

Land Use Permit Application

Site Plan Review Lot Line Adjustment Partition Subdivision
 Conditional Use Variance Map Amendment Text Amendment
 Annexation Vacation Other, specify _____

Please complete the following application. If any pertinent required information or material is missing or incomplete, the application will not be considered complete for further processing. If you have any questions about filling out this application, please contact staff at Lowell City Hall, phone (541) 937-2157, 107 East Third, Lowell.

List all Assessor's Map and Tax Lot numbers of the property included in the request.

Map# 19-01-14-24-04500 Lot # _____
 Map# _____ Lot # _____
 Map# _____ Lot # _____

Street Address (if applicable): _____

Area of Request (square feet/acres): 11,326 Sq Footage

Existing Zoning: Commercial District

Existing Use of the Property: Bare land

Proposed Use of the Property: Multi family

Pre-application Conference Held: No _____ Yes X If so, Date 11-7-2023

Submittal Requirements:

- 1. Copy of deed showing ownership or purchase contract with property legal description.
- 2. Site Plan/Tentative Plan with, as a minimum, all required information. Submit one copy of all plans 11x17 or smaller; 12 copies of all plans larger than 11x17. (See attached checklist for required information)
- _____ 3. Applicant's Statement: Explain the request in as much detail as possible. Provide all information that will help the decision makers evaluate the application, including addressing each of the decision criteria for the requested land use action.
- _____ 4. Other submittals required by the City or provided by the applicant. Please List.
 - a. _____
 - b. _____
 - c. _____
 - d. _____
 - e. _____
 - f. _____
- 5. Filing Fee: Amount Due: \$292.00

RECEIVED
 JAN 04 2024

BY: [Signature]

By signing, the undersigned certifies that he/she has read and understood the submittal requirements outlined, and that he/she understands that incomplete applications may cause delay in processing the application. I (We), the undersigned, acknowledge that the information supplied in this application is complete and accurate to the best of my (our) knowledge. I (We) also acknowledge that if the total cost to the City to process this application exceeds 125% of the application fee, we will be required to reimburse the City for those additional costs in accordance with Ordinance 228.

PROPERTY OWNER

Tim Yager 541-285-3979
Jake Briggs 541-968-0584
Phone: _____

Name (print): TYJB LLC

Address: 34 W Lakeview St

City/State/Zip: Lowell OR 97452

Signature: 

APPLICANT, if Different

Name (print): _____ Phone: _____

Company/Organization: _____

Address: _____

City/State/Zip: _____

Signature: _____

E-mail (if applicable): _____

APPLICANTS REPRESENTATIVE, if applicable

Name (print): _____ Phone: _____

Company/Organization: _____

Address: _____

City/State/Zip: _____

E-mail (if applicable): _____

For City Use. Application Number 2024-01

Date Submitted: 1/4/24 Received by:  Fee Receipt # 162358616

Date Application Complete: _____ Reviewed by: _____

Date of Hearing: _____ Date of Decision _____ Date of Notice of Decision _____

APPLICATION SITE PLAN REQUIREMENTS CHECKLIST
Lowell Land Development Code, Section 2.140

Applications for land divisions or land use requests that require a site plan shall submit the site plan on 8 1/2 x 11 inch or 11 x 17 inch black/white reproducible sheets for copying and distribution. Larger drawings may be required for presentation and City review. Drawings shall be drawn to scale. The scale to be used shall be in any multiple of 1 inch equals 10 feet (1" = 20', 1" = 30", 1" = 100', etc.) and may be increased or decreased as necessary to fit the sheet size. The Application and site plan shall show clearly and with full dimensioning the following information, as applicable, for all existing and proposed development. It is understood that some of the requested information may not apply to every application.

- N/A The names of the owner(s) and applicant, if different.
- ✓ The property address or geographic location and the Assessor Map number and Tax Lot number.
- ✓ The date, scale and northpoint.
- ✓ A vicinity map showing properties within the notification area and roads. An Assessor Map, with all adjacent properties, is adequate.
- ✓ Lot dimensions.
- ✓ The location, size, height and uses for all existing and proposed buildings.
- ✓ Yards, open space and landscaping.
- ✓ Walls and fences: location, height and materials.
- ✓ Off-street parking: location, number of spaces, dimensions of parking area and internal circulation patterns.
- ✓ Access: pedestrian, vehicular, service, points of ingress and egress.
- N/A ✓ Signs: location, size, height and means of illumination.
- N/A ✓ Loading: location, dimension, number of spaces, internal circulation.
- ✓ Lighting: location and general nature, hooding devices.
- ✓ Street dedication and improvements.
- ✓ Special site features including existing and proposed grades and trees, and plantings to be preserved and removed.

