

## TOLEDO PLANNING COMMISSION MINUTES

A regular meeting of the Toledo Planning Commission was called to order at 7:05 pm by President Jerry Seth. Commissioners present: Jeffrey Quigley, Geoffrey Wilkie, Anne Learned-Ellis, Joshua Smith, and newly appointed Commissioner Cora Warfield. Excused was Mary Wilson.

City Councilors present: Mayor Billie Jo Smith, Julie Rockwell, Jackie Kauffman, Michele Johnson.

Staff present: City Manager (CM) Jay Baughman, City Planner (CP) Jay Sennewald and Secretary Arlene Inukai.

VISITORS: DLCD Representative Patrick Wingard

### APPROVAL OF THE APRIL 8, 2015, MINUTES:

It was moved and seconded (Learned-Ellis/Smith) to approve the April 8, 2015, minutes as circulated and reviewed by the Planning Commission. The **motion passed** unanimously, noting the absence of Wilson.

### JOINT PLANNING COMMISSION-CITY COUNCIL TRAINING SESSION: PRESENTED BY DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT (DLCD) NORTH COAST REGIONAL REPRESENTATIVE PATRICK WINGARD:

CP Sennewald introduced DLCD Representative Patrick Wingard and stated it is beneficial to have training opportunities, especially with new Planning Commissioners on board.

Mr. Wingard welcomed everyone and thanked all for the invitation to attend tonight's meeting. He presented an online training program, focusing on two chapters (Land Development Codes and Land Use Decisions). The entire training program can be viewed online and he encouraged members to view other chapters at their convenience. After reviewing the chapters, the group examined different scenarios and examples for discussion.

Mr. Wingard announced the legislature is considering changes to Urban Growth Boundary (UGB) expansions and standards. The legislature is looking at streamlining the process to improve the program and reduce uncertainty. Also, population projections are moving away from the land use arena. He commented that the State has grants available for technical assistance for projects the City may be considering. There are options for housing, clustering development, providing mixed-use areas, or creating planning documents where DLCD could provide some assistance or guidance.

The group reviewed various types of land use decisions. Discussion included the need to show a particular hardship exists in order to allow a variance, but outside of an economical or self-imposed hardship. Also, it is important to prepare quality findings to support land use decisions. Mr. Wingard stressed the importance to provide notice of public hearings and to let the

community know about proposals. Commissioners reviewed the need to disclose ex parte contact, site visits, bias, or conflicts of interest at public hearings.

Mr. Wingard clarified that the information is available online for additional review and the various chapters can be printed from the website. He provided handouts to participants and encouraged members and staff to contact him if they have questions.

City Councilor Johnson stated that Toledo's population has not grown as anticipated, but asked where to begin when considering expansion and development. Mr. Wingard offered to talk with the City about UGB expansions and possible growth that could occur when Highway 20 improvements are completed. The group discussed the current drought in the state and how Toledo could be impacted with new residents if there are long-term water problems in other regions.

President Seth noted there are four fairly new Planning Commissioners and this is a lot of information to take in at one time. He complemented the staff and encouraged members to ask questions.

Mayor Smith thanked the Planning Commissioners for their service and learning the complex process. She added that it is good to have a full Planning Commission now.

STAFF COMMENTS:

None.

COMMISSIONER COMMENTS:

Commissioners expressed appreciation for Mr. Wingard's presentation.

There being no further business before the Commission, the meeting was adjourned at 8:30 pm.

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Secretary

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President