

City of Lowell, Oregon
Minutes of the Planning Commission Meeting
February 15, 2023

The meeting was called to order at 7:00 PM by Commissioner Chair Dragt.

Members Present: Lon Dragt, Suzanne Kintzley, Bill George

Members Absent: Lloyd Hall, Jason Pickett

Staff Present: CA Jeremy Caudle, City Planner Henry Hearley LCOG

Approval of the Agenda: Commissioner Kintzley moved to approve, second by Commissioner George. PASS 3:0

Old Business: None

Public Hearing remained open.

New Business:

Resume consideration of proposed Ordinance 309, "An Ordinance Adopting Text Amendments to Lowell's Development Code and Text Amendments to Lowell's Comprehensive Plan Codifying the Lowell Downtown Master Plan."

- Staff report – Jacob Callister, Principal Planner, Lane Council of Governments

Public Comment:

- Ken Hern - 40 Trailblazer Ct Lowell- Made a statement about the potential lot size change and step height suggestion. He is concerned about the safety to handicapped citizens.
- Lisa Bee-Wilson- 250 N Hyland Ln Lowell- asked a question for clarity re the city owned parcel zoning PL-D vs Flex 1.
 - Commissioner Dragt stated that the zoning would change in the future once the property was sold. The school property is not intended to be sold.
- Mike Galvin – Fall Creek - asked who made the decision as to making the changes. Believes that there have been more changes than the initial plan called for.
 - Commissioner Dragt and Jacob Callister LCOG stated that this meeting is currently focused on a narrow scope of updating specific parts of the city code – there will still be things that come up that in the future will need to be reviewed at a different time.
 - Commissioner Kintzley asked for clarification on the scope.
- Jacqueline McNeel –616 E 1st St Lowell - asked if there will be a requirement for a play area for children at the planned mixed-use property.

- Commissioner Dragt informed that there was no planned playground as there is a park across the street.
- Commissioner Kintzley had a question re the setback- stated that there is no green space required that the property seems to be on the lot line.

Close Public Hearing 8:22 Pm

Commissioner comments:

- Commissioner George: stated that he has many concerns about the items that they have been discussing parking, lot size.
- Commissioner Kintzley: Concerned regarding the lack of parking in the downtown area. Stated that the city needs to have affordable housing. Has further concerns about the plans and how this will possibly affect the city in the future.

Commissioner Kintzley moved to recommend approval of Ordinance 309 to the City Council adopting the text, as amended, to the Lowell Development Code and the Lowell Comprehensive Plan, based on the Findings of Fact as contained in Exhibit A and as presented by Staff in Exhibit D and Exhibit E, subject to the following revisions to the Lowell Development Code, as discussed tonight by Planning Commission, and referenced on the screen. APPROVE 3:0

Motion to remove the 18” requirement in downtown zones and remove the 18” reference in policy 4.2 of the “Downtown Master Plan” to enable that. Motion by Commissioner Kintzley APPROVE 2:1

Motion to bring the Comprehensive Plan current based in the last two Census numbers to bring current what is actually going on in Lowell. MOTION DIES – NO SECOND

Motion to accept the staff’s recommendation on garage setbacks for R1 and R3 to be revised to 10 feet and remove the language after 10 feet for both R1 and R3. Motion by Commissioner Kintzley APPROVE 3:0

Motion to reduce Flex 1 and Flex 2 façade area minimum from 75% to 60% on the ground floor. Motion by Commissioner George APPROVE 3:0

Motion to rezone city-owned property to DRD. Motion by Commissioner Dragt. APPROVE 3:0


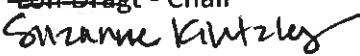
Motion to disapprove staff recommendation on minimum lot size and keep existing minimum lot size for R1 and R3 at 7,000 square feet. APPROVE 2:1

Commissioner Kintzley moved to recommend approval of Ordinance 310 to the City Council approving the rezoning of properties within the boundaries of the Regulating Plan, adoption


of a New Zoning and Comp Plan Map, and adoption of a revised Regulating Plan Map, based on the Findings of Fact as contained in Exhibit A and as presented by Staff in Exhibit F and Exhibit G, subject to the following revisions: school owned parcels as discussed tonight be rezoned PL-D and the city owned property be rezoned DRD. APPROVE 3:0

Other Business: None

Adjourn: 9:27 PM

Approved: 
~~Len Drag~~ - Chair


Date: 3/6/24

Attest: 
Jeremy Caudle, City Recorder

Date: 3/7/24