

**City of Lowell Oregon**  
**Lowell City Council/Planning Commission**  
**Joint Meeting Minutes**  
**June 17th, 2025**

The Lowell City Council held a joint City Council and Planning Commission meeting on June 17, 2025. The meeting location was at the Lowell Rural Fire Protection District Fire Station 1 at 389 N. Pioneer Street, Lowell, OR 97452. Mayor Weathers called the meeting to order at 6:00 pm.

**City Councilors present:**

Mayor Maureen M. Weathers, Jimmy Murray, Don Bennett, Gail Harris, Tim Harris

**Planning Commission members present:**

Suzanne Kintzley, Bill George, John Petrie, Rick Trimper

**Staff/others present:**

Interim City Administrator Max Baker, Henry Hearley, Associate Planner, Lane Council of Governments

**Approval of Agenda:** The agenda was approved without any changes.

**New Business**

1. Pursuant to Lowell Revised Code Section 9.462, the Planning Commission and City Council are holding a joint meeting for an informal review of "North Hyland Planned Development District." – Discussion/ Possible action
  - a. Brief explanation on the planned development district process – Henry Hearley, Associate Planner, Lane Council of Governments.
  - b. Presentation by the applicant – Ledbetter Investments.
  - c. Questions and discussion from the Planning Commission/City Council.

Max, the administrator, introduced the informal review of the North Hyland Planned Development District (PDD). He outlined the process for the meeting, which included a brief explanation of the PDD process by Henry Hearley, Associate Planner, Lane Council of Governments, a presentation by the applicant, Wyatt Ledbetter and questions from the Planning Commission and City Council.

Henry, Associate Planner, Lane Council of Governments provided an overview of the PDD process, explaining that it allows for deviations from the code due to unique site characteristics. He mentioned that if approved, the area would be redesignated on the zoning map as a planned unit development. Henry also noted that the process would involve a hearing by the Planning Commission, who would then make a recommendation to the City Council, or potentially a joint hearing.

The applicant, Wyatt Ledbetter, along with Monty Luke (the architect and engineer) and Joe Edgar (the financial backer), presented the revised plans for the North Hyland PDD. Key points of their presentation included:

1. Changes to the original plan, including reorientation of streets and parking lots to address water and fire truck access issues.
2. An increase in the number of Accessory Dwelling Units (ADUs) from 4 to 18.
3. A mix of 1, 2, 3, and 4-bedroom units throughout the development.
4. The addition of a retention pond for stormwater management.
5. A total of 75 units, with a focus on affordable housing.
6. A proposed 3-5 year timeline for the project.

Council members and commissioners raised several questions and concerns:

1. Parking: There were concerns about the adequacy of parking, given the number of units and potential for multiple cars per household.
2. Traffic: Questions were raised about access points and the impact on existing streets, particularly Hyland Street.
3. Density: Some members expressed concern about the high density of the development and its impact on the community.
4. Public spaces: Discussions were held about the proposed park and basketball court, including ownership and maintenance responsibilities.
5. Stormwater management: Questions were raised about the ownership and maintenance of the retention pond.
6. School impact: The potential impact on local schools was discussed, with assurances that the school district has been involved in discussions.

The applicants addressed these concerns, noting that they would look into additional parking options, work with the city on infrastructure needs, and consider the feedback in their formal application.

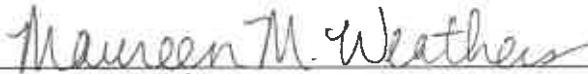
Commissioner George made a motion for preliminary approval of the application in principle. The motion was seconded by Commissioner Kintzley.

Mayor Weathers: Yes; Councilor Murray: Yes; Councilor Harris: Yes; Councilor Stratis: Yes; Councilor Bennett: Yes; Commissioner Kintzley: Yes; Commissioner George: Yes; Commissioner Petrie: Yes; Commissioner Trimper: Yes.

#### **Adjourn the Joint Meeting**

Mayor Weathers adjourned the meeting at 7:03PM

APPROVED:

  
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Maureen M. Weathers, Mayor

ATTEST:

  
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Max Baker, City Recorder