

**Planning Commission
Regular Meeting Agenda
Wednesday, April 16, 2025 at 6:00 p.m.**

**Lowell City Hall Community Room
70 North Pioneer Street
Lowell, OR 97452**

Members of the public are encouraged to provide comment or testimony through the following:

- Joining by phone, tablet, or personal computer. For details, click on the event at [Lowelloregon.gov](https://lowelloregon.gov)
- Submitting written comments by mail to PO Box 490, Lowell, OR 97452 or in person to Lowell City Hall located at 70 N. Pioneer St.
- By email to: admin@lowelloregon.com

Meeting Agenda

Call to Order/Roll Call/Pledge of Allegiance

Commissioners: Kintzley ____ George ____ Petrie ____

Approval of Agenda

Selection of Planning Commission Chairperson

1. At this time, the Planning Commission will appoint a chairperson and vice chairperson from among its membership, pursuant to L.R.C. Sec. 2.610.

New Business

1. Review **City Land Use File # LU 2025 01**, "Variance to Setback Requirements in residential zone." – Discussion / Possible action
 - a. The public hearing is now open at ____ (state time)
 - b. Staff report – Associate Planner Henry Hearley, Lane Council of Governments
 - c. Public comment
 - d. The public hearing is now closed at ____ (state time)
 - e. Planning Commission decision on City Land Use File # LU 2025 01
2. Food Truck Ordinance Discussion – Maureen Weathers

Other Business

Adjourn

<p>The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or other accommodations for persons with disabilities must be made at least 48 hours before the meeting to City Clerk Sam Dragt at 541-937-2157.</p>
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Staff Report
Variance to Setback Requirements
City Land Use File # LU 2025 01

Staff Report Date: April 10, 2025

Planning Commission Hearing Date: April 16, 2025

Notice Mailed: March 27, 2025

**Property Owners & Applicant: Jerry and Julie Valenica,
Bridgeway Contracting**

I. Applicant Proposal.

Applicant is seeking a variance to setback standards in order to place a new home and garage. Applicant is seeking a 3' encroachment into the northwest corner of the property and a 3' encroachment into the eastern side yard setback for a new garage. The property is located on Main St. and does not have an address assigned yet. The property is 0.16 acres in size. See **Figure 1** below for applicant's site plan and **Figure 2** for aerial photo of property.

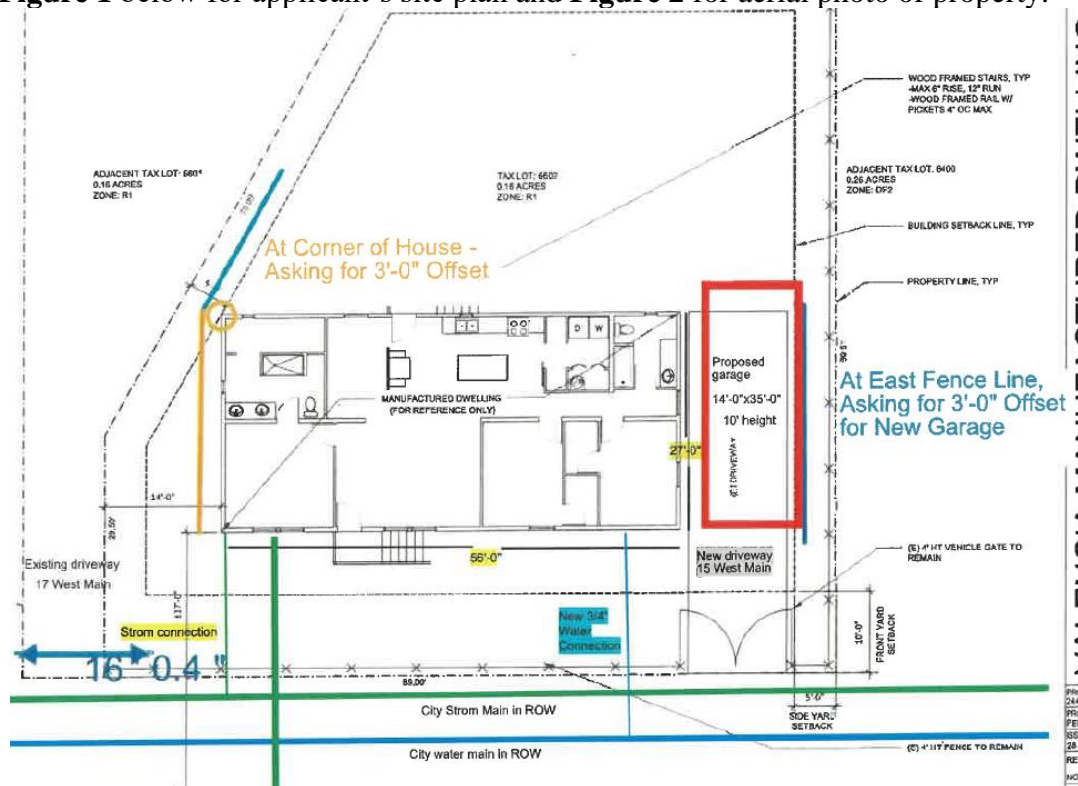


Figure 1. Applicant's site plan showing two variances to side yard setbacks.



Figure 2. Aerial photo of subject property outlined in red.

II. Applicable Approval Criteria.

Section II will set forth the applicable approval criteria and offer a staff response to the applicant's evidence submitted in support of the need for a variance.

(b) Decision Criteria. A Variance may be granted in the event that all of the following circumstances exist:

(1) That there are circumstances or conditions affecting the property or use.

Applicant Response: Yes, the existing lot shape does not allow adjustment to either the North or the South.

Staff Response: Staff agree that the parcel has an irregular shape, presenting a topographical constraint due to its unusual form and significant narrowing along the western property line.

(2) That the Variance is necessary for the proper design and/or function of the proposed development or land division.

Applicant Response: Yes, we need the northwest corner to fit a 27'X56' home and meet

Lowell's requirements to have a garage on all new homes in Lowell.

Staff Response: Lowell does not have a requirement that all new homes in Lowell must have a garage. Nonetheless, staff do think a garage is an important accessory structure to the proper use, function and design of a home. Furthermore, the variance allows the proper function and use of a garage because without it there is not enough space to open a car door when inside the garage (per applicant's narrative).

(3) That the granting of the Variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is situated.

Applicant Response: No, the home does not impact lines of sight and the other homes around this home are older manufactured homes as well. This home will be occupied by our son and his family. Due to the cost of homes for a first-time buyer, this was clearly the best opportunity for our son's future home purchase.

