

City of Lowell, Oregon
Minutes of the Planning Commission Meeting
January 4, 2023
Lowell Fire Department 389 N Pioneer St Lowell, OR 97452

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

Members Present: Lon Dragt, Suzanne Kintzley, Bill George, Lloyd Hall, Jason Pickett
Staff Present: CA Jeremy Caudle, City Planner Henry Hearley LCOG

Approval of Minutes: Commissioner Kintzley moved to approve the minutes from November 16, 2022 and December 7, 2022, second by Commissioner Pickett. PASS 5:0

New Business:

- Review and make recommendations to City Council on 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.”

Open public Hearing at 7:03PM

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

Commission comments/questions:

Public Testimony – None

Review and make recommendations to City Council on proposed Ordinance 310, “An Ordinance Approving the Rezoning of Properties Contained within the Boundaries of the Regulating Plan, Adopting a New Zoning and Comprehensive Plan Map, and a Revised Regulating Plan Map.”

Staff report – Jacob Callister, Principal Planner, Lane Council of Governments presented report on City of Lowell Planning Commission Hearing Development Code Amendment Project.

Commission comments/questions:

Kintzley – stated that she felt overwhelmed by all the information.

Pickett – said with so much information that he is mostly new so he would like to slow down on the recommendation process.

George – would like to protect the Lowell ideal. Maintaining the lot sizes.

Callister – reiterated that the planning was based goals that were received from the community meetings sessions.

Public Testimony:

Andrea Larsen- 657 N Moss St Lowell – feels like the process seems rushed, stressed, not thorough, not thought through, unprepared. She stated that it would be nice to keep Lowell special. Lot size is a concern.

Roy Nelson- 40160 E 1st St Lowell – has a concern re the downtown proposal of the residential ground floor elevation 18” above the sidewalk elevation. It would potentially limit who lives there and building options would be limited.

Mia Nelson- 40160 E 1st St Lowell – point of order that the notice was not accessible and may need to be re-noticed to the public. Is in support of the lot size change for the benefit of the affordable housing option. Feels like the unrepresented, low income, are often not present for the decision-making process. The front setback for the garage is a concern.

Jerry Valencia – 11 N Alder St Lowell- agrees with the garage set back issue, as it will cause a hardship for homeowners/renters and could possibly cause an issue for fire life safety. Downtown parking will be an issue when the buildings and other developments are built.

Callister – suggested that with the volume of changes and the limited amount of time that the commissioners have had to digest and consider, we do not want the commissioners to feel rushed and make these hard decisions without due consideration.

Public Comments:

The committee discussed the option to keep the hearing open for more time to allow more study and research of the proposals and to notice the public for more input.

- Commissioner Kintzley made a motion to continue the public hearing until February 15, 2023. Seconded by Commissioner George. PASS 5:0**
- Councilor Kintzley made a motion to postpone item 2 on the agenda to February 15, 2023, planning commission meeting. Seconded by Commissioner Pickett. PASS 5:0**

The public hearing was held open for more review of the information.

The Commission selected dates for work session meetings to break down the proposals into smaller, more focused pieces.

Tuesday January 10 at 6:00 pm to 8:00 pm

Wednesday January 18 at 6:00 pm to 8:00 pm

Wednesday January 25 at 6:00 pm to 8:00 pm


LCOG Planners will send a breakdown list for each of the weekly scheduled work sessions to make the most of the sessions.

City Planner Henry Hearley, Jacob Callister, Principal Planner, left the meeting.

- Refresher training on the standards and criteria on which to base land use decisions**

Other Business: None

Adjourn: 9:20 PM

Approved: 
~~Leon Dragt~~ - Chair
Suzanne Kitzler

Date: 3/6/24

Attest: 
Jeremy Caudle, City Recorder

Date: 3/7/24