- Water systems, drainage systems, sewage disposal systems and utilities.
- Drainage ways, water courses, flood plain and wetlands.
- The number of people that will occupy the site including family members, employees or customers.
- The number of generated trips per day from each mode of travel by type: employees, customers, shipping, receiving, etc.
- Time of operation, where appropriate. Including hours of operation, days of the week and number of work shifts.
- Specifications of the type and extent of emissions, potential hazards or nuisance characteristics generated by the proposed use. The applicant shall accurately specify the extent of emissions and nuisance characteristics relative to the proposed use. Misrepresentation or omission of required data shall be grounds for denial or termination of a Certificate of Occupancy.

Uses which possess nuisance characteristics or those potentially detrimental to the public health, safety and general welfare of the community including, but not limited to; noise, water quality, vibration, smoke, odor, fumes, dust, heat, glare or electromagnetic interference, may require additional safeguards or conditions of use as required by the Planning Commission or City Council.

All uses shall meet all applicable standards and regulations of the Oregon State Board of Health, the Oregon Department of Environmental Quality, and any other public agency having appropriate regulatory jurisdiction. City approval of a land use application shall be conditional upon evidence being submitted to the City indicating that the proposed activity has been approved by all appropriate regulatory agencies.

- Such other data as may be necessary to permit the deciding authority to make the required findings.

NOTE: Additional information may be required after further review in order to adequately address the required criteria of approval.

RECORDING REQUESTED BY:

Western Title & Escrow

497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:
City of Lowell, Oregon

GRANTEE'S NAME:
TYJB, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:
Order No.: WT0251962-TBS
Tera Schmeling
Western Title & Escrow Company
497 Oakway Road, Suite 340
Eugene, OR 97401

SEND TAX STATEMENTS TO:
TYJB, LLC, an Oregon limited liability company
34 W. Lakeview Ave
Lowell, OR 97452

APN: 1442415
Map: 19-01-14-24-04500
19-01-14-24-04500, Lowell, OR 97452

Lane County Clerk
Lane County Deeds & Records

2023-015988

06/13/2023 10:15:55 AM

RPR-DEED Cnt=1 Stn=45 CASHIER 04 3pages
\$15.00 \$11.00 \$10.00 \$61.00

\$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

City of Lowell, Oregon, Grantor, conveys and warrants to TYJB, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Lane, State of Oregon:

Beginning at the Southeast corner of Lot 16 of Block 10 the Plat of "Lowell", Lane County Plat Records; thence South 00°08'07" West 107.18 feet to the Northerly right-of-way line of W Boundary Road (being 50.00 feet from the centerline thereof, when measured perpendicular thereto); thence along said Northerly right-of-way line, South 68°36'42" East 111.11 feet to the Westerly right-of-way line of Hyland Lane (being 30.00 feet from the centerline thereof, when measured perpendicular thereto); thence along said Westerly right-of-way line, North 03°31'14" East 105.07 feet to the Southerly line of said Block 10; thence along said Southerly line, North 68°39'56" West 117.73 feet to the Point of Beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINETY THOUSAND AND NO/100 DOLLARS (\$90,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR

TY JB LLC

use hyland st. for primary access and leave ally an ally on project .

the criteria for consideration for a variance is to consider the purpose and intent of the code . in our case the purpose and intent is to have the driveways and parking in the rear of the building off the street our proposal clearly upholds the purpose and intent of this code .

The special and unusual circumstance in this case is two buildings with parking between them . All parking off the street . If the owners / renters had to drive around the block and down the ally it would create a unnecessary hardship. In addition to the owner/renters hardship it would cause unnecessary hardship for the community having cars drive in front of their houses and then drive behind their houses unnecessarily. In this case the ally way is not necessary to achieve the goal of said code.

This variance will clearly benefit the public by having less traffic in the neighborhood and is necessary for proper design and function of this development .