Staff Response: The applicant owns the adjacent property to the east, so no negative impact is expected on the adjacent parcel to the east. On the west side the applicant does not own the parcel, but the proposed garage does not extend across property lines. To date, staff have received no comments regarding the proposed variances. Because of this staff find it reasonable to conclude that the two variances will not be detrimental to the public.

(4) That the granting of the Variance will not conflict with the purpose and intent of the district or zone, this Code, or other related ordinances of the City.

Applicant Response: No, this is a R-1 lot and is intended for a single-family residence. There is nothing on this lot and we have a permit to build by the city of Lowell.

Staff Response: Staff agree with the applicant's response.

III. Referral Comment.

Staff solicited comment from affected governmental agencies and city departments. No relevant comments were received except for from the Lowell Building Official. The Lowell Building Official has no problem with the 3' setback as long as there is no eaves or other projections into the 3' setback.

IV. Recommendation.

Staff recommend the Planning Commission approve the variances as requested.

V. Attachments.

Attachment A – Applicant's application materials.

Attachment B – Notice materials

Attachment C – Referral comments



PO Box 490, Lowell OR 97452

DEVELOPMENT APPLICATION - TYPE III

Quasi-Judicial - Planning Commission

The following information must be fully completed in order to process your application. All Type III applications require a Pre-Application Conference and a Site Plan. The fee for a pre-application conference is in addition to the land use application fee. Some types of applications also require supplemental information, as noted below. All decisions shall address approval criteria, including applicable requirements of any road authority. Applications missing required information may be deemed incomplete. Based on the criteria and facts contained within the record, an application deemed complete shall be: approved, approved with conditions, or denied. By signing the application below, applicant acknowledges that if the total cost to the City exceeds 125% of application fees collected, applicant will be required to reimburse the City in accordance with Ordinance 228. Thank you for your cooperation.

Site Address 15 Main St. Lowell Oregon 97452

Applicant's Name Jerry & Julie Valenian Phone No 541-606-2571

Applicant's Address 11 N. Alder Email jerryvalbridgewaycontracting.com

Owner's Name Same as Above Phone No 541-606-2571

Owner's Address Same as Above Email Same as Above

APPLICATION FOR:

Check One Box:

☐

Tentative Plan - Subdivision/Partition

Yes

☐

Replatting - Subdivision/Partition

Yes

☐

Major Modification - Subdivision/ Partition

Yes

☐

Site Plan - Type III

Yes

☐

Accessory Dwelling Unit - Type III

Yes

☐

Home Occupation - Type III

Yes

☐

Bed & Breakfast

Yes

☐

Multi-family Care Facility

Yes

☐

Manufactured Home Park

Yes

☒

Variance - Major

Yes

☐

PUD - Major Modification

Yes

☐

Conditional Use - (Please State Use)

Yes

Supplemental Info Req'd?

Special Standards - Check All that Apply:

☐

Hillside

Yes

☐

Floodplain

Yes

☐

Wetlands

Yes

☐

Riparian area

Yes

Appeals:

☐

Appeal - Type II Decision

File No for appeal:

Map Number

19011423

Tax Lot(s)

6602

Total Area

.16

(Indicate Sq Ft or Acres)

Current Zoning

R-1

Current Property Use

R-1

Proposed Property Use

R-1

Affected Roads & Jurisdiction - (local, county, state, etc)

Local

I am the:

☒ Owner - (as filed with the Lane County Assessor)

☐ Owner's Authorized Representative*

*Requires authorization letter signed by Owner as an attachment to this document

I understand that any false statement on this application or on any supplemental attachments may cause subsequent approval to be null and void

[Signature] Applicant's Signature 3/25/2025 Date

PROJECT INFORMATION

SITE ADDRESS
15 W. MAIN ST.
LOWELL, OREGON 97452

MAP + TAXLOT
MAP:19011423
TAXLOT: 6602
0.16 ACRES

OWNER
JERRY VALENCIA
100 N. MOSS ST.
LOWELL, OREGON 97452
PHONE: (541) 605-2571

GENERAL CONTRACTOR
BRIDGEWAY CONTRACTING
100 N. MOSS ST.
LOWELL, OREGON 97452
PHONE: (541) 605-2571
CCB #: 176839

ARCHITECT
ROBERT NICHOLLS ARCHITECTURE & DESIGN
989 S. 71ST STREET
SPRINGFIELD, OREGON 97478
POC: ROBERT J. NICHOLLS, AIA
EMAIL: bnicholls@rnarchdesign.com
PHONE: 530.613.5580

SUMMARY OF WORK

SITE PREPARATION FOR INSTALLATION OF MANUFACTURED DWELLING.
WORK GENERALLY INCLUDES CONCRETE FOOTINGS AND UTILITY SERVICES.

