



# Toledo Comprehensive Plan Update

JUNE 22, 2022 CITY COUNCIL AND  
PLANNING COMMISSION MEETING



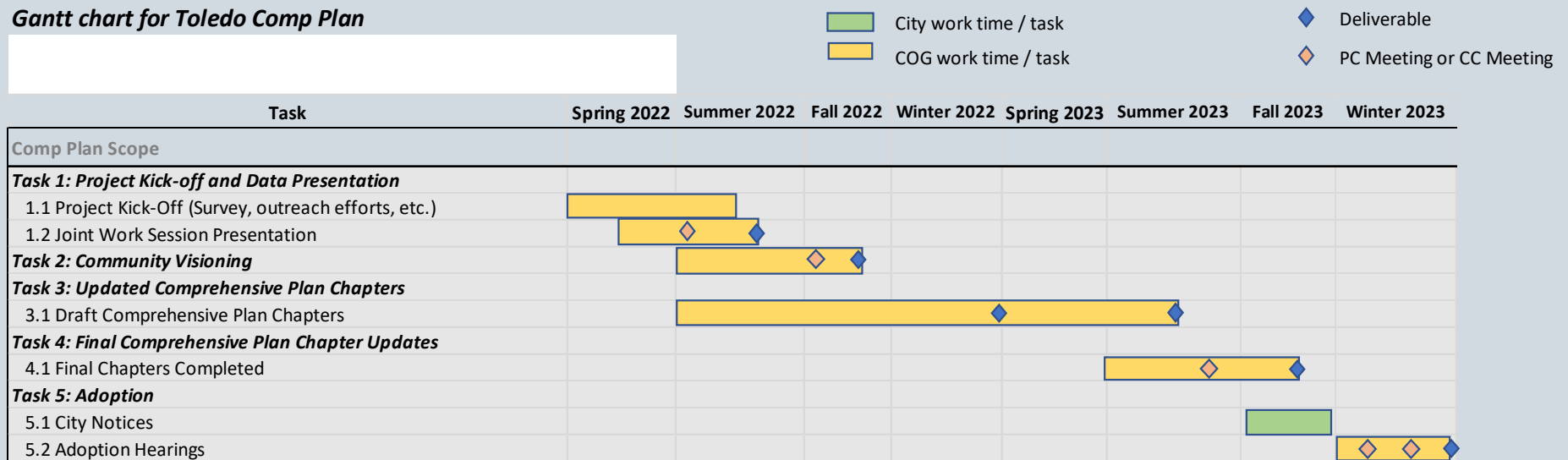
# Purpose

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The Toledo Comprehensive Plan provides a **framework** for making better decisions regarding the use of land and community resources. The plan is a means of controlling the urban environment, conserving Toledo's existing values and guiding growth in the desired directions. The plan is a policy statement based upon the existing assets, problems and needs within the community. It predicts future conditions and sets forth City policies in an effort to guide the development of Toledo in a positive and productive manner.... (Current Toledo Comp Plan)

