

## Article 5: Open Spaces, Scenic and Historical Areas, and Natural Resources

The Land Conservation and Development Commission (LCDC) Statewide Goal 5 requires local governments to protect open space, scenic and historic areas and natural resources as part of the statewide planning process. Based on a survey and evaluation of the location, quantity and quality of Goal 5 resources, Toledo must determine which historic resources are significant such as mineral and aggregate resources, fish and wildlife areas and habitats, water areas, wetlands and watersheds, and historic areas, sites, structures and objects.

### Local Context

The City of Toledo has not completed a Wetlands Inventory since 1995. The city will identify a funding source for an updated Wetland Inventory. When the wetland inventory is completed Goal 5 of the Comprehensive Plan will be updated at the same time. In the interim the city will continue to rely on the 1995 Wetland Inventory and the Statewide Wetlands Inventory (SWI) map.

Riparian Corridors: Pursuant to Statewide Planning Goal 17, a Goal 5 inventory of riparian corridors is sufficient to meet the Goal 17 requirements. Riparian corridors have been inventoried pursuant to the “safe harbor” inventory requirements of OAR 660-023-0090. The riparian corridor is 75 feet upland from the top of each bank of the Yaquina River (a fish-bearing stream with an annual stream flow of 1,000 cubic feet per second). The riparian corridor is 50 feet from the top of the bank of the Olalla Slough, West Olalla Creek, East Olalla Creek, Little Beaver Creek and the Depot Slough (fish-bearing streams with annual stream flows of less than 1,000 cubic feet per second). Wetlands in Toledo were inventoried in the 1995 City of Toledo Local Wetland Inventory that has been approved by the Oregon Division of State Lands. Where a wetland has been identified in the Local Wetland Inventory and is within the riparian corridor of a stream, the riparian corridor boundary includes the wetland and is measured from the upland edge of the wetland.

Wetlands: Wetlands have been identified through a Goal 5 inventory. Most of the existing natural resources in the Urban Growth Boundary fall under the Goal 17 Coastal Shoreland regulatory regime. The City of Toledo in 1995 completed a local wetland inventory that has been approved by the Oregon Division of State Lands.

Wildlife Habitat: Staff utilized the Oregon Explorer database hosted by the Oregon Biodiversity Information Center (ORBIC) as well as information from ODFW to identify threatened, endangered, and candidate species likely to be located within the Toledo area. Exhibit XX outlines threatened, endangered, and candidate species. Add wildlife information.

In the years ahead, Toledo will continue to emphasize strong protections for fish and wildlife habitat, and watersheds in an efficient regulatory framework that is sensible and balanced while also encouraging innovation. The City will also look to collaborative approaches with public and private partners to expand community awareness and stewardship of natural resources. Finally,

the City will continue to manage its natural resources inventories to proactively identify how to best protect natural resources in the face of additional growth.

As part of a holistic approach to development, the City will emphasize preservation and awareness of historic resources. Promoting public awareness and appreciation of the community's history will be critical to building stewardship for historic resource management. The City will focus on innovative strategies for enhancing the use of historic resources, including identifying opportunities for incorporating community meeting rooms and exploring the potential for adaptive reuse, and expanding the historic preservation program through coordinated partnerships and targeted use of social media. Finally, the Planning Department will take action to update the Historic Building and Sites Inventory and ensure that the City Development Code balances the financial concerns of property owners with the community's value of historic integrity.

Additional inventories may be conducted at a later time.

## **WETLAND AND RIPARIAN RESOURCES**

**Goal 1 Wetlands and Riparian Habitat.** Protect natural resources such as wetlands and riparian habitat areas as required by state and federal law to ensure their continued contributions as natural areas, open space, wildlife and vegetative habitat, flood protection, and storm water retention and conveyance areas.

**Policy 1 Wetland Inventory.** Maintain and expand the wetland inventory information which indicates areas that are wetlands within the City of Toledo and Urban Growth Boundary to provide better information to property owners in aiding their compliance with state and federal law.

**Policy 2 Protect Wetland and Riparian Areas.** Protect wetland and riparian areas as required by local, state, and federal law.