NEW DWELLING: 27' X 56' = 1,512 SF

NEW WORK SHALL COMPLY WITH ALL CODES AND AUTHORITIES HAVING JURISDICTION

PLUMBING, MECHANICAL, AND ELECTRICAL DESIGN-BUILD

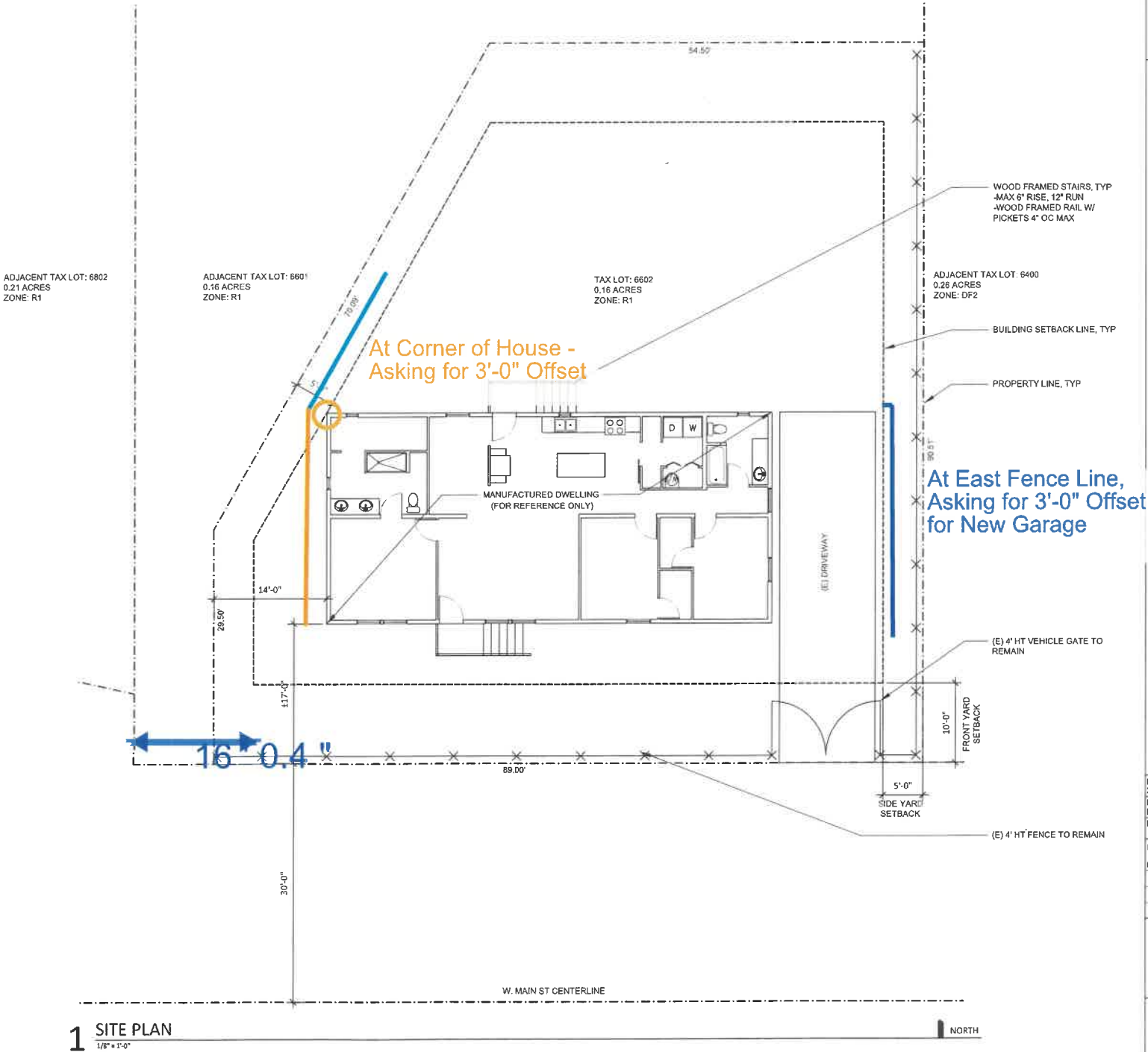
DESIGN IS BASED ON THE REQUIREMENTS DESCRIBED IN THE 2010 OREGON MANUFACTURED DWELLING INSTALLATION SPECIALTY CODE. -SPECIFIC CHARACTERISTICS OF EXISTING SITE AND SUBSURFACE CONDITIONS, INCLUDING BUT NOT LIMITED TO SOIL & WATER TABLE CHARACTERISTICS, ARE NOT KNOWN AND ARE NOT ASSUMED BY THE ARCHITECT. GEOTECHNICAL, EXCAVATION & FILL REQUIREMENTS, & SITE PREPARATION ARE TO BE PERFORMED BY OTHERS, AND ARE NOT IN THE SCOPE OF WORK FROM THIS OFFICE. NOTIFY ARCHITECT & OWNER OF UNSATISFACTORY CONDITIONS PRIOR TO WORK.

CODES:
INSTALL PER 2010 OREGON MANUFACTURED DWELLING INSTALLATION SPECIALTY CODE AND SITE SPECIFIC CATEGORIES AS DESCRIBED BELOW

BUILDING PLANNING
ELEVATION: ±750'
ROOF SNOW LOAD: 25 PSF
ROOF DEAD LOAD: 15 PSF
BASIC DESIGN WIND SPEED: 95 MPH/3 SEC GUSTS
WIND EXPOSURE: B
SEISMIC DESIGN CATEGORY: D1
MAX DEFAULT SOIL BEARING PRESSURE: 1,500psf
DESIGN RAINFALL(60 MIN DURATION, 100 YR RETURN) - 1.07

GENERAL NOTES

- DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED ON EXTENSIONS OF THE PROJECT, OR OTHER PROJECTS, EXCEPT BY AGREEMENT IN WRITING WITH THE ARCHITECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE ARCHITECT
- FIELD VERIFY EXISTING CONDITIONS & DIMENSIONS
- BRING CONFLICTS & INCONSISTENCIES WITHIN PROJECT DOCUMENTS AND/OR FIELD CONDITIONS TO ATTENTION OF ARCHITECT BEFORE PROCEEDING WITH WORK
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- PROTECT (E) ITEMS TO REMAIN FOR DURATION OF WORK
- DIMENSIONS ARE TO FACE OF FINISH, UNO



VALENCIA MANUFACTURED DWELLING

15 W. MAIN ST. LOWELL, OREGON 97452

PROJECT NO: 2445
PROJECT PHASE: PERMIT DOCUMENTS
ISSUE DATE: 28 JAN 2025
REVISIONS

NO.	DATE	TITLE

GENERAL INFORMATION

G100

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CCB # 176939 PO Box 246, Lowell, Oregon 97452 Phone: (541) 606-2571, Fax: (541) 937-2491

March 25, 2025

Henry Hearley
LCOG Associate Planner
Eugene OR 97402

Subject: **Application for Variance LU 2025 01 (Variance to Setbacks)**

Dear Mr. Hearley,

Jerry and Julie Valencia would like a variance to the Lowell Setback Requirements at 15 Main in Lowell, OR 97452

• Applicant narrative to the following applicable approval criteria for a variance:

1. Are there circumstances or conditions affecting the property or use? **Yes, the existing lot shape does not allow adjustment to either the North or the South.**
2. Is the variance necessary for the proper design and/or function of the proposed development? **Yes, we need the northwest corner to fit a 27' x 56' home and meet Lowell's requirement to have a garage on all new homes in Lowell.**
3. Will the granting of the variance be detrimental to the public welfare or injurious to other property in the area in which the property is situated? **No, the home does not impact lines of sight and the other homes around this home are older manufactured homes as well. This home will be occupied by our son and his family. Due to the cost of homes for a first-time buyer, this was clearly the best opportunity for our son's future home purchase.**
4. Does the granting of the Variance conflict with the purpose and intent of the district or zone? **No, this is a R-1 lot and is intended for a single-family residence. There is nothing on this lot and we have a permit to build by the city of Lowell.**

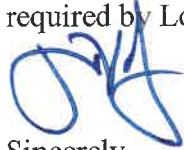
Additional questions per Hearley email:

- Lot dimensions - Hearley's Response: Based on LCOG's aerial photo of the site, the existing driveway appears to be located on the adjacent parcel. **Your aerial photo is incorrect and does not represent current conditions. Your Google Satellite photo shows the existing fencing to the east, which is the real property line in your photo. The marked drawing we submitted is the correct plot map from both Lane County and Lowell's Permit. This lot's driveway was and is on the east side of the property. The west side is for the back lot residence of 17 Main.**
- Please confirm whether, in addition to a variance for the east side yard setback, you are also requesting a variance for the west side yard setback to allow the manufactured home

to encroach 3' into the setback. We are requesting the northwest corner setback due to the home and working to fit on an existing city of Lowell odd shaped lot. This will only impact about 9 sf. of the set back area on the northwest corner. Our request for the east side is for the required garage to meet the Lowell's Building Code. To make the garage functionable and useable we are requesting variance. This would also allow a car or truck to be able to open the doors when inside the garage.

