screening.

C. *Rear Yard.*

1. Minimum: 10 feet.

D. *Adjacency to Residential Zones.* Where lots abut residentially zoned lots, all setbacks shall be 10 feet on the side(s) abutting said lots. This includes front setbacks in order to provide a transition.

E. Exceptions to setback provisions shall be made and shall be required on corner lots where vision clearance for automobiles would be impaired by strict observance of the provisions. [Ord. 817 § 8-3G.160, 2006.]

18.75.070 Lot area and dimensions.

There shall be a minimum of 4,000 square feet of total lot area. There shall be a minimum lot width of 40 feet. [Ord. 817 § 8-3G.170, 2006.]

18.75.080 Landscaping, fences, walls and signs.

All required landscaped areas shall be installed in accordance with Chapter [18.105](#) TMC. Fences, walls, hedges and screen plantings shall be permitted in accordance with Chapter [18.105](#) TMC. Signs shall be permitted and in conformance with Chapter [18.120](#) TMC.

A. Properties abutting residentially zoned properties shall provide and maintain a buffer in accordance with TMC [18.105.050](#) or with measures as prescribed by the planning commission during the site development plan review process.

- B. Yards adjacent to streets and those abutting residentially zoned properties shall be continuously maintained in lawn or live ground cover, with trees or shrubs, in a manner providing a park-like character.
- C. Other yards and unused property shall be maintained in lawn or other suitable live ground cover. [Ord. 918 § 3 (Exh. A), 2016; Ord. 817 § 8-3G.180, 2006.]

18.75.090 Conveyance and rezoning provisions.

- A. If any land zoned PLF is sold, conveyed or transferred to anyone other than the government of the United States, the state or a political subdivision thereof, the buyer or transferee must submit an application requesting the city to rezone the land in accordance with TMC [18.190.060](#).
- B. Land acquired by the government of the United States, the state or a political subdivision thereof shall retain its existing zoning designation until such time as the zoning map is amended to designate such land as PLF pursuant to TMC [18.190.060](#).
- C. Before a leasehold interest in any land zoned PLF is conveyed to anyone for a use other than permitted in the PLF zone and to anyone other than the government of the United States, the state or a political subdivision thereof, rezoning to an appropriate zone in which the use is allowed shall be obtained. The use shall be subject to all requirements of the new zone. Further, the zone shall be established as an overlay zone with the underlying zone retaining its original PLF designation. [Ord. 817 § 8-3G.190, 2006.]

The Talent Municipal Code is current through Ordinance 979, passed May 17, 2023.

Disclaimer: The city recorder's office has the official version of the Talent Municipal Code. Users should contact the city recorder's office for ordinances passed subsequent to the ordinance cited above.

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MEMORANDUM

TO: City of Toledo Planning Commission

FROM: Oregon Cascades West Council of Governments

DATE: 09/02/2026

SUBJECT: Proposed Updates to Comprehensive Plan Article 8 – Recreational Needs

Purpose

As part of the 2026 Toledo Parks and Recreation Master Plan, Article 8 – Recreational Needs of the Toledo Comprehensive Plan should be amended to reflect current conditions and the policy direction established through the Parks Plan.

Article 8 was updated in 2023 and much of its existing policy framework remains relevant. However, several sections are now outdated. Most notably, Article 8 states that Toledo does not have a recent Parks Master Plan and intends to prepare one when funding becomes available. The new Parks and Recreation Master Plan now provides that detailed planning and implementation framework for the 2026–2036 period.

The recommended amendment would keep Article 8 focused on long-range City policy while using the Parks and Recreation Master Plan for detailed facility inventories, project priorities, condition assessments, funding strategies, and implementation actions.

Recommended Updates

1. Update the Local Context

The Local Context section should be revised to:

- Reference the adopted 2026 Parks and Recreation Master Plan.
- Remove language stating that the City plans to prepare a Parks Master Plan in the future.
- Update descriptions of recent park improvements.
- Summarize current community priorities identified through the Parks Plan process.

The Parks Plan engagement included 206 survey responses, public meetings, student input, Planning Commission review, Thursday Market outreach, and partner coordination. The most consistent priorities were improving existing parks, maintenance, restrooms, lighting, trails and walking connections, play equipment, accessibility, and recreation opportunities for youth and families.

