

AGENDA
PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 3, 2019 – 7:00 PM
Lowell Fire Department
389 North Pioneer Street, Lowell, Oregon

- 1. CALL TO ORDER/ROLL CALL**
- 2. ADMINISTER OATH OF OFFICE**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
 - a. February 6, 2019
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
 - a. Land Use File 2019-01 – Site Plan Review for Lowell High School Gymnasium
 - Public Hearing
 - Commission Deliberation
 - Commission Decision
- 7. OTHER BUSINESS**
- 8. ADJOURN**

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the City Clerk, Joyce Donnell, at 541-937-2157.

**City of Lowell, Oregon
Minutes of the Planning Commission Meeting
February 6, 2019**

The meeting was called to order at 7:00 PM by Commissioner Vice-Chair Wallace.

Members Present: Don Swain, Mary Wallace, Lon Dragt

Members Absent: Stacie Harris, John Myers

Administer Oath of Office: CA administered Oath of Office to Mary Wallace and Don Swain.

Selection of Planning Commission Chair and Vice-Chair:

Commissioner Wallace moved to nominate Lon Dragt for Commission Chair, second by Commissioner Swain. PASS 3:0 Commissioner Wallace nominated Don Swain for Vice-Chair, second by Commissioner Dragt. PASS 3:0

Approval of Planning Commission Minutes: Commissioner Dragt moved to approve minutes from October 3, 2018, second by Commissioner Swain. PASS 3:0

Old Business: None

New Business:

- a. **Land Use File 2018-05 – Conditional Use Permit for 551 N Moss Street.**

Close Public Meeting: 7:10 PM

Public Hearing Open: 7:10 PM

- **Staff Report** – Henry O. Hearley, Assistant Planner for Lane Council of Governments, presented report and recommends Planning Commission approve conditional use with conditions; must abide by health and safety standards and allowing property owner to have 2 goats that are adequately fenced.
- **Applicants Presentation** – None

Public Hearing Closed: 7:31 PM

Reconvene Public Meeting: 7:31 PM

- **Commission Deliberation** - Commissioner Swain voiced support with the condition that the pens are outside the drainage area. Commissioner Dragt voiced support if the pens are setback from the drainage area by a foot and limit it to two goats.
- **Commission Decision** – Commissioner Swain move to approve the Conditional Use Permit with conditions mentioned: Maintain health and safety standards, limit it to two goats, exclude the waterway out of the pen by at least a foot from the top of the bank with a fence, second by Commissioner Wallace. PASS 3:0

Other Business: None

Adjourn: 7:37 PM

Approved: _____
Lon Dragt - Chair

Date: _____

Attest: _____
Jared Cobb, City Recorder

Date: _____

DRAFT

Staff Report
Site Plan Review Application,
Lowell High School Gymnasium LU 2019-01
April 3, 2019

1. **PROPOSAL.** The Planning Commission is being asked to review and render a decision on an application for site plan review and approval for the development of a new gymnasium and wrestling facility at Lowell High School. The application was submitted by the applicant's representative, Chris Walkup of GLAS architects. The proposed new gymnasium will consist of retractable bleachers on each side and will allow for two cross-court basketball / volleyball courts. The wrestling room will be sized for two regulation wrestling mats and a small waiting area that can be utilized for spectators / coaches. Additionally, the proposed new gymnasium will include two restrooms, two training rooms and a concessions room that will serve internal and external students and guests of the gym. The subject property is located at 65 Pioneer Street on Assessor's Map 19-01-14-23, Tax Lot 9500, and contains 7.33 acres. The area of the specific proposal is 0.34 acres (15,088 square feet).
2. **APPROVAL CRITERIA.** *LDC, Section 9.204* lays out which items are required as part of an application for site plan review request. The applicant has submitted a site plan review application. A site plan review requires a "limited land use review" by the Planning Commission, and *LDC, Section 9.250* contains the decision criteria the Planning Commission shall consider in making their decision for approval or denial.
3. **STAFF REVIEW OF SITE PLAN SUBMISSION CRITERIA LDC 9.204**
Staff have only provided the relevant sections of the application site plan as they pertain to the proposal.

(h) Walls and fences: location, height and materials.

Discussion: As shown on Sheet SR1, the applicant proposes two fences both 7-feet in height. One fence will be in the form of a new decorative fence comprised of a black powder coat steel and the second a new cyclone fence (galvanized).

(i) Off-street parking: location, number of spaces, dimensions of parking area and internal circulation patterns.

(j) Access: pedestrian, vehicular, service, points of ingress and egress.

Discussion: The applicant is not proposing any additional parking associated with the proposed development. The applicant states the proposed structures are not expected to have a negative impact on vehicular traffic. The development proposed at the site assumes no added student population based on the added structure, as the proposed building is an axillary use to the existing school. Pedestrian traffic will be minimally affected due to offsetting the existing east/west pathway between Lundy Elementary and Lowell High School. The applicant has proposed new paving to accommodate the new path location.