- The location, size, height, and uses for all existing and proposed buildings. Hearly's Response: Please provide on the site with a plan of the footprint of all existing structures and proposed structures. Please see attachments which include height, building size and tie into Lowell's city services. There is NOTHING on this existing building lot and everything will be new as per our permits documents.
- Hearly's Response: Please show how the dwelling provides its off-street parking space. The existing driveway appears to be on the adjacent parcel. As per the attachments, the driveway will be on the east side of the lot and not impact the west side driveway.
- What are the water systems, drainage systems, sewage disposal systems, and utilities for this lot. Please see attached marked up drawing showing existing city services that we have paid for via Lowell's Permit Process and SDC requirements we are going to tie into per code.

I hope this answers all of your questions, Hendy. I am hoping that completes your form as required by Lowell planning. Please don't hesitate to call if you have any additional questions.



Sincerely,
Jerry Valencia
Owner/PM/Estimator of Bridgeway Contracting
jerryv@bridgewaycontracting.com

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LOWELL, OREGON 97452

MAP + TAXLOT
MAP 19011423
TAXLOT: 6602
0.16 ACRES

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LOWELL, OREGON 97452
PHONE: (541) 606-2671

GENERAL CONTRACTOR
BRIDGEWAY CONTRACTING
100 N. MOSS ST.
LOWELL, OREGON 97452
PHONE: (541) 606-2671
CCB #: 176993

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SPRINGFIELD, OREGON 97478
POC: ROBERT J. NICHOLLS, AIA
EMAIL: rjnicholls@rarchdesign.com
PHONE: 530.813.5580

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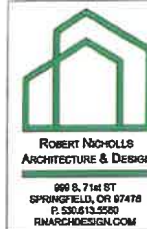
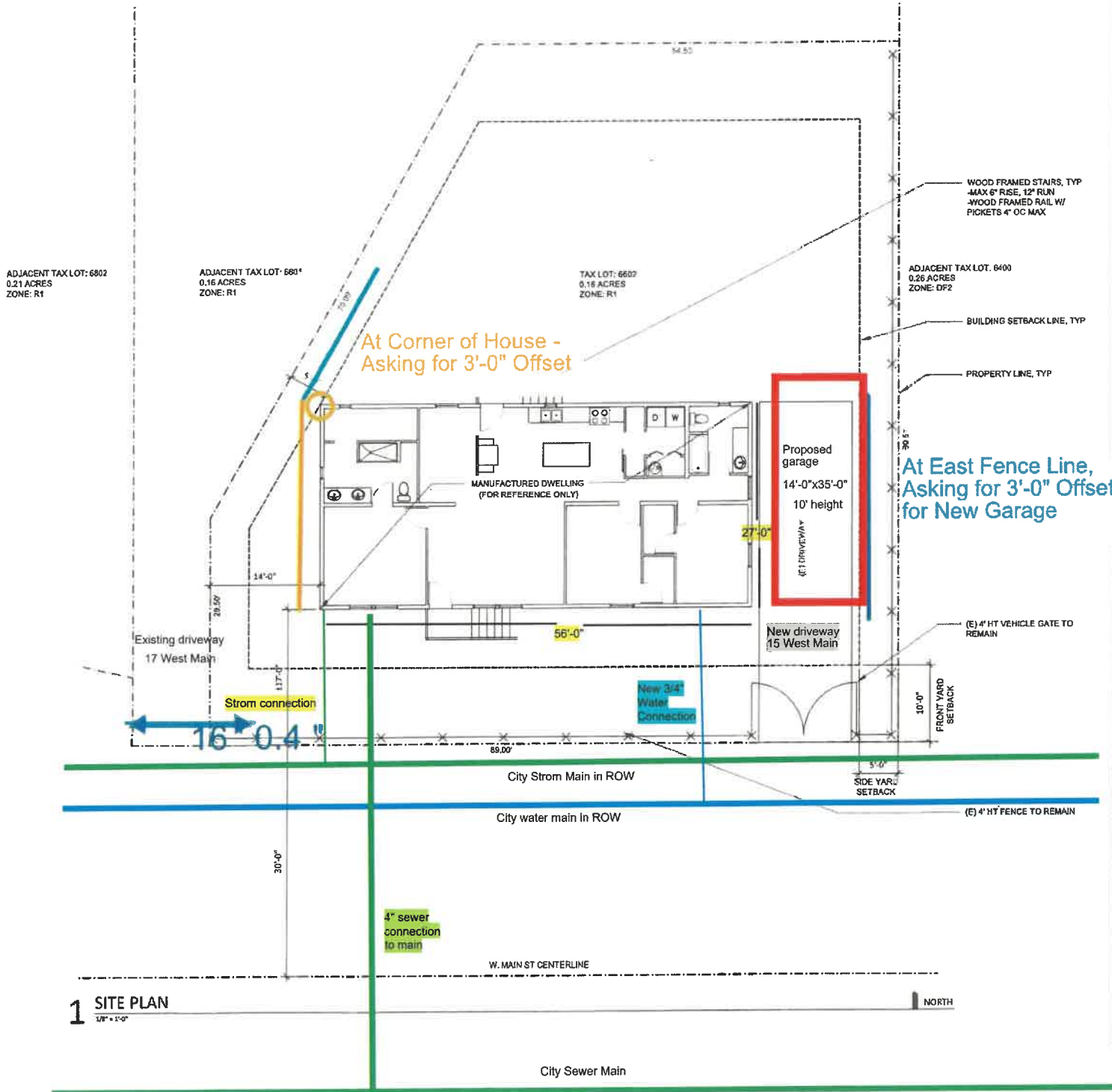
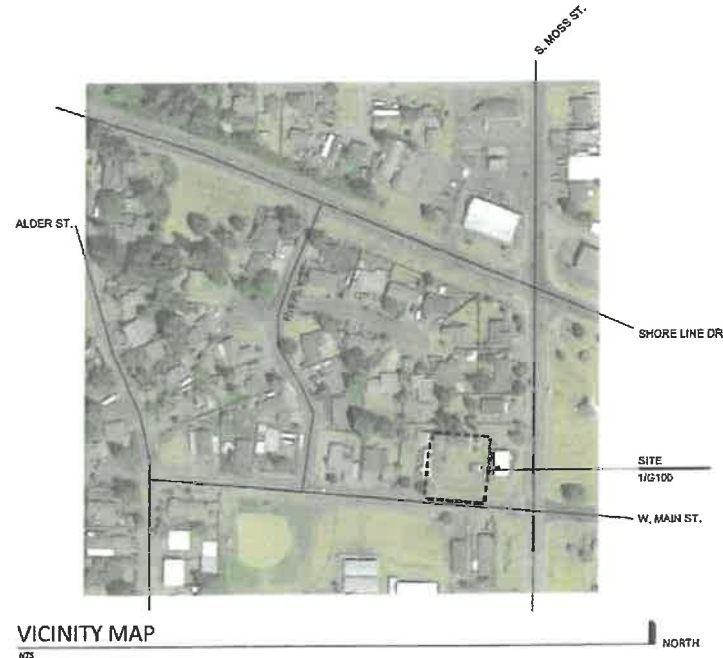
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BUILDING PLANNING
ELEVATION: 2750'
ROOF SNOW LOAD: 25 PSF
ROOF DEAD LOAD: 15 PSF
BASIC DESIGN WIND SPEED: 95 MPH/3 SEC GUSTS
WIND EXPOSURE: B
SEISMIC DESIGN CATEGORY: D1
MAX DEFAULT SOIL BEARING PRESSURE: 1,500psf
DESIGN RAINFALL(60 MIN DURATION, 100 YR RETURN) - 1.07