2. Update the Recreation Inventory and Classifications

The existing recreation inventory and map should be updated or replaced with a reference to the Parks and Recreation Master Plan. The current Article 8 inventory includes facilities and classifications that no longer match the new plan, including the Georgia Pacific baseball fields and older park classifications.

The Parks Plan identifies 15 park and recreation sites totaling 24.28 acres and distinguishes among City parks, natural areas, special-use sites, and partner-managed facilities. Rather than duplicating this detailed inventory in the Comprehensive Plan, Article 8 should refer to the Parks Plan for current acreage, classifications, facilities, and condition information. This will allow routine inventory updates without requiring future Comprehensive Plan amendments.

Park classifications should also be aligned with the Parks Plan: Mini/Pocket Park, Neighborhood Park, Community Park, Regional Park, Special Use, and Open Space/Natural Area. Level-of-service figures should be described as planning benchmarks rather than fixed standards.

Goals and Policies

The existing goals provide a useful foundation but should be aligned with the five goal structure of the Parks and Recreation Master Plan.

Goal 1 – Planning, Design, and Maintenance

Strengthen policies related to maintenance, accessibility, and reinvestment in existing parks. The City should use the Parks Plan to guide annual budgeting, capital planning, grant preparation, and facility improvements.

The existing policy directing the City to establish a parks capital facilities plan should be revised because the Parks Plan now provides that framework. Policies should also support regular park condition reviews, asset replacement planning, and consideration of long-term maintenance costs before adding new facilities.

Goal 2 – Parks and Recreation Programs

Retain the existing direction supporting youth recreation, the Library, Pool, cultural activities, community events, and other public and private recreation opportunities.

The Pool policy should be expanded to support regular coordination with the Greater Toledo Pool Recreation District on programs, facilities, communication, access, and long-term planning.

Goal 3 – Connectivity

The Parks Plan identifies approximately 0.68 mile of existing multi-use paths and notes gaps in connections between neighborhoods, parks, schools, downtown, natural areas, and the waterfront. Updated policies should address trails and walking and biking connections as well as crossings, lighting, wayfinding, ADA accessibility, and maintenance.

Goal 4 – Natural Assets and Open Space

Add a separate goal recognizing Toledo’s rivers, sloughs, wetlands, wooded areas, scenic resources, and natural areas as part of the recreation system.

Policies should support compatible public access and recreation while protecting habitat, drainage functions, scenic resources, and long-term maintenance needs. This would elevate natural resource policies that are currently located under Goal 1 and align Article 8 with the Parks Plan.

Goal 5 – Funding and Implementation

Renumber the existing funding goal and expand it to address implementation. Existing policies supporting grants, development contributions, and other funding approaches should remain.

New language should recognize that park improvements will be phased based on community need, safety and accessibility, facility condition, project readiness, available funding, and long-term maintenance capacity. Adoption of the Parks Plan establishes priorities but does not commit the City to a fixed construction schedule.

Recommendation

The Article 8 amendment should remain concise and policy focused. Detailed inventories, project lists, cost ranges, maintenance actions, and funding options should remain in the Parks and Recreation Master Plan.

The amendment should therefore focus on four outcomes:

- formally recognize the 2026 Parks and Recreation Master Plan;
- update outdated recreation information and classifications;
- align Article 8 goals and policies with current findings and priorities; and
- clearly establish the Parks Plan as the primary implementation document for future park and recreation investment.

This update keeps the Comprehensive Plan current without duplicating material that can be more easily maintained through the Parks and Recreation Master Plan.