# Expected Timeline

**Gantt chart for Toledo Comp Plan**



\*PC Meetings once a month

\*Draft Chapters will be sent to DLCDD Staff throughout the update

# Comprehensive Plan Survey

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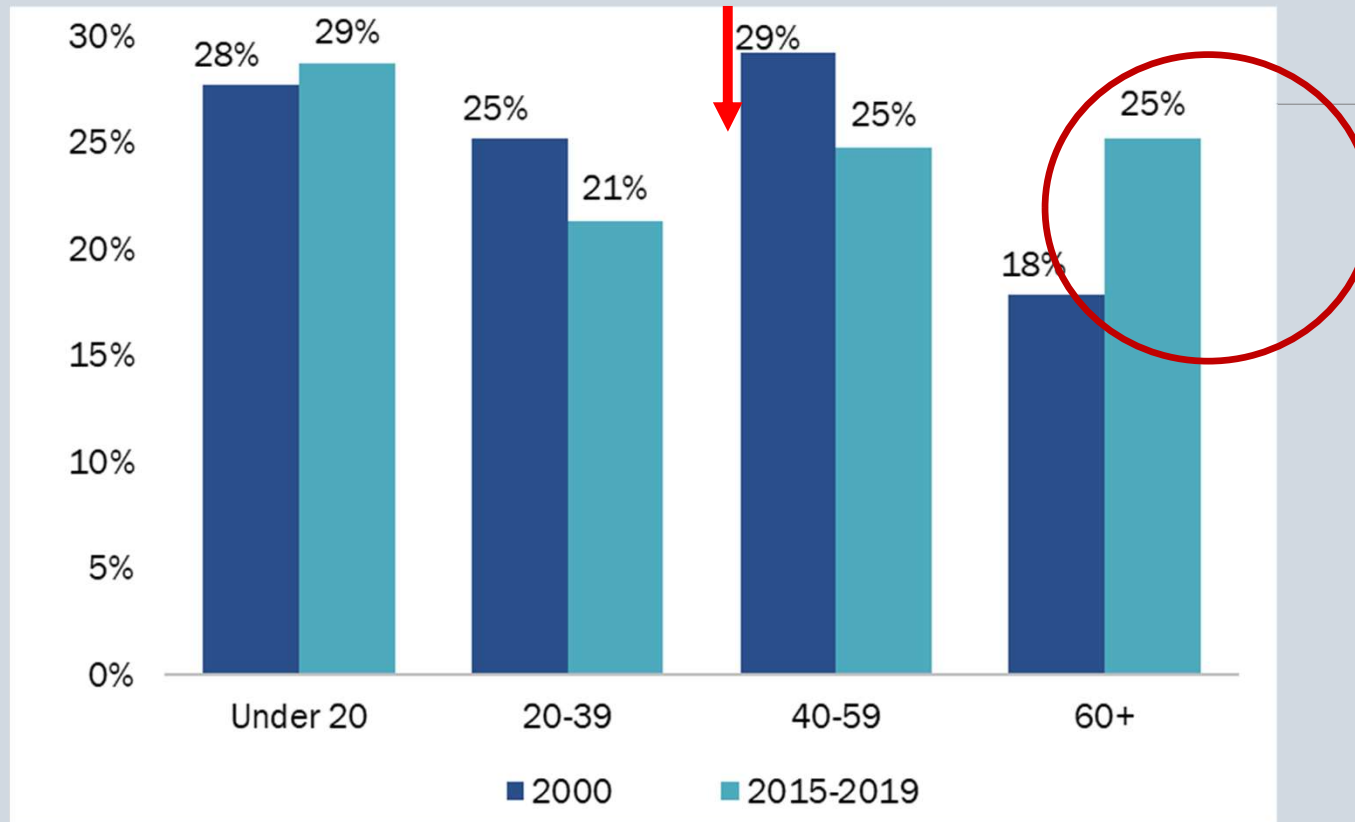
- The Comprehensive Plan Survey is available in English and Spanish. The survey is available online and paper copies are available.
- The goal of the survey is to engage the Toledo community in the Comprehensive Planning effort and hear from Toledo citizens.
- [City of Toledo Survey Link](#)
- Please share the survey link with all your contacts!**

# Data – Key Preliminary Findings from Housing Capacity Analysis

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- Toledo is currently working with ECONorthwest on a Housing Capacity Analysis
- Toledo has primarily single-family housing
- Housing Tenure – mostly owner-occupied housing (63% -2019 ACS)
- Building permits for new housing from 2010-2018 averaged only 3 units per year. From 2019-2021 the City of Toledo saw an increase in permits averaging 12 per year. (Note: building permits for housing units may take time before construction is completed).
- Population is aging – working age folks are decreasing while 60+ population is increasing.
- Median sales price increasing in Toledo while still remaining cheaper than surrounding communities
- Vacant and Partially Vacant Land in Toledo overall is very constrained (slopes, floodplain, etc.)
- Full Housing Capacity Analysis and Buildable Lands Inventory is expected to be completed by the end of the year.