- (k) Signs: location, size, height and mean of illumination*
(m) Lighting: location and general nature, hooding devices.

Discussion: The applicant does propose wall-mounted signage on the east face of the proposed structure. The signage will not be illuminated. Additionally, the applicant will install two new light poles in the middle of the parking lots. The light poles will be specified with cut-off angles to ensure that light does not spill onto any adjacent properties. The applicant states the proposed light poles will not affect vehicular traffic.

- (n) Street dedication and improvements.*

Discussion: The proposed development does not require any street dedications. However, the applicant does plan to trench across Moss Street to extend a new fiber optics line. The site plan as seen on SR1 has been revised to show the approximate location of the crossing.

- (o) Special site features including existing and proposed grades and trees, and plantings to be preserved and removed.*

Discussion: The applicant has stated in their application that the proposal does not contain any special site features. The proposed structure will match existing grades along the east face and other grades will be blended at a 3:1 ratio typical. The applicant has proposed landscaping to match existing landscaping currently on the site.

- (p) Water systems, drainage systems, sewage disposal systems and utilities.*

Discussion: Staff has reviewed the Local Wetlands Inventory (LWI) map for Lowell. The map indicates no wetland or water ways on the subject property. The proposed development is not expected to negatively impact existing drainage ways. The applicant is proposing to connect to existing storm, sanitary, water and electrical connections. The applicant states their engineering firm has reviewed the proposed plans with the Lowell city engineers. The applicant is proposing an adjustment to the existing city sanitary line to accommodate the proposed building footprint. The applicant states, PAE (electrical engineering firm) has reviewed the electrical connection with Lane Electric.

- (q) Drainage ways, water courses, flood plain and wetlands.*

Discussion: Staff have reviewed the LWI for Lowell; no water courses exist on the subject property. The proposed structure is not expected to negatively impact drainageways.

- (u) Specifications of the type and extent of emissions, potential hazards or nuisance characteristics generated by the proposed use. The applicant shall accurately specific 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 characteristic 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 safe guards 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 submitted to the City indicating that the proposed activity has been approved by all appropriate regulatory agencies.

Discussion: The applicant states the proposed structure is not expected to generate any nuisance characteristics as identified in LDC 9.204(u).

FINDING: The applicant has submitted the necessary information as required for an application site plan.

4. STAFF REVIEW OF SITE PLAN REVIEW CRITERIA LDC 9.250

(b) Decision Criteria. After an examination of the Site and prior to approval, the Planning Commission must make the following findings:

(1) That the proposed development complies with the Zoning District standards.

FINDING: The zone of the subject property is Public Land (PL). The purpose of the PL zone is to provide development standards for public owned entities including the Lowell School District. In the PL zone all uses generally associated with public functions are permitted. Being that the subject property is owned by the Lowell School District, and currently operates as a public school, the proposed structure complies with the Zoning District. The applicant is proposing redevelopment on an existing lot. The proposed structure on the subject property can comply with zoning district standards in the PL zone. Criterion met.

(2) That the proposed development complies with applicable provisions of city codes and ordinances.

FINDING: The application and site plan submitted by the applicant demonstrates the proposed development can comply with applicable provisions of City codes and ordinances. Criterion met.

(3) That the proposed development will not cause negative impacts to traffic flow or to pedestrian and vehicular safety and future street rights-of-way are protected.

Discussion: The applicant is not proposing any additional parking associated with the proposed development, however the applicant will upgrade the existing ADA parking spaces to meet code requirements. The applicant states the proposed structures are not expected to have a

negative impact on vehicular traffic, however, the applicant does plan to trench across Moss Street to extend a new fiber optics line. Trenching across south Moss Street will require an approved Right-of-Way Excavation Application from the City of Lowell. The Right-of-Way Excavation Application will need to be submitted prior to any excavation to ensure that proper insurance, certifications, and inspections are in place and completed. This will be a condition of approval. The development proposed at the site assumes no added student population based on the added structure, as the proposed building is an axillary use to the existing school. Pedestrian traffic will be minimally affected due to offsetting the existing east/west pathway between Lundy Elementary and Lowell High School. The applicant has proposed new paving to accommodate the new path location.

The applicant's representative notes that currently, the zone between the north end of the new walk and the existing public sidewalk along Main Street is all existing AC paving. A more deliberate paved pedestrian access from the new Gymnasium to the existing public sidewalk along Main Street would facilitate safer and more direct access to the campus from the north. The City is actively promoting Main Street, including encouragement of school facilities that are closer to, and have entrance facing Main Street. If the proposed "Future Community Center" realizes in the future, as depicted in Plan SR1, a sidewalk a concrete sidewalk connecting to Main Street will be required. Ideally that tie-in would happen in conjunction with any City street section improvement work along Main Street. The following condition of approval is proposed:

FINDING: The proposed development will not cause negative impacts to traffic flow or to pedestrian and vehicular safety and future street rights-of-way are protected with the following proposed conditions of approval:

Condition of Approval #1: A more deliberate paved pedestrian access shall be installed between the north end of the new walkway associated with the proposed gymnasium and the existing public sidewalk along Main Street. The access to Main Street shall be either striped, or a concrete sidewalk with a 6-inch curb exposure where possible.