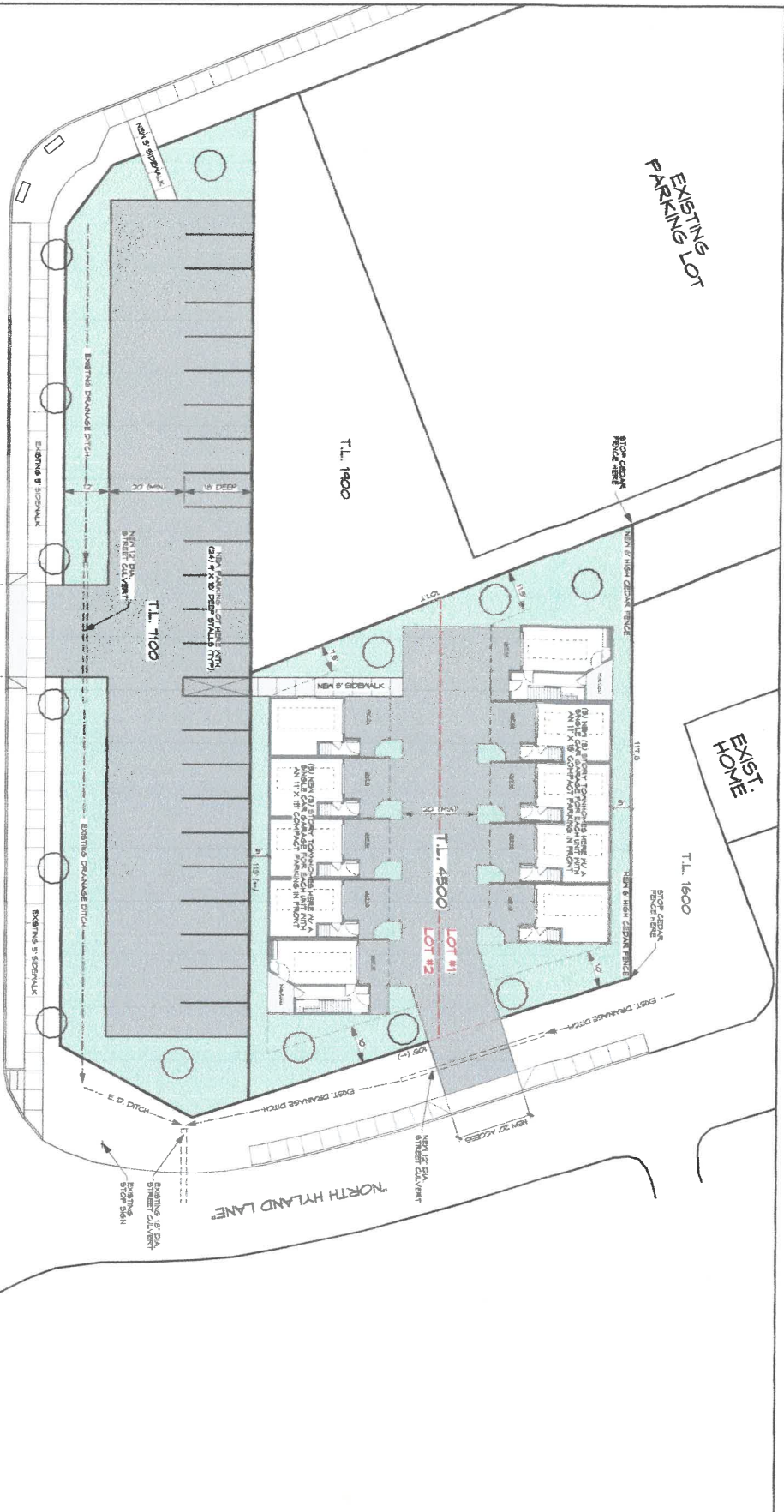
EXISTING LOT
PARKING

EXISTING HOME

"WEST BOUNDARY ROAD"



CITY SITE PLAN
TAX MAP #19-01-14-24-04500



PROPOSED PROJECT INCLUDES THE FOLLOWING:

- (2) THREE STORY BUILDINGS WITH (10) TOWNHOME UNITS
 - (10) PROPOSED ON SITE 11' X 19' GARAGE PARKING
 - (10) PROPOSED ON SITE 11' X 19' COMPACT PARKING
 - (25) OFF SITE 9' X 18' STANDARD PARKING
- NOTE: ALL SITE WATER RUN-OFF WILL DRAIN TO EXISTING DRAINAGE DITCH AS SHOWN ON THE ATTACHED PLAN

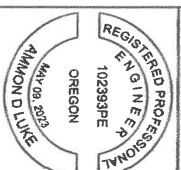
ADDITIONAL SITE INFO:

- 11,595 SQ. FEET OR .26 ACRE LOT SIZE
- 47% TOTAL BUILDING COVER
- 32% TOTAL LANDSCAPING AREA
- 21% TOTAL DRIVEWAY COVER
- 1% TOTAL SIDEWALK COVER



CITY SITE PLAN

PROPOSED NEW PROJECT BY:
TY JB LLC
LOCATED OFF NORTH HYLAND
IN LOMELL, OREGON 97452
TIM 541-285-3979 JAKE 541-468-0584



PRELIMINARY

DATE: JANUARY 4, 2024
DRAWN BY: MONICA WALKER
CHECKED BY:

JOB #10999

SHEET 1 OF 1



City of Lowell
 PO Box 490 | 70 N Pioneer St.
 Lowell, OR 97452
 (541) 937-2157
 www.ci.lowell.or.us

XBP Confirmation Number: 162358616

▶ Transaction detail for payment to City of Lowell.		Date: 01/04/2024 - 2:53:41 PM MT	
Transaction Number: 210767597 Visa — XXXX-XXXX-XXXX-0493 Status: Successful			
Account #	Item	Quantity	Item Amount
	Land Use Permit	1	\$174.00
Notes: LU 2024-06 <i>2024-02</i>			
	Permits and Variances	1	\$292.00
Notes: LU 2024-05 <i>2024-01</i>			

TOTAL: \$466.00

Billing Information
 Jacob Briggs
 , 97452

Transaction taken by: Admin sdragt