# Aging Population, Toledo



Source: U.S. Census, Decennial Census 2000 and ACS 2015-2019. ECONorthwest.

# Comprehensive Plan Sections

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# Comprehensive Plan Outline

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1. Introduction
2. Purpose of the Plan
3. Vision
4. History
5. Toledo Aspirations
6. Comprehensive Plan Chapters
7. Appendices



# Comprehensive Plan Chapters

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1. Citizen Involvement
2. Land Use Planning
3. Agriculture
4. Forested Areas
5. Open Spaces, Scenic, and Historical Areas, and Natural Resources (ideally this is updated at the same time a Local Wetlands Inventory (LWI) is completed. Staff suggests a minor update and then revisiting this section when funding is obtained to complete an LWI.)
6. Air, Water, and Land Resources Quality
7. Natural Hazards (2020 NHMP)
8. Recreation Needs
9. Economic Development (2010 Economic Opportunities Analysis (EOA))
10. Housing (Expected 2022 Housing Needs Analysis)
11. Public Facilities and Services
12. Transportation (2013 Transportation System Plan (TSP))
13. Energy Conservation
14. Urbanization and Livability
15. Intentionally Left Open (Goal 15 is the Willamette Greenway)
16. Estuarine Resources
17. Coastal Shorelands

## Goal 10: Housing

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“Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.”

# Goals and Objectives

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**Goal: Update the Toledo Comprehensive Plan.** Prepare a hearings-ready comprehensive plan amendments to update the Vision for the City of Toledo.

**Objective 1: Inclusive Outreach.** The City intends to complete a broad outreach and engagement process to ensure that all Toledo Citizens are able to participate in the update process.

**Objective 2: Community Participation.** The City desires a robust public involvement process to consider the input for all Toledo citizens. Through the visioning process, residents and businesses will be able to reflect on current and potential opportunities and think creatively about the future.

**Objective 3: Focus on Housing.** The City desires to focus on housing development. With the anticipated HNA and BLI update and the need for additional housing in the community housing will be a focus throughout the update.

**Objective 4: Education and Government Transparency.** The community will educate City staff and elected officials on their experiences living in Toledo and their aspirations and values for the future, and in turn, the City staff and elected officials will have opportunities to share how the government functions and why Comprehensive Planning is important.

**Objective 5: Comprehensive Plan Goals and Objectives.** Based on public input, develop goals and policies for the Comprehensive Plan.

# Toledo Aspirations

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# Aspirational Statements

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The comprehensive plan will be organized by the statewide planning goals; however, the aspiration statements could be woven into each comprehensive plan chapter. The aspirational statements will shape the goals and policies throughout the comprehensive plan (See Example Below).

## Housing



We aspire to provide a wide range of economically, socially, and environmentally sustainable housing for all who value our community's wonderful quality of life and make Monroe home.

# Toledo Introduction and History

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GEORGIA PACIFIC PLANT IN TOLEDO, OREGON, 1958



STREET VIEW IN TOLEDO, OREGON, 1958



PHOTOS COURTESY OF BEN MAXWELL, SALEM PUBLIC LIBRARY HISTORIC PHOTOGRAPH COLLECTIONS

# Toledo Vision Statement

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FULL VISION STATEMENT INCLUDED IN THE PACKET



# Vision Questions

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What is your  
vision for  
Toledo?

What has  
changed in the  
last 20 years?

# Recent Code Updates

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# Accessory Dwelling Units (ADUs)

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- The City of Toledo updated the ADU standards as required by HB 2001.
- One building permit using the updated ADU standards was submitted.



Photo taken by Justin Peterson in Toledo, Oregon



Photo taken by Justin Peterson in Albany, Oregon

# Housing Code Update

- Created additional flexibility in the City of Toledo to reduce development code barriers to housing.