City of Toledo

2026 Building Permit and Land Use Activity

Building Activity						
Date	Type of Permit	Applicant	Address	Map and Tax Lot	Description	Approved
1/5/2026	Work in the Right-of-Way	Don Molenda/VA2Construction	192 S Main Street	11-10-17-23-04400-00	Sidewalk closure for building repairs	1/5/2026
1/7/2026	Water/Sewer Connection	The Arc of Lincoln County	321 SE 3rd Street	11-10-17-24-17000-00	Replace water meter to 1"	1/9/2026
1/8/2026	Work in the Right-of-Way	NW Natural	385 NE 1st Street	11-10-17-31-02900-00	Abandon gas service	1/8/2026
1/12/2026	Work in the Right-of-Way	NW Natural	375 NE 1st Street	11-10-17-31-02900-00	Abandon gas service	1/13/2026
1/23/2026	Work in the Right-of-Way	Frank and Lindsay Silvia	1860 Alder Lane Drive	11-10-16-32-01200-00	Gravel sidewalk for ADA access	1/26/2026
1/26/2026	Work in the Right-of-Way	Evelyn Idzerda	584 SE 6th Street	11-10-17-24-12300-00	Sidewalk cuts for water repair	1/26/2026
1/26/2026	Building Permit	Cory Burk	1081 NW Sunset Drive	11-10-07-44-05401-00	Add 2 bedrooms	2/4/2026
1/29/2026	Demolition Permit	RK Construction/NWCH/City of Toledo	1585 SE Sturdevant Road	11-10-17-44-06000-00	Demolish barn	5/19/2026
1/29/2026	Building Permit	Lisa Daniel/Bryan Pratt	1252 NW Spruce Street	11-10-08-32-03900-00	Manufactured home	2/25/2026
3/12/2026	Work in the Right-of-Way	NW Natural	321 SE 3rd Street	11-10-17-24-17000-00	Clear and make gas service available	3/13/2026
3/12/2026	Work in the Right-of-Way	NW Natural	360 NE Burgess Road	11-10-08-30-00101-00	Make gas service available	3/13/2026
4/9/2026	Demolition Permit	Mary Limbrunner	578-580 W Hwy 20	11-10-07-44-10100-00	Demolish roof overhang	4/15/2026
4/13/2026	Work in the Right-of-Way	NW Natural	763 SE 2nd Street	11-10-17-24-04800-00	Abandon gas service	4/14/2026
4/14/2026	Work in the Right-of-Way	NW Natural	229 SE 2nd Street	11-10-17-23-08500-00	Install flow valve	4/17/2026
4/14/2026	Work in the Right-of-Way	NW Natural	283 SE 2nd Street	11-10-17-23-08800-00	Install flow valve	4/17/2026
4/20/2026	Work in the Right-of-Way	NW Natural	354 SE 2nd Street	11-10-17-24-15800-00	Install flow valve	4/21/2026
4/27/2026	Building Permit	Wayne Rude/Ryan Thomas	990 SE Sturdevant Road	11-10-17-41-00700-00	Garage conversion	4/30/2026
4/29/2026	Work in the Right-of-Way	Charter Com/Woden LLC	412 NW Industrial Park Way	11-10-18-11-00900-00	Bore and install new pedestal	5/1/2026
4/29/2026	Excavation/Fill	Charter Com/Woden LLC	412 NW Industrial Park Way	11-10-18-11-00900-00	Bore and install new pedestal	5/1/2026
5/7/2026	Demolition Permit	Nicholas and Shanell Smith	763 SE 2nd Street	11-10-17-24-04800-00	Demolish home	6/16/2026
5/11/2026	Work in the Right-of-Way	Georgia Pacific/JBX	821 Butler Bridge Road	11-10-17-00-01500-00	Stormwater repairs	5/11/2026
5/14/2026	Work in the Right-of-Way	Carla Thorpe/VA 2 Construction	192 S Main Street	11-10-17-23-04400-00	Sidewalk closure for siding repairs	5/15/2026
5/28/2026	Work in the Right-of-Way	Kate Orr/Ports Construction	380 E Grham Street	11-10-17-21-03100-00	New sewer lateral	6/2/2026
6/1/2026	Water/Sewer Connection	Kate Orr/Ports Construction	380 E Grham Street	11-10-17-21-03100-00	New sewer connection	6/2/2026
6/16/2026	Building Permit	TD Enterprise	412 Industrial Park Way	11-10-18-11-00900-00	Storage buiding	pending
6/17/2026	Building Permit	Summer Pilgrim/TerraFirma	221 NE 5th Street	11-10-08-33-09501-00	Foundation	6/24/2026
6/24/2026	Work in the Right-of-Way	Richard Hiatt	180 SE 2nd Street	11-10-17-23-02901-00	Driveway and sidewalk work	6/24/2026
6/30/2026	Building Permit	Pilsting Partners LLC	578 W Hwy 20	11-10-07-44-10100-00	Commercial building repairs	7/16/2026
7/8/2026	Work in the Right-of-Way	Ken Yoder/Evenflow Plumbing	186 NE Douglas Street	11-10-17-21-06100-00	Sewer line repairs	7/8/2026
7/14/2026	Building Permit	BPOE #1664	123 SE Alder Street	11-10-17-23-01300-00	Exterior door and deck	7/16/2026
7/16/2026	Water/Sewer Connection	Olga Karavaeva	1201 NE Hwy 20	11-10-08-31-01700-00	New water/sewer service	pending
7/16/2026	Building Permit	Olga Karavaeva	1201 NE Hwy 20	11-10-08-31-01700-00	Manufactured home	pending
7/27/2026	Work in the Right-of-Way	Phillip Landis	1303 N Nye Street	11-10-08-32-01800-00	Repair sewer lateral	7/28/2026