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VALENCIA MANUFACTURED DWELLING

15 W. MAIN ST. LOWELL, OREGON 97452

PROJECT NO: 2445		
PROJECT PHASE: PERMIT DOCUMENTS		
ISSUE DATE: 28 JAN 2025		
REVISIONS		
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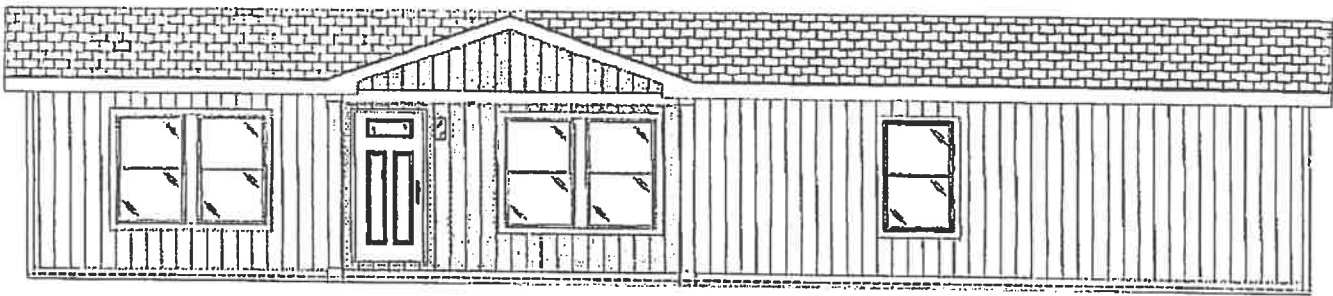
GENERAL INFORMATION

G100

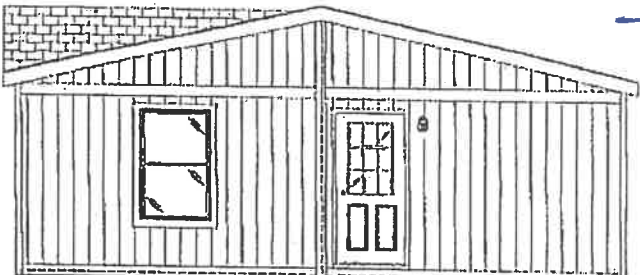
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55TMP28563BH

NOTE: DIMENSIONS ARE MEASURED FROM M.L.



FRONT SIDEWALL W/ STANDARD NOMINAL 16'-0" DORMER

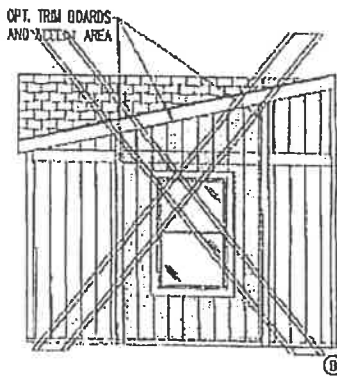


FRONT ENDWALL

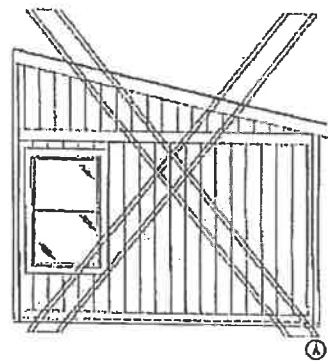
SHOUT

40"
+
8'
+
Foundation 2'