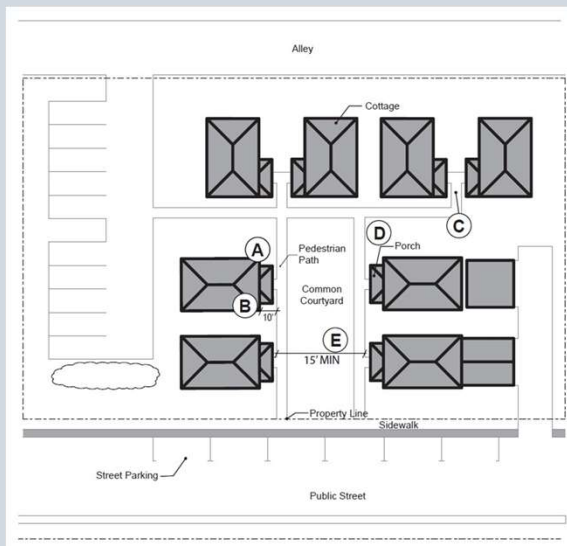


Photo from DLCD website

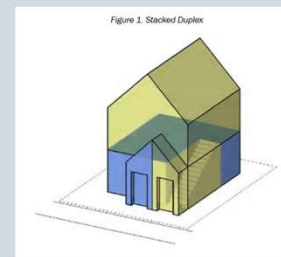


Figure 1. Stacked Duplex

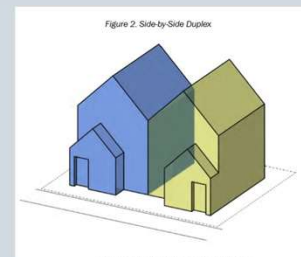


Figure 2. Side-by-Side Duplex

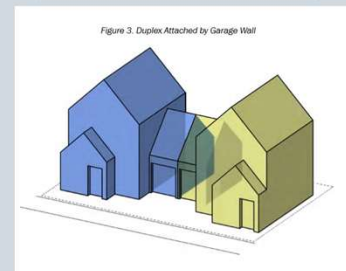


Figure 3. Duplex Attached by Garage Wall

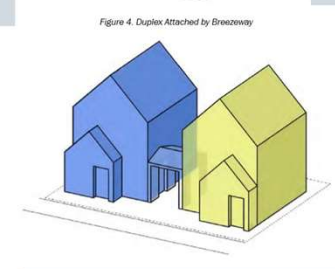


Figure 4. Duplex Attached by Breezeway

Photo from APG

# Ongoing Studies

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# Buildable Lands Inventory (BLI) and Housing Capacity Analysis (HCA)

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Answer questions...

How much growth in 20-years?

Where is the buildable land?

- Vacant; unconstrained physically or by policy

Does Toledo have enough buildable residential land to accommodate expected growth?

What policies are needed to meet Toledo housing needs?

- Changes to regulatory policies to allow and support development of housing
- Programs or actions to support development of housing affordable at all income levels

# Estuary Management Plan Update

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Statewide Planning Goal 16 provides the principal guidance for the planning and management of Oregon's estuaries.

The overall objective of Goal 16 is “to recognize and protect the unique environmental, economic and social values of each estuary and associated wetlands; and to protect, maintain, where appropriate develop, and where appropriate restore the long term environmental, economic and social values, diversity and benefits of Oregon's estuaries.”

# Next Steps

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COMPLETE THE COMPREHENSIVE  
PLAN SURVEY



PARTICIPATE IN PLANNING  
COMMISSION AND CITY COUNCIL  
MEETINGS



PROVIDE COMMENTS ON PROPOSED  
UPDATES



VOLUNTEER(S) TO WORK WITH STAFF  
TO DRAFT AN UPDATE TO THE  
INTRODUCTION, HISTORY AND VISION



# Questions?

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