Condition of Approval #2: Prior to the commencement of trenching operations across South Moss Street, the applicant or the applicant's contractor shall submit a Right-of-Way Excavation Application and obtain approval from the City to operate within City of Lowell right-of-way.

(4) That proposed signs or lighting will not, by size, location or color, interfere with traffic, limit visibility or impact on adjacent properties.

FINDING: The applicant does propose wall-mounted signage on the east face of the proposed structure. The signage will not be illuminated. Criterion met with the following condition of approval:

Condition of Approval #3: Proposed signage associated with the structure shall comply with General Signs Provisions as outline in LDC Section 9.530. Applicant shall show compliance prior to issuance of certificate of occupancy.

(5) That proposed utility connections are available, have the capacity to serve the proposed development and can be extended in the future to accommodate future growth beyond the proposed land division.

Discussion: The applicant is proposing to connect to existing storm, sanitary, water and electoral connections. The applicant's engineering firm has reviewed the proposed plans with the Lowell city engineers. The applicant is proposing an adjustment to the existing city sanitary line to accommodate the proposed building footprint. The applicant states, that PAE, an electrical engineering firm, has reviewed the electrical connection with Lane Electric. The City of Lowell Public Works has issued comment that utility connections are available, have the capacity to serve the proposed development and can be extended in the future to accommodate future growth beyond the proposed development. Notwithstanding, City of Lowell Public Works has added the following condition of approval to ensure plans are property submitted and reviewed.

Condition of Approval #4: Construction plans shall show the size, type, and location of the water, sewer, and stormwater connections. The relocation of the public sewer line shall be reviewed and approved by the City Engineer.

FINDING: As conditioned. The materials submitted by the applicant, and comment issued by the City indicate that utility connections are available and have the capacity to serve the proposed development and can be extended in the future to accommodate future growth beyond the proposed development. Criterion met.

(6) That the proposed development will not cause negative impacts to existing or proposed drainage ways including flow disruptions, flooding, contamination or erosion.

FINDING: Staff has reviewed the LWI map for Lowell. The map indicates no wetland or water ways on the subject property. The proposed development will not cause negative impacts to existing or proposed drainage ways including flow disruptions, flooding, contamination or erosion. Criterion met.

(7) That the proposed development will not cause negative impacts, potential hazards or nuisance characteristics as identified in Section 2.140, Item 21 of the Application Site Plan consistent with the standards of the Zoning District and complies with the applicable standards of all regulatory agencies having jurisdiction.

FINDING: The proposed development will not cause negative impacts, potential hazards or nuisance characteristics. Criterion met.

5. STAFF REVIEW OF STORM DRAINAGE CRITERIA

LCD 9.520. Until completion of a Storm Drainage Master Plan for the City of Lowell, Section IV, of the Standards for Public Improvements and the following shall apply. In the event of a conflict, the following takes precedence.

(a) General Provisions. It is the obligation of the property owner to provide proper drainage and protect all runoff and drainage ways from disruption or contamination. On-site and off-site drainage improvements may be required. Property owners shall provide proper drainage and shall not direct drainage across another property except as a part of an approved drainage plan. Paving, roof drains and other catch basin outflows may require detention ponds or cells and discharge permits. Maintaining proper drainage is a continuing obligation of the property owner. The City will approve a development request only where adequate provisions for storm and flood water runoff have been made as determined by the City. The storm water drainage system must be separate and independent of any sanitary sewerage system. Inlets should be provided so surface water is not carried across any intersection or allowed to flood any street. Surface water drainage patterns and proposed storm drainage must be shown on every development plan submitted for approval. All proposed drainage systems must be approved by the City as part of the review and approval process.

FINDING: The proposed development can comply with the standards in LDC 9.520 with the following condition of approval:

Condition of Approval #5: As a condition of approval, and prior to issuance of building permits, applicant shall submit a drainage system plan for review, and approval, by the city engineer or appropriate authority as determined by the City Administrator.

6. RECOMMENDATION

Staff recommends the Planning Commission **APPROVE** a site plan review as conditioned, for the proposed development of a new gymnasium and wrestling facility on a single lot in the PL zone.

7. CONDITIONS OF APPROVAL

Condition of Approval #1: A more deliberate paved pedestrian access shall be installed between the north end of the new walkway associated with the proposed gymnasium and the existing public sidewalk along Main Street. The access to Main

Street shall be either striped, or a concrete sidewalk with a 6-inch curb exposure where possible.

Condition of Approval #2: Prior to the commencement of trenching operations across South Moss Street, the applicant or the applicant's contractor shall submit a Right-of-Way Excavation Application and obtain approval from the City to operate within City of Lowell right-of-way.

