

CITY OF TOLEDO



To: Toledo Planning Commission

From: Justin Peterson, Oregon Cascades West Contract Planner

Date: July 7, 2022

Re: Summary Memo: June 22, 2022 Joint Work Session

City Councilor and Planning Commission Member Attendance

Planning Commission: Anne Learned-Ellis, Brian Lundgren, Ricky Dyson, Johnathan Mix, and Cora Warfield. Absent: Terri Neimann and Ruthanne Morris.

City Council: Mayor Cross, Tracy Mix, Robert Duprau, Betty Kamikawa, Todd Michels, and Jackie Kauffman. Absent: Wade Carey.

Volunteers

Staff asked for volunteers to help draft the updated introduction, history, and vision for the City of Toledo. The current introduction, history and vision were discussed. Cora Warfield, Ricky Dyson, Betty Kamikawa, and Robert Duprau. **Staff will start to work with the volunteers on the update.**

Background

Staff provided background on the Comprehensive Plan. The 2020 Vision for Toledo, Oregon - 2000 Toledo Comprehensive Land Use Plan (Plan) was adopted on April 4, 2001. The current vision for the City needs to be updated to incorporate the current vision and goals for the City of Toledo. The last update was intended to plan for the next 20 years and we are now past 2020. **The Comprehensive Plan is the “Blueprint” for how the city will grow and is the framework for decision making.**

Many long range plans in the City of Toledo have been completed in the last 20 years. Certain chapters of the Comprehensive Plan were amended when supplemental studies were completed. Here is a list of some of the long-range planning documents:

- Economic Opportunities Analysis (EOA) – Completed 2010 – Chapter 9 Economic Development was updated.
- Transportation System Plan – Adopted December 4, 2013 - Chapter 12 Transportation of the Comprehensive Plan was updated.
- Housing Needs Analysis (HNA) and Buildable Lands Inventory (BLI) – Adopted 2000
- Natural Hazards and Mitigation Plan (NHMP) – 2020
- Housing and Land Use Chapter Minor Update – 2021

Overall, it is clear that the old vision is outdated and needs to be updated to reflect the current goals of the city. The goal of this project is a multi-year effort to update the City’s entire Plan. The current Plan was organized following the Oregon Statewide Planning Goals.

History and Introduction

Staff shared a historic photo of the GP mill and Toledo downtown.

Vision Discussion

Staff asked two questions: What is your vision for Toledo? And what has changed in the last 20 years? The conversation was opened, and the key points are bulleted below.

- Lack of Housing – expensive for workers (teachers, trades, etc.)
- Less Bias against Manufactured homes
- Lots of empty buildings in town
- Trade School support needed – logging/fishing, Port Welding program, OCCC
- Decline of Timber industry
- Technology for young folks – need to think outside the box – Tech Center idea.
- Demographics – Total population about the same as 20 years ago, now skewed older, high school has shrunk.

Aspirations for the Comprehensive Plan Update

Staff discussed adding aspirational statements to the Comprehensive Plan update. The comprehensive plan will be organized by the statewide planning goals; however, the aspiration statements will be woven into each comprehensive plan chapter. The aspirational statements will shape the goals and policies throughout the comprehensive plan. **City Councilors and Planning Commission members were in favor of aspiration statements.** Some draft aspiration statement categories are below based on the Joint work session discussion.

Business Community (Juno Project)
Quality of Life
Infrastructure
Locational Advantage

Arts District
Balance of Business Support and Ecosystem Maintenance (GP Mill)

Survey

The Survey is still available online and 29 online responses have been received. The survey will be available through July. **Staff asked PC and CC members to share the survey link.**

Coordination with other Projects

Ongoing projects will be coordinated with the Comprehensive Plan update to ensure consistency.

- Yaquina Estuary Management Plan update.
- Housing Capacity Analysis (HCA) and Buildable Lands Inventory. Staff highlighted some draft key findings from the HCA. Specifically, that the Toledo population is aging.
- Urban renewal district.

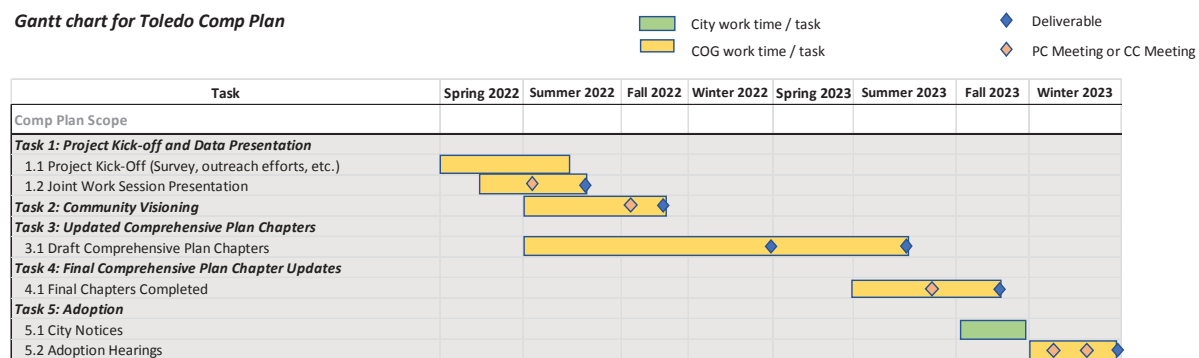
Comprehensive Plan Chapters.

In review of the Comprehensive Plan Chapters Staff believes the plan can be updated in coordination with other planning efforts. Some chapters will be a small update with a large update pending future planning efforts.. **Staff will work with the Planning Commission each month on a Comprehensive Plan Chapter or Chapters.** For example, Article 1 Citizen involvement was discussed at the June Planning Commission meeting. The draft language for the updated Article 1 Citizen Involvement Chapter was attached and discussed.

Timeline

Project in the early states and PC will begin reviewing Comp. Plan chapters every month.

Gantt chart for Toledo Comp Plan



*PC Meetings once a month

*Draft Chapters will be sent to DLCD Staff throughout the update

Other Notes:

1. The Joint Work Session Presentation is on the city website.
2. City Councilors and Planning Commission Members asked that the ADU and housing information is available on the city website. Staff will work on adding information to the website.