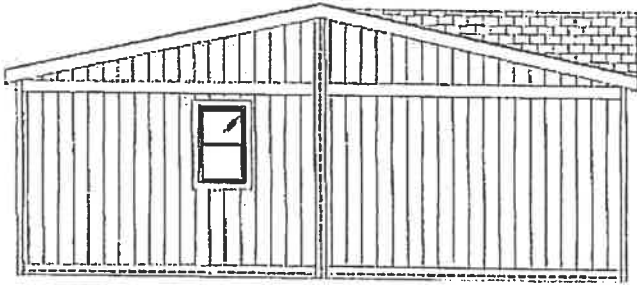
13'4"
Building
Height



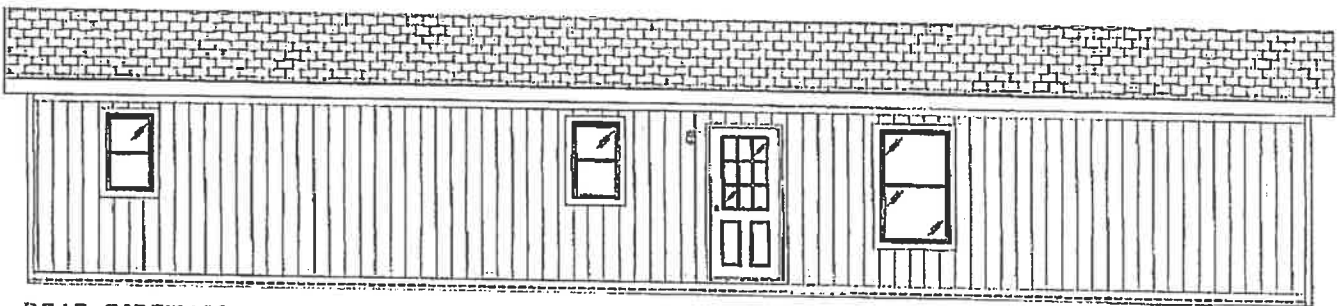
OPTIONAL FRONT ENDWALL
W/ ACCENT AREA



OPTIONAL FRONT ENDWALL
WINDOW IPO DOOR

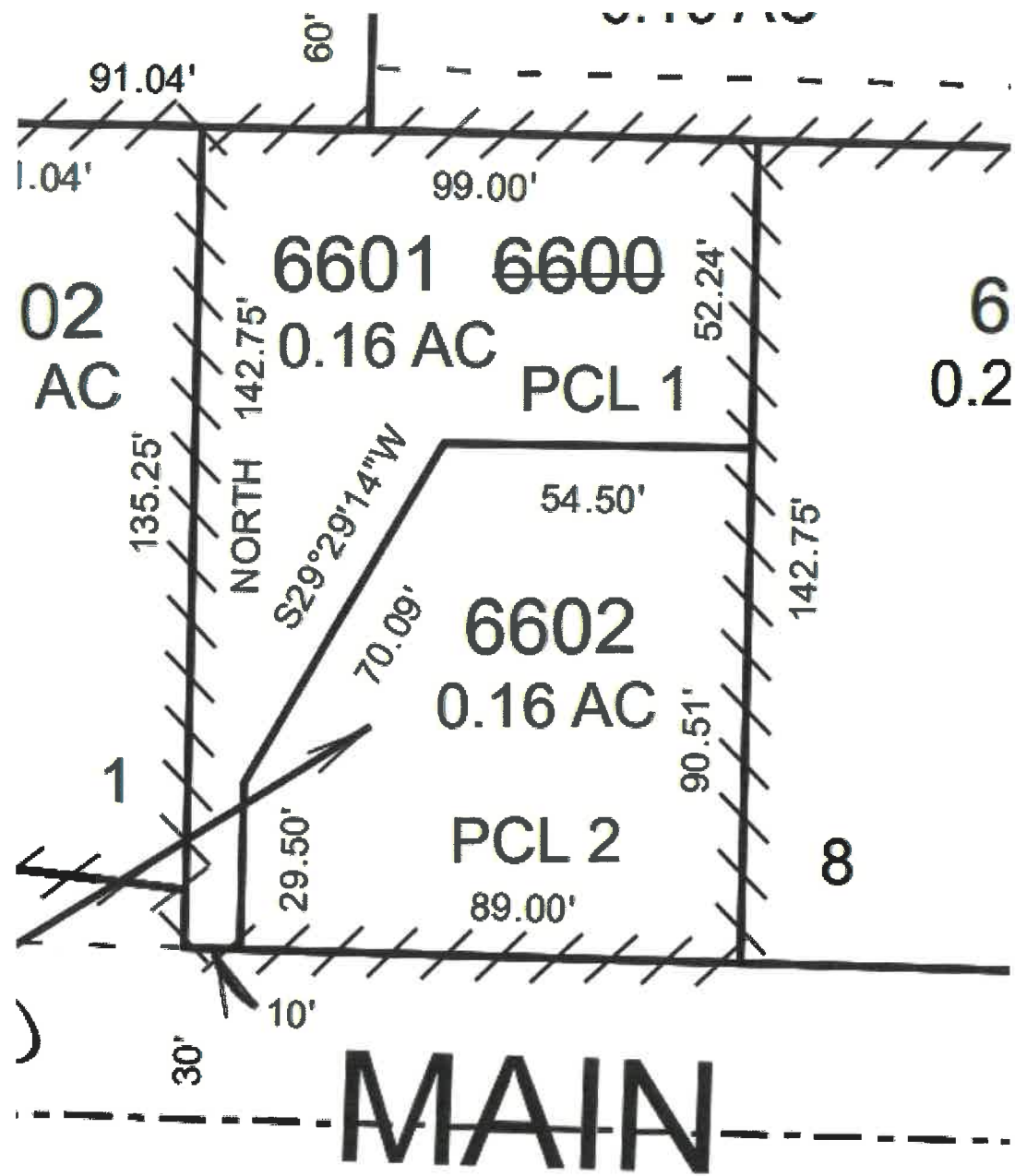


REAR ENDWALL



REAR SIDEWALL

CMH Manufacturing West, Inc.			
BRAND	Marlette	TITLE	56 x 28 FLOOR PLAN
REV	DESCRIPTION	DATE	BY
-	NEW PRODUCT FOR 2023	01/31/23	MHL
A	UPDATED ELEVATIONS	12/21/23	BAL
		DATE	DRN BY: SRT
		DATE	CKD BY: SRT
		FILE	55TMP28563BH
		DWG. NO.	55TMP28563BH
		REV.	-



AFFIDAVIT OF MAILING

LANE COUNCIL OF GOVERNMENTS
859 Willamette Street. Suite 500
Eugene, OR 97401

I, Henry Hearley, contracted planner, depose and state that I mailed, by regular first-class mail, on **March 27, 2025**, a notice of a public hearing for a variance to setbacks for a property located at Map and Tax Lot 19-01-14-23-06602 to the addresses contained herein.

City File # LU 2025 -01.



Signature

Henry Hearley

Print Name

CITY OF LOWELL
NOTICE OF PUBLIC HEARING
Mailing Date: March 27, 2025
City File # LU 2025 01

Notice is hereby given for a Public Hearing by the Lowell Planning Commission for a variance.

LU 2025 01 is a variance to permit a three-foot encroachment into yard setbacks to properly fit a home on an odd-shaped lot and to permit a functional garage on the east side of the property. See site plan below.

The subject property is located at Map and Tax Lot 19-01-14-23-06602 and located at 15 Main Street in Lowell, Oregon.

The Lowell Planning Commission will hold a public hearing on the land use application on **April 16, 2025, at 7:00 PM** at the Lowell Rural Fire Protection District Fire Station 1 located at 389 N. Pioneer Street, Lowell, OR 97452.

A remote option is also available via Zoom. To attend remotely, please sign up with the City Administrator or access the link by visiting <https://www.ci.lowell.or.us/meetings>.

Owner/Applicant:	Jerry and Julie Valenica
Property Location:	15 Main Street
Existing Area:	0.16 acres
Existing Zone:	R-1 Single-Family Residential

The Lowell Land Use Development Code specifies the applicable procedures and criteria for evaluation of the requested action. Applicable Code Sections include Section 9.252.

A copy of the Application, all documents and evidence relied upon by the Applicant and the Staff Report containing the applicable criteria will be available for inspection at the Lowell City Hall at least seven days prior to the public hearing meeting. A copy of the application materials can also be accessed freely online by visiting <https://www.ci.lowell.or.us/cd/page/planning>, click on “pending land use applications” to access the application materials.

Failure of an issue to be raised in the Hearing or by letter, or failure to provide sufficient detail to afford the decision makers an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) on that issue.

