

Toledo City Hall  
Council Chambers  
April 9, 2008

## TOLEDO PLANNING COMMISSION MINUTES

A regular meeting of the Toledo Planning Commission was called to order at 7:01 pm by President Joyce Mackenroth. Commissioners present: Mary Young, Linda Brodeur, and Anne Learned-Ellis. Excused were Jimmie K. Cheney, Leon Araiza, and Paul Schneidecker.

Staff present: Community Development Coordinator (CDC) Rusty Klem and Secretary Arlene Inukai.

VISITORS: None

### APPROVAL OF THE MARCH 12, 2008, MINUTES:

It was moved and seconded (Learned-Ellis/Brodeur) to approve the March 12, 2008, minutes as circulated and reviewed by the Planning Commission. The **motion passed** unanimously, noting the absence of Cheney, Araiza, and Schneidecker.

### DISCUSSION ITEM: COMMERCIAL ZONE REVIEW:

CDC Klem reviewed "to be continued" topics from last month including commercial land inventory, and discussions on 1) Main Street District overlay expansion, 2) conditional use options for residences in the Commercial Zone, and 3) nonconforming use/variance language. Secretary Inukai prepared a GIS map of the Commercial Zone properties and the properties currently used as single-family residences. The map is not exact, but represents a quick analysis of houses considered 'nonconforming use'. A copy of the Buildable Lands Inventory (BLI) commercial section was also included in the Commissioner packet as information. The BLI states more commercial lands are needed to sustain population needs. The BLI was adopted through the Comprehensive Plan. Any change to the Commercial Zone designation must comply with the State Department of Land Conservation and Development (DLCDD). CDC Klem shared an email from DLCDD Regional Field Representative Laren Woolley, who reviewed last month's minutes and suggested a meeting with staff to discuss the ideas and impacts before moving commercial lands to the residential inventory. In answer to Commissioner questions, CDC Klem reported that Field Representative Woolley was accepting of the nonconforming use language change, but wants the City to coordinate with DLCDD before any commercial changes are made. Commissioner Young believes the proposal would increase the commercial inventory by moving some residential lots into the Commercial Zone. CDC Klem reiterated that there are many things to consider before moving forward.

CDC Klem then focused on another addition in the packet, a draft ordinance prepared by the American Planning Association (APA) for smart development. The draft provides good information and examples. Ultimately, a lot of considerations will need to be made before taking on this type of project, for example, parking, setbacks, and encouraging 'pedestrian-friendly' development. Commissioner Young added that she likes the "live-work-unit" definition and the ideas in the draft ordinance. Staff has a few copies of other cities zoning ordinances related to commercial-residential mixed-use regulations. However, CDC Klem felt the APA draft ordinance was a good place to start and other examples can be reviewed at a later date.

Commissioners reviewed some provisions in the draft ordinance, one notable listing under the 'commercial group' denies houses outright unless the housing unit is in the upper or lower floor, retaining the main floor for business. Commissioners also reviewed the Class B Variance process for existing nonconforming homes, the option to expand the home, and the inability to build new residences without a zone change.

CDC Klem will prepare a rough draft ordinance, similar to APA's model, to begin discussion. It would also be beneficial to have updated BLI information. Some lots may be too small to develop as commercial use and a zone change may be the best option. Commissioner Young reported that this project will take time, but it is a foundation to begin the review process and receive comments. She added that this is especially important since acquiring Business Highway 20 and is beneficial for the properties along the highway. In answer to Commissioner Brodeur's inquiry, the Commercial Zone designation dates to at least the early 1980's.

Commissioners discussed developing on slopes, encouraging landscaping and green space, the possibility of a design review process, and specific design features for the Main Street/arts district area. Adding design review provisions are a good idea, but could be hard to achieve, there could be enforcement issues, or long-term maintenance is unavailable. Also, the Commission can consider improvements to make buildings look better, while still encouraging eclectic building patterns. The Commission discussed some good commercial developments, such as West Coast Bank.

Commissioner Learned-Ellis reported there is limited parking for Chef's Place Restaurant and she suggested the City open the City Hall employee parking lot on weekends and evenings. This will make a difference in the downtown area and the arts district. The group reviewed parking options and the need for off-street parking in the downtown area. There is no on-street parking allowed on Business Highway 20.

DISCUSSION ITEM: NONCONFORMING USE AND STRUCTURES:

CDC Klem reviewed the proposed language change to the nonconforming use section suggested last month. All agreed with the new language. Commissioner Learned-Ellis asked if more items would be combined into one public hearing. CDC Klem confirmed that all proposed revisions would be included in one amending ordinance and presented at the same public hearing.

STAFF COMMENTS:

None.

COMMISSIONER COMMENTS:

Commissioner Learned-Ellis reported that tonight's discussion is going in a good direction.

There being no further business before the Commission, the meeting was adjourned at 7:40 pm.

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Secretary

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President