Condition of Approval #3: Proposed signage associated with the structure shall comply with General Signs Provisions as outline in LDC Section 9.530. Applicant shall show compliance prior to issuance of certificate of occupancy.

Condition of Approval #4: Prior to the issuance of building permits, construction plans shall show the size, type, and location of the water, sewer, and stormwater connections. The relocation of the public sewer line shall be reviewed and approved by the City Engineer.

Condition of Approval #5: As a condition of approval, and prior to issuance of building permits, applicant shall submit a drainage system plan for review, and approval, by the city engineer or appropriate authority as determined by the City Administrator.

8. ATTACHMENTS

Attachment A: Applicant's application

Attachment B: Supplemental materials submitted by applicant

Attachment C: Notice

Attachment D: Letter from City of Lowell

RECEIVED

ATTACHMENT A

RECEIVED

JAN 04 REC'D

JAN 15 2019

Land Use Permit Application *Holy*

☒ 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# 19-01-14-23 Lot # 9500

Map# _____ Lot # _____

Map# _____ Lot # _____

Street Address (if applicable): 65 Pioneer Street

Area of Request (square feet/acres): 15088 SF

Existing Zoning: PL Public Land

Existing Use of the Property: School

Proposed Use of the Property School

Pre-application Conference Held: No _____ Yes X If so, Date 11/26/2018

Submittal Requirements:

- X 1. Copy of deed showing ownership or purchase contract with property legal description.
- X 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)
- X 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. _____
- X 5. Filing Fee: Amount Due: _____.

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

Name (print): Lowell School District (Johnie Matthews Superintendent) Phone: 541-359-7858
Address: 65 South Pioneer St
City/State/Zip: Lowell, Oregon 97452
Signature: _____

APPLICANT, If Different

Name (print): Chris Walkup Phone: 541-686-2014
Company/Organization: Chris Walkup
Address: 115 West 8th Ave, Suite 285
City/State/Zip: Eugene, Oregon 97401
Signature: Christopher Walkup
Digitally signed by Christopher Walkup
DN: C=US, E=cwalkup@glas-arch.com, O=GLAS
Architects, LLC, CN=Christopher Walkup
Date: 2019.01.04 12:19:59 -0800
E-mail (if applicable): cwalkup@glas-arch.com

APPLICANTS REPRESENTATIVE, if applicable

Name (print): _____ Phone: _____
Company/Organization: _____
Address: _____
City/State/Zip: _____
E-mail (if applicable): _____

For City Use.

Application Number _____

Date Submitted: 1-4-19 Received by: JO Fee Receipt # _____

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.

- _____ 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.
- _____ Signs: location, size, height and means of illumination.
- _____ 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.



January 4, 2019

To: City of Lowell

Re: Lowell High School Gymnasium Addition

Following are documents required for the site review of an addition to Lowell High School.

We are proposing a new gymnasium and wrestling facility north and west of the existing school. The Gymnasium will consist of a full court with retractable bleachers on each side to allow for two cross court basketball / volleyball courts. The wrestling room will be sized for two regulation wrestling mats and a small waiting / spectating / coaching area. There will be two restrooms, two training rooms and a concessions room that can serve the gym as well as to the exterior. We are not proposing any additional parking.

Sincerely

A handwritten signature in black ink, appearing to read "Chris Walkup". The signature is fluid and cursive, with a long horizontal stroke at the end.

Chris Walkup
GLAS Architects, LLC



STATUS OF RECORD TITLE REPORT

CAMPBELL COMMERCIAL REAL ESTATE
ATTN: SUZANNE KINTZLEY
701 HIGH STREET, SUITE 300
EUGENE, OR 97401

Date: OCTOBER 11, 2018
Our No: CT-0310112
Charge: \$800.00

As requested, Cascade Title Co. has searched our tract indices as to the following described real property:

(A T T A C H E D)

and as of: OCTOBER 05, 2018 at 8:00 A.M., we find the following:

Vestee:

LOWELL SCHOOL DISTRICT #71, LANE COUNTY, OREGON
as to Tract 1;
SCHOOL DISTRICT NO. 71 of LANE COUNTY, OREGON
as to Tract 2;
UNIFIED SCHOOL DISTRICT NO. 71, LANE COUNTY, OREGON
as to Tract 3;
UNIFIED SCHOOL DISTRICT NO. 71, LANE COUNTY, OREGON
as to Tract 4;
UNIFIED SCHOOL DISTRICT #71, LANE COUNTY, OREGON
as to Tract 5;
LANE COUNTY SCHOOL DISTRICT NUMBER 71
as to Tract 6;
UNIFIED SCHOOL DISTRICT NO. 71, LANE COUNTY, OREGON
as to Tract 7;
UNIFIED SCHOOL DISTRICT NO. 71, LANE COUNTY, OREGON
as to Tract 8;
UNIFIED SCHOOL DISTRICT NO. 71, LANE COUNTY, OREGON
as to Tract 9;
LANE COUNTY SCHOOL DISTRICT NO. 71
as to Tract 10;
LANE COUNTY SCHOOL DISTRICT NO. 71
as to Tract 11;
CONSOLIDATED SCHOOL DISTRICT NO. 71 OF LANE COUNTY, OREGON
as to Tract 12;
SCHOOL DISTRICT #71, LANE COUNTY, OREGON
as to Tract 13;
LANE COUNTY SCHOOL DISTRICT NO. 71
as to Tract 14;
UNION HIGH SCHOOL DISTRICT NO. 9, LANE COUNTY, OREGON
as to Tract 15