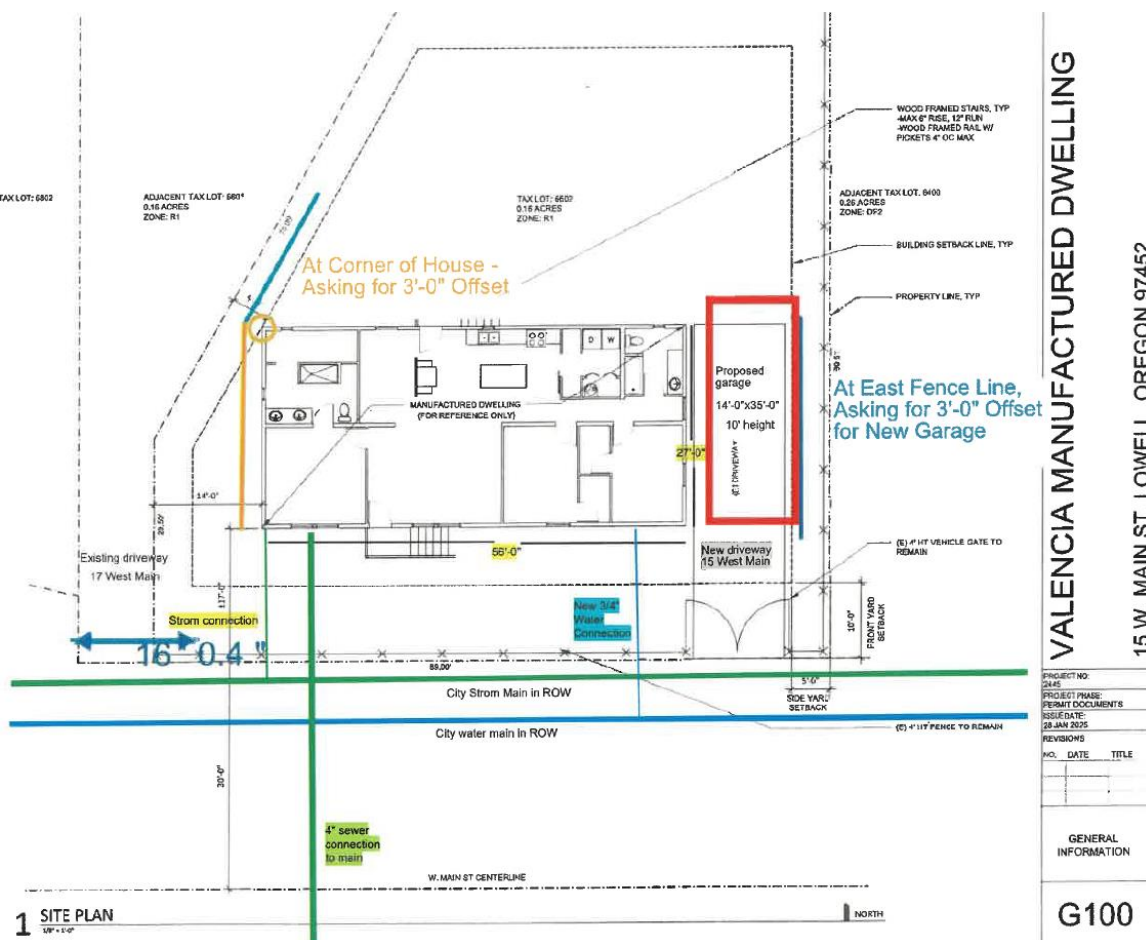
The requested land use action requires a Public Hearings. Oral testimony may be presented at the Hearing in person or written testimony may be hand delivered to City Hall at 70 North Pioneer Street or mailed to City Hall at PO BOX 490, Lowell OR, 97452. Testimony may also be emailed to Max Baker Interim City Administrator, at max.baker@lowelloregon.gov Or to Henry Hearley, Lane Council of Governments, 859 Willamette Street, Suite 500, Eugene, OR, 97401, hhearley@lcog-or.gov, 541-682-3089.

To be included in the Staff Report, written testimony shall be received by the City no later than 4:00 pm on April 8, 2025.

For additional information please write to City Hall at the above address or call City Hall at (541) 937-2157 or Henry or Jeremy at the address listed below.

Henry Hearley
Associate Planner
hhearley@lcog-or.gov
541-682-3089

Max Baker
Interim City
Administrator
max.baker@lowelloregon.gov
541-937-2157



City of Lowell
PO Box 490
Lowell, OR 97452

Keller Amy
10 N Everly St
Lowell, OR 97452

Trimble Hayden M
30 N Everly St
Lowell, OR 97452

Binford Austin M
751 Erica Way
Harrisburg, OR 97446

Johnston Shane L & Kjersti K
PO Box 418
Lowell, OR 97452

Caldwell Laveen K
3337 Bentley Ave
Eugene, OR 97405

Trimble Carmen A
80 Loftus Ave
Lowell, OR 97452

Brazill Joseph K & Jasmine J
55 N Moss St
Lowell, OR 97452

Deborah Ann Mee Revocable Trust
PO Box 87293
Vancouver, WA 98687

Kordon Clint L
87-1950 Pakeke St Apt G
Waianae, HI 96792

Susan H Egger Living Trust
PO Box 456
Lowell, OR 97452

Burdick Jessie & Matthew
35 N Moss St
Lowell, OR 97452

Robbins Residential Trust
38900 Place Rd
Fall Creek, OR 97438

Valencia Joint Trust
11 N Alder St
Lowell, OR 97452

Hart Douglas
75 W Main St
Lowell, OR 97452

Rommel Dean Robert
PO Box 97
Lowell, OR 97452

Lowell School District 71
65 S Pioneer St
Lowell, OR 97452

Gardner Steven A
PO Box 502
Lowell, OR 97452

Bessett Rebecca
PO Box 573
Lowell, OR 97452

HEARLEY Henry O

From: Dave Mortier <DaveM@nwcodepros.com>
Sent: Tuesday, April 1, 2025 7:46 AM
To: HEARLEY Henry O
Subject: Re: Referral notice for proposed variance in Lowell, OR

WARNING: This is **NOT** an internal sender. Please review this message carefully before responding or interacting. If you have any concerns, contact the SERVICE DESK or click [here](#) to submit a ticket.

Hi Henry,

I have no problem with the 3' setback as long as there is no eaves or other projections into the 3' setbacks.

Thanks,



Dave Mortier, CBO

Building Official

**NORTHWEST CODE
PROFESSIONALS**

144 E 14th Ave

Eugene, OR 97401

O: 541.484.9043 #216 C:541.729.8156

OIC 007

This message is intended solely for the use of the individual and entity to whom it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable state and federal laws. If you are not the addressee, or are not authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, distribute, or disclose to anyone this message or the information contained herein. If you have received this message in error, immediately advise the sender by reply email and destroy this message. All documents required to be public record documents may be made accessible to the public where required by State or Federal Statutes.