Land Use						
Date	Type of Application	Applicant	Address	Map and Tax Lot	Description	Status
3/26/2026	Floodplain Development Permit	Georgia Pacific	550 NW 1st St	11-10-18A TL 600	Culvert repair	Prelim approval 4/8/2026 Final approval 5/21/2026
3/16/2026	Floodplain Development Permit	Georgia Pacific	1400 Butler Bridge Rd	11-10-17 TL 1400	Washer #1 modifications	Prelim approval 3/18/2026
3/16/2026	Floodplain Development Permit	Georgia Pacific	1400 Butler Bridge Rd	11-10-17 TL 1400	Paper machine camera replacement	Prelim approval 3/18/2026
	Floodplain Development Permit	Oregon Coast Bank	305 NW A St	11-10-18AA TL 2400	Remove wood parking structure and fill for parking lot	Leter of incomplete 4/9/2026
5/4/2026	Floodplain Development Permit	Georgia Pacific	1400 Butler Bridge Rd	11-10-17 TL 1500	Fill and concrete pad for truck dewatering	Prelim approval 5/19/2026
5/6/2026	Floodplain Development Permit	Georgia Pacific	1400 Butler Bridge Rd	11-10-17 TL 1400	Demolish equipment	Prelim approval 5/19/2026
5/11/2026	Floodplain Development Permit	Georgia Pacific	1400 Butler Bridge Rd	11-10-17 TL 1400	Tidegate replacement project	Prelim approval 6/3/2026 Final approval 8/6/2026
5/14/2026	Floodplain Development Permit	Charter Com/ Woden	Industrial Park Way R/W (adjacent to 412)	right-of-way	Utility work	Prelim approval 5/20/2026 withdrew app 6/1/2026
7/2/2026	Floodplain Development Permit	Mona Paulo	767 W Hwy 20	11-10-7 DC TL 4600	Food truck in the floodplain	Final approval 7/16/2026
7/1/2026	Floodplain Development Permit	Tidewater MHC, LLC	260 W Hwy 20	11-10-7 DD TL 4100/4200	Electrical and sewer line upgrades	Prelim approval 7/13/2026
6/30/2026	Floodplain Development Permit	TD Enterprises LLC	412 Industrial Park Way	11-10-18 AA TL 900	Storage building #I	Leter of incomplete 7/30/2026
6/25/2026	Lot Line Adustment	New Venture Enterprises LLC/ Central Lincoln PUD	380 & 400 NW 1st St.	11-10-18 AA TL 1300/2000	Lot line adjustment between 2 lots	Approved 7/16/2026
2/25/2026	Replat	Charles and Deanna Cook	392 SE 3rd Street	11-10-17 BD 16400	Minor replat existing lots into 2 lots	Approved 4/9/2026
2/6/2026	Temporary RV Permit	Danielle Fox and Michael Brandenburg	1969 SE Kauri	11-10-20 AA TL 503	Reside in RV	Approved 2/17/2026
4/1/2026	Temporary RV Permit	Tahir Riaz and Daniel Muir	500 NE Hwy 20	11-10-8 CD TL 2700	Reside in RV	Approved 4/9/2026 Revoked permit 5/11/2026
2/12/2026	Tree Permit	Louis Traeger	110 NW 6th Street	11-10-8 CC TL 12601	Remove 5 trees	Approved 2/17/2026
7/1/2026	Ordinance Amendment	City of Toledo			Adopt policies and criteria for traffic calming requests	Approved Ord 1435
5/5/2026	Land Use Compatibility Statement Review	Port of Toledo	1000 Altree Lane	11-10-18A TL 601/ 11-10-18 D TL 1400	DEQ permit review for boat dismatling	pending
6/22/2026	Land Use Compatibility Statement Review	Five Leaf Management/ Western Cascade	300 S Bay Road	11-10-20 B TL 400	DEQ permit for biomass/ biochar facility	Signed 7/15/2026