MAIN OFFICE

811 WILLAMETTE ST.
EUGENE, OREGON 97401
PH: (541) 687-2233 * FAX: (541) 485-0307
E-MAIL: INFO@CASCADETITLE.COM

FLORENCE OFFICE

715 HWY 101 * FLORENCE, OREGON 97439
MAILING: PO BOX 508 * FLORENCE, OREGON 97439
PH: (541) 997-8417 * FAX: (541) 997-8246
E-MAIL: FLORENCE@CASCADETITLE.COM
LU 2019-01 Lowell School Gym Site Review

VILLAGE PLAZA OFFICE

4750 VILLAGE PLAZA LOOP SUITE 100
EUGENE, OREGON 97401
PH: (541) 653-8622 * FAX: (541) 844-1626
E-MAIL: VILLAGEPLAZA@CASCADETITLE.COM

Said property is subject to the following on record matters:

1. Taxes, including the current fiscal year, not assessed due to School District Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, additional taxes may be levied.
2. Taxes, including the current fiscal year, not assessed due to Child Care Facilities Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, additional taxes may be levied. (Tract 12)
3. City liens, if any, as levied by the City of Lowell for which no search was made.
4. Rights of the public in and to that portion lying within streets, roads and highways.
5. Agreement, including the terms and provisions thereof, between Lowell Grange No. 745, and School District #71, recorded March 1, 1946, Reception No. B312 P297, Lane County Oregon Deed Records.

NOTE: Taxes, Account No. 0815785, Assessor's Map No. 19 01 14 2 3, #7300, Code 71-07, 2018-2019, in the amount of \$0.00, EXEMPT.

Taxes, Account No. 0815793, Assessor's Map No. 19 01 14 2 3, #7400, Code 71-07, 2018-2019, in the amount of \$0.00, EXEMPT.

Taxes, Account No. 0815801, Assessor's Map No. 19 01 14 2 3, #7500, Code 71-07, 2018-2019, in the amount of \$0.00, EXEMPT.

Taxes, Account No. 0815827, Assessor's Map No. 19 01 14 2 3, #7700, Code 71-07, 2018-2019, in the amount of \$0.00, EXEMPT.

Taxes, Account No. 0815835, Assessor's Map No. 19 01 14 2 3, #7800, Code 71-07, 2018-2019, in the amount of \$0.00, EXEMPT.

Taxes, Account No. 0815876, Assessor's Map No. 19 01 14 2 3, #8100, Code 71-07, 2018-2019, in the amount of \$0.00, EXEMPT.

Taxes, Account No. 0815884, Assessor's Map No. 19 01 14 2 3, #8200, Code 71-07, 2018-2019, in the amount of \$0.00, EXEMPT.

Taxes, Account No. 0815892, Assessor's Map No. 19 01 14 2 3, #8300, Code 71-07, 2018-2019, in the amount of \$0.00, EXEMPT.

Taxes, Account No. 0815900, Assessor's Map No. 19 01 14 2 3, #8400, Code 71-07, 2018-2019, in the amount of \$0.00, EXEMPT.

Taxes, Account No. 0815926, Assessor's Map No. 19 01 14 2 3, #8600, Code 71-07, 2018-2019, in the amount of \$0.00, EXEMPT.

Taxes, Account No. 0815843, Assessor's Map No. 19 01 14 2 3, #8900, Code 71-07, 2018-2019, in the amount of \$0.00, EXEMPT.

Taxes, Account No. 0816510, Assessor's Map No. 19 01 14 2 3, #9100, Code 71-07, 2018-2019, in the amount of \$0.00, EXEMPT.

Taxes, Account No. 0816528, Assessor's Map No. 19 01 14 2 3, #9200, Code 71-07, 2018-2019, in the amount of \$0.00, EXEMPT.

Taxes, Account No. 0816601, Assessor's Map No. 19 01 14 2 3, #9300, Code 71-07, 2018-2019, in the amount of \$0.00, EXEMPT.

Taxes, Account No. 0816502, Assessor's Map No. 19 01 14 2 3, #9500, Code 71-07, 2018-2019, in the amount of \$0.00, EXEMPT.