From: HEARLEY Henry O <HHEARLEY@lcog-or.gov>
Sent: Thursday, March 27, 2025 10:23 AM
To: syakovich@lowell.k12.or.us <syakovich@lowell.k12.or.us>; Lon Dragt (dragt2300@gmail.com) <dragt2300@gmail.com>; John.MULLEN@opr.d.oregon.gov <John.MULLEN@opr.d.oregon.gov>; Gwendolyn.A.Jones@usace.army.mil <Gwendolyn.A.Jones@usace.army.mil>; MARTIN Kevin (OKPD) <kevinmartin@ci.oakridge.or.us>; april.matson@laneelectric.com <april.matson@laneelectric.com>; Charles.deister@charter.com <Charles.deister@charter.com>; Aaron.Donley@WasteConnections.com <Aaron.Donley@WasteConnections.com>; tway@dfn.net <tway@dfn.net>; LCTPReferrals <lcpwtpreferrals@lanecountyor.gov>; ODOTR2PLANMGR@odot.state.or.us <ODOTR2PLANMGR@odot.state.or.us>; Matt Wadlington <Mwadlington@civilwest.net>; Dave Mortier <DaveM@nwcodepros.com>
Cc: Max Baker <Max.Baker@lowelloregon.gov>; Sam.Dragt@lowelloregon.gov <sam.dragt@lowelloregon.gov>
Subject: Referral notice for proposed variance in Lowell, OR

Dear All:

Lowell is seeking your review and feedback on a proposed variance to yard setbacks for a new manufactured home and accompanying garage. Please find the application materials attached.

If you have any comments for the record, please return them to me via email by **Monday, April 7.**

Please let me know if you need anything else.

Respectfully,

Henry O. Hearley

Associate Planner, MCRP

Lane Council of Governments | 859 Willamette Street, Suite 500 | Eugene, OR 97401

Ph: 541-682-3089 | F: 541-682-4099

www.lcog.org | **Note new email address hhearley@LCOG-OR.GOV



HEARLEY Henry O

From: Matt Wadlington <Mwadlington@civilwest.net>
Sent: Tuesday, April 1, 2025 10:10 AM
To: HEARLEY Henry O
Subject: RE: Referral notice for proposed variance in Lowell, OR

WARNING: This is **NOT** an internal sender. Please review this message carefully before responding or interacting. If you have any concerns, contact the SERVICE DESK or click [here](#) to submit a ticket.

Hi Henry,

I don't have any engineering concern about a reduced setback on this lot.

--

Matt Wadlington, PE
Willamette Valley Regional Manager
Licensed in OR, WA, CA, AK
d 541.982.4373 | c 520.444.4220



Civil West Engineering Services, Inc.
200 Ferry St. SW, Albany, OR 97321
p 541.266.8601
www.civilwest.com

From: HEARLEY Henry O <HHEARLEY@lcog-or.gov>
Sent: Thursday, March 27, 2025 10:24 AM
To: syakovich@lowell.k12.or.us; Lon Dragt (dragt2300@gmail.com) <dragt2300@gmail.com>; John.MULLEN@opr.d.oregon.gov; Gwendolyn.A.Jones@usace.army.mil; MARTIN Kevin (OKPD) <kevinmartin@ci.oakridge.or.us>; april.matson@laneelectric.com; Charles.deister@charter.com; Aaron.Donley@WasteConnections.com; tway@dfn.net; LCTPReferrals <lcpwtpreferrals@lanecountyor.gov>; ODOTR2PLANMGR@odot.state.or.us; Matt Wadlington <Mwadlington@civilwest.net>; 'Dave Mortier' <DaveM@nwcodepros.com>
Cc: Max Baker <Max.Baker@lowelloregon.gov>; Sam.Dragt@lowelloregon.gov
Subject: Referral notice for proposed variance in Lowell, OR
Importance: High

Dear All:

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Respectfully,

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www.lcog.org | **Note new email address hhearley@LCOG-OR.GOV



HEARLEY Henry O

From: LCTPReferrals <lcpwtpreferrals@lanecountyor.gov>
Sent: Monday, March 31, 2025 9:21 AM
To: HEARLEY Henry O
Cc: LCTPReferrals
Subject: RE: Referral notice for proposed variance in Lowell, OR

WARNING: This is **NOT** an internal sender. Please review this message carefully before responding or interacting. If you have any concerns, contact the SERVICE DESK or click [here](#) to submit a ticket.

Hello Henry,

Thank you for the opportunity to provide comment on this application. Lane County Transportation Planning does not have any comments to provide for this referral.

Have a good day,
Aaron Staniak (he/him)
Engineering Associate
Lane County Public Works
aaron.staniak@lanecountyor.gov
541-682-6955

From: HEARLEY Henry O <HHEARLEY@lcog-or.gov>
Sent: Thursday, March 27, 2025 10:24 AM
To: syakovich@lowell.k12.or.us; Lon Dragt (dragt2300@gmail.com) <dragt2300@gmail.com>; John.MULLEN@opr.d.oregon.gov; Gwendolyn.A.Jones@usace.army.mil; MARTIN Kevin (OKPD) <kevinmartin@ci.oakridge.or.us>; april.matson@laneelectric.com; Charles.deister@charter.com; Aaron.Donley@WasteConnections.com; tway@dfn.net; LCTPReferrals <lcpwtpreferrals@lanecountyor.gov>; ODOTR2PLANMGR@odot.state.or.us; Matt Wadlington <Mwadlington@civilwest.net>; 'Dave Mortier' <DaveM@nwcodepros.com>
Cc: Max Baker <Max.Baker@lowelloregon.gov>; Sam.Dragt@lowelloregon.gov
Subject: Referral notice for proposed variance in Lowell, OR
Importance: High

[EXTERNAL ⚠]

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Please let me know if you need anything else.

Respectfully,

Henry O. Hearley

Associate Planner, MCRP

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www.lcog.org | **Note new email address hhearley@LCOG-OR.GOV



HEARLEY Henry O

From: Jones, Gwendolyn A (Wendy) CIV USARMY CENWP (USA)
<Gwendolyn.A.Jones@usace.army.mil>
Sent: Thursday, March 27, 2025 10:28 AM
To: HEARLEY Henry O
Subject: Automatic reply: Referral notice for proposed variance in Lowell, OR

WARNING: This is **NOT** an internal sender. Please review this message carefully before responding or interacting. If you have any concerns, contact the SERVICE DESK or click [here](#) to submit a ticket.

I am out of the office and will return on Monday, March 31st. If urgent, please contact my supervisor, Melissa Rinehart at Melissa.J.Rinehart@usace.army.mil