**Policy 3 Coordinate with State and Federal Partners.** To facilitate processing of land use applications, coordinate review with the Oregon Division of State Lands and U.S. Army Corps of Engineers of any development proposals that could impact a wetland.

**Policy 4 Mitigation Techniques.** Where possible, enhance wetland areas through mitigation techniques to provide flood and storm drainage retention, vegetation and wildlife habitat benefits and scenic qualities which provide greater value than those currently existing as required by state and federal law.

## **OPEN SPACE, SCENIC AND NATURAL RESOURCES**

**Goal 2 Open Space, scenic and natural resources.** Ensure the provision of open space and the protection of scenic and natural resources as required by local, state, and federal law.

**Policy 1 Protect Resources.** Protect existing open space, scenic and natural resources which possess environmental, wildlife habitat, and aesthetic qualities, such as riparian vegetation along

waterways, ~~as required by state and federal law.~~ [City may have additional local policies not required by federal and state law, Goal 1 makes it clear that local, state and federal law will be followed]

**Policy 2 Biodiversity.** Strive to achieve and maintain self-sustaining populations of native species, including native plants and trees, native resident and migratory fish and wildlife species, indicator species, at-risk species, and beneficial insects through plans and investments.

**Policy 3 Natural Resource Inventory.** Maintain an up-to-date inventory by identifying the location and evaluating the relative quantity and quality of natural resources, and ensuring that environmental data received during land use reviews are incorporated in the citywide inventory in a timely manner.

**Policy 4 Soils.** Minimize unnecessary soil loss, erosion, contamination, and other impacts to soil quality, function, and infiltration capacity resulting from development.

**Policy 5 Invasive Species.** Prevent, and where possible, impede or remediate, the spread and impacts of invasive plants, animals, and insects.

**Policy 6 Tree Protection.** Encourage the protection of trees of significant size and wooded areas that represent a visual and aesthetic resource and provide open space to the community.

**Policy 7 Vegetation Protection.** Where possible, retain the environmental, aesthetic and open space qualities of existing wooded areas by ensuring the maximum preservation of vegetation during the development review and construction process for non-residential development and large-scale residential development.

**Policy 8 Estuary Protection.** Protect the open space, scenic, recreational, and environmental values of the Olalla Slough, Depot Slough, Beaver Creek, Mill Creek and Yaquina River areas, tributaries thereof, and estuaries ~~as required by state and federal law.~~

**Policy 9 Landscaping Requirements.** Require new non-residential development or large-scale residential development to utilize landscaping that includes trees and encourage the improvement of existing development sites to include landscaping.

**Policy 10 Conservation Easements.** Where feasible, utilize and maintain ~~public utility conservation easements, public right-of-ways,~~ and public lands to protect or obtain open spaces, scenic and natural resources ~~in order to meet state and federal requirements.~~

**Policy 11 Right-of-way Landscape Enhancement.** Develop and implement a landscape enhancement program for Toledo's public rights-of-way and public property.

**Policy 12 Preserve Street Trees.** Preserve street trees where possible and develop programs to facilitate the planting of new street trees in the public rights-of-way to maintain Toledo's tree lined streets.

**Policy 13 Access to Nature.** Protect the natural functions and values of streams, wetlands, riparian areas, tree groves, and fish and wildlife habitat while also providing opportunities for physical and visual access to nature citywide.

## HISTORIC RESOURCES

**Goal 3 Historic Resources.** Recognize Toledo's historic resources and utilize and enhance those resources for Toledo residents and visitors. Increase awareness and appreciation of Toledo's historic and cultural resources, and heritage.

**Policy 1 Toledo's Historic Buildings and Sites.** Inventory, recognize and promote Toledo's historic buildings and sites.

**Policy 2 Main Street.** Work with property owners to maintain the historic character of Toledo's Main Street and central city neighborhoods and buildings.

**Policy 3 Historic Museum.** Maintain a historic museum within the historic neighborhood of Toledo.

**Policy 4 Toledo's Historic Ties.** Recognize and promote Toledo's historic ties with the railroad, logging and fishing industries and the Confederated Tribes of Siletz Indians through museums, sculpture and other public art displays, historical signage, and/or other forms of recognition and promotion.