Order No. 0310112

Page 3

This report is to be utilized for information only. This report is not to be used as a basis for transferring, encumbering or foreclosing the real property described.

The liability of Cascade Title Co. is limited to the addressee and shall not exceed the premium paid hereunder.

CASCADE TITLE CO., by:

ec/rh: Title Officer: KURT BEATY

PROPERTY DESCRIPTION

TRACT 1:

Lots 4, 5 and 6, Block 15, PLAT OF LOWELL, as platted and recorded in Book 4, Page 37, Lane County Oregon Plat Records, in Lane County, Oregon.

TRACT 2:

Lots 1, 2 and 3, Block 16, PLAT OF LOWELL, as platted and recorded in Book 4, Page 37, Lane County Oregon Plat Records, in Lane County, Oregon.

EXCEPT THEREFROM that portion described in Deed to Lane County recorded May 10, 2005, Reception No. 2005-033819, Lane County Deeds and Records, in Lane County, Oregon.

TRACT 3:

Lots 4, 5 and 6, Block 16, PLAT OF LOWELL, as platted and recorded in Book 4, Page 37, Lane County Oregon Plat Records, in Lane County, Oregon.

TRACT 4:

Lots 7 and 8, Block 16, PLAT OF LOWELL, as platted and recorded in Book 4, Page 37, Lane County Oregon Plat Records, in Lane County, Oregon.

TRACT 5:

Lot 9, Block 16, PLAT OF LOWELL, as platted and recorded in Book 4, Page 37, Lane County Oregon Plat Records, in Lane County, Oregon.

TRACT 6:

Lots 10, 11 and 12, Block 16, PLAT OF LOWELL, as platted and recorded in Book 4, Page 37, Lane County Oregon Plat Records, in Lane County, Oregon.

TRACT 7:

Lot 13, Block 16, PLAT OF LOWELL, as platted and recorded in Book 4, Page 37, Lane County Oregon Plat Records, in Lane County, Oregon.

TRACT 8:

Lot 14, Block 16, PLAT OF LOWELL, as platted and recorded in Book 4, Page 37, Lane County Oregon Plat Records, in Lane County, Oregon.

Continue-

Continued Property Description-

TRACT 9:

Lots 15, 16 and 17, Block 16, PLAT OF LOWELL, as platted and recorded in Book 4, Page 37, Lane County Oregon Plat Records, in Lane County, Oregon.

TRACT 10:

Lot 18, Block 16, PLAT OF LOWELL, as platted and recorded in Book 4, Page 37, Lane County Oregon Plat Records, in Lane County, Oregon.

TRACT 11:

Lots 23, 24 and 25, Block 16, PLAT OF LOWELL, as platted and recorded in Book 4, Page 37, Lane County Oregon Plat Records, in Lane County, Oregon.

TRACT 12:

Beginning 20 feet South of Southeast corner of Block 15 of the PLAT OF LOWELL in Section 14, Township 19 South, Range 1 West, Willamette Meridian, Lane County, Oregon, as recorded in the office of the County Clerk of Lane County, Oregon; and running thence South 270 feet; thence West 604 feet; thence North 430 feet; thence East 244 feet to a point on the West line of Damon Street of said Plat; thence South 160 feet to Southwest corner of said Plat; thence East 360 feet along South line of said Plat to place of beginning, in Lane County, Oregon.

TRACT 13:

Beginning at the Southwest corner of the Northwest quarter of Section 14, Township 19 South Range 1 West of the Willamette Meridian, running North 164.4 feet; thence due East 604 feet, more or less, to the middle of the County Road; thence South 24.4 feet; thence due West 200 feet; thence South 140 feet; thence due West 404 feet, more or less, to the place of beginning, in Lane County, Oregon.

TRACT 14:

Beginning at a point in the center line of County Road No. 595, said point being 70 feet North and 654 feet, more or less, East of the Northwest corner of the Southwest 1/4 of Section 14, Township 19 South, Range 1 West of the Willamette Meridian; running thence North 70 feet along the center line of said road; thence West 200 feet; thence South 140 feet; thence East 50 feet; thence North 70 feet; thence East 150 feet to the place of beginning, in Lane County, Oregon.

Continue-

Continued Property Description-

TRACT 15:

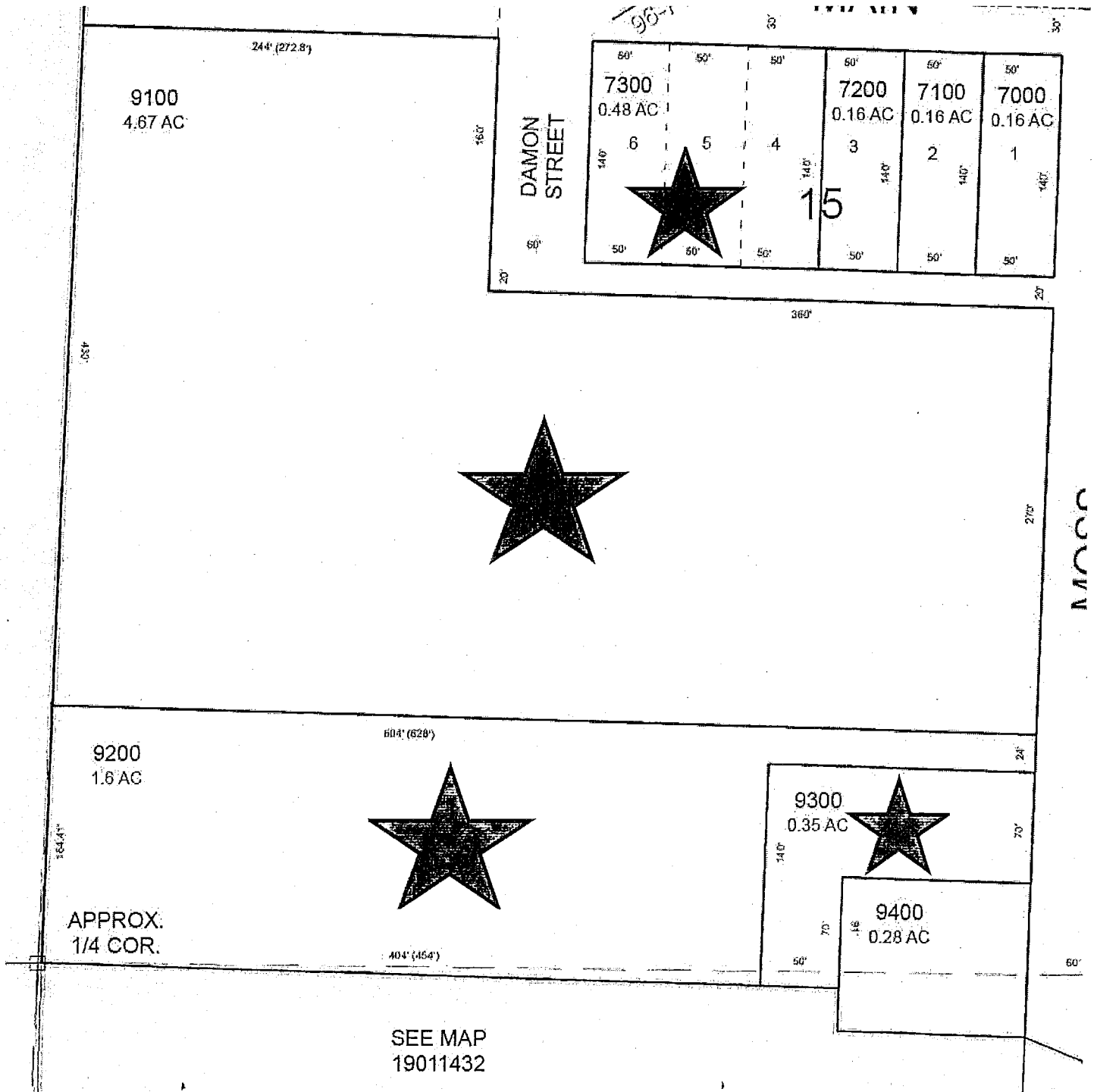
Beginning at a point in the West line of Pioneer Street 376 feet North of its intersection with the North line of Summit Street as shown on the duly recorded Plat of MEADOWS ADDITION TO LOWELL; running thence North along the West line of said Pioneer Street 484 feet; thence West 720 feet; thence South 484 feet; thence East 720 feet to the place of beginning, in Lane County, State of Oregon.

EXCEPT THEREFROM that portion described in Deed to Lane County recorded May 10, 2005, Reception No. 2005-033820, Lane County Deeds and Records, in Lane County, Oregon.

CTC

CASCADE TITLE CO.

MAP NO.
19-01-14-23



THIS MAP/PLAT IS BEING FURNISHED AS AN AID IN LOCATING THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS, NATURAL BOUNDARIES AND OTHER LAND, AND IS NOT A SURVEY OF THE LAND DEPICTED. EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES, LOCATION OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN THEREON.



The map shows a section of Pioneer Street with several lots. The lots are numbered and their acreages are given. Star markers indicate specific locations. Arrows point from the street to various lots.

Lot Number	Acreage	Star Marker
8600	0.22 AC	Yes
8500	0.29 AC	No
8300	0.19 AC	Yes
8100	0.14 AC	No
7900	0.16 AC	No
7700	0.05 AC	No
7600	0.04 AC	No
7500	0.12 AC	No
7400	0.11 AC	No
5000	0.06 AC	No
8400	0.07 AC	No
8200	0.06 AC	No
7800	0.05 AC	No
9500	8 AC	No

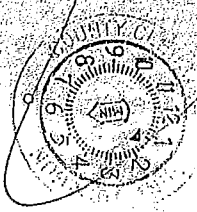
Other labels on the map include "STREET", "PIONEER", "MOSS", "APPROXIMATE 1/16TH CORNER", and various dimensions like "60'", "720'", and "454'".

THIS MAP/PLAT IS BEING FURNISHED AS AN AID IN LOCATING THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS, NATURAL BOUNDARIES AND OTHER LAND, AND IS NOT A SURVEY OF THE LAND DEPICTED. EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES, LOCATION OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN THEREON.

5281

Warranty
Deed

State of Oregon
County of Lane--
I, H. B. Dillard, County Clerk and ex
officio Recorder of Conveyance in and for
said County, do hereby certify that the with-
in instrument was received for record at



MAR 11 1946 PM

In Book 312 on Page 296-7

Lane County D E D Records
N. B. Dillard, County Clerk

By *W. M. Dillard* Deputy

When Recorded Return to

W. M. Dillard

Whereas, Heretofore the water supply of the School District No. 71, Lane County has been declared contaminated, and subsequently was declared pure, and that due to the first report the School District commenced taking water from a well owned by Lowell Grange No. 745, and now at this time the School District desires to make a permanent arrangement for a supply of water from the well, in addition to any other water supply they may have, and

Whereas, Lowell Grange No. 745 owes the School District on a promissory note in the sum of \$250.00,

Now Therefore IT IS AGREED between Lowell Grange No. 745 as lessor, and School District No. 71 as lessee, that the lessor hereby grants to the lessee the right to take water from the Grange well, which has been located and identified and determined upon by both parties to this contract for ninety nine years or so long as the water shall be used for school purposes.

Provided, however, that Lowell Grange No. 745 may connect a one inch water take-off for use of the Lowell Grange during the continuance of this lease, and that the Lowell Grange may use this water free of any pumping cost.

In consideration of the foregoing, School District No. 71 hereby cancels and delivers to Lowell Grange No. 745, the \$250.00 note aforesaid.

This Contract is intended to and does void, cancel out and supercede a certain previously written contract, the same having been recorded on January 8, 1942, and the sole object in writing a new contract is to eliminate an annual \$6.00 charge imposed by School District No. 71 upon Lowell Grange No. 745, for pumping water.

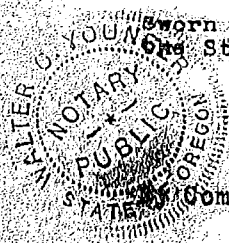
In Witness Whereof the parties hereto have caused these presents to be executed by their respective officers thereunto duly authorized, this --- day of December, 1945.

SCHOOL DISTRICT NO. 71,
By *W. M. Dillard*
Chairman.

Lowell Grange No. 745.
By *Norman Erick*
Master

Executed in the presence of *W. M. Dillard*
Secretary

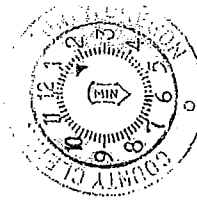
Sworn and subscribed to, before me, a Notary Public, in and for the State of Oregon, this 27 28th day of February, 1946.



Walter G. Young
Notary Public

5285

State of Oregon,
County of Lane—ss.
I, W. B. Dillard, County Clerk and ex
Officio Recorder of Conveyance, in and for
said County, do hereby certify that the within
instrument was received for record at



MAR - 1946 PM

and
Recorded

In Book 312 on Page 297-8

Lane County D. E. D. Records
W. B. DILLARD County Clerk

By *W. B. Dillard* Deputy

William E. Dick

Warranty Deed

THIS INDENTURE WITNESSETH: That
John R. Conrad and Ella E. Conrad

the Grantors, for and in consideration of the sum of ten and no/100 DOLLARS
to them paid, do hereby, bargain, sell and convey unto

Herman F. Smith and Lois M. Smith the grantee
the following described premises, to-wit:

Beginning at a point 3363.6 feet north of the south west corner
of the William Jeans Donation Land Claim No. 48 in Township
17 south, Range 5 west of the Willamette Meridian and running
thence south 116.0 feet; thence north 75° 42' west 121.9 feet;
thence north 51° 40' west 67.0 feet; thence north 38° 52' west
44.95 feet to a point west of the point of beginning; thence
east 208.3 feet to the point of beginning, containing 0.37
acre of land in Lane County Oregon.

Reserving also an easement for right of way over existing roads
from county road number 847 to the above described tract and
being subject to all right of way easements of record along the
easterly & northerly side thereof, all in Sections 20 and 29 in
Township 17 south, Range 5 west of the Willamette Meridian.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee
their heirs and assigns forever.

And the said Grantors do hereby covenant to and with the said Grantee s their
heirs and assigns that they are the owner s in fee simple of said premises; and that
they are free from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever
IN WITNESS WHEREOF, we have hereunto set our hands and seal s this

4th day of February

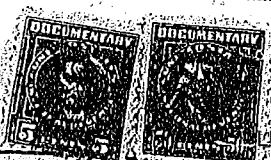
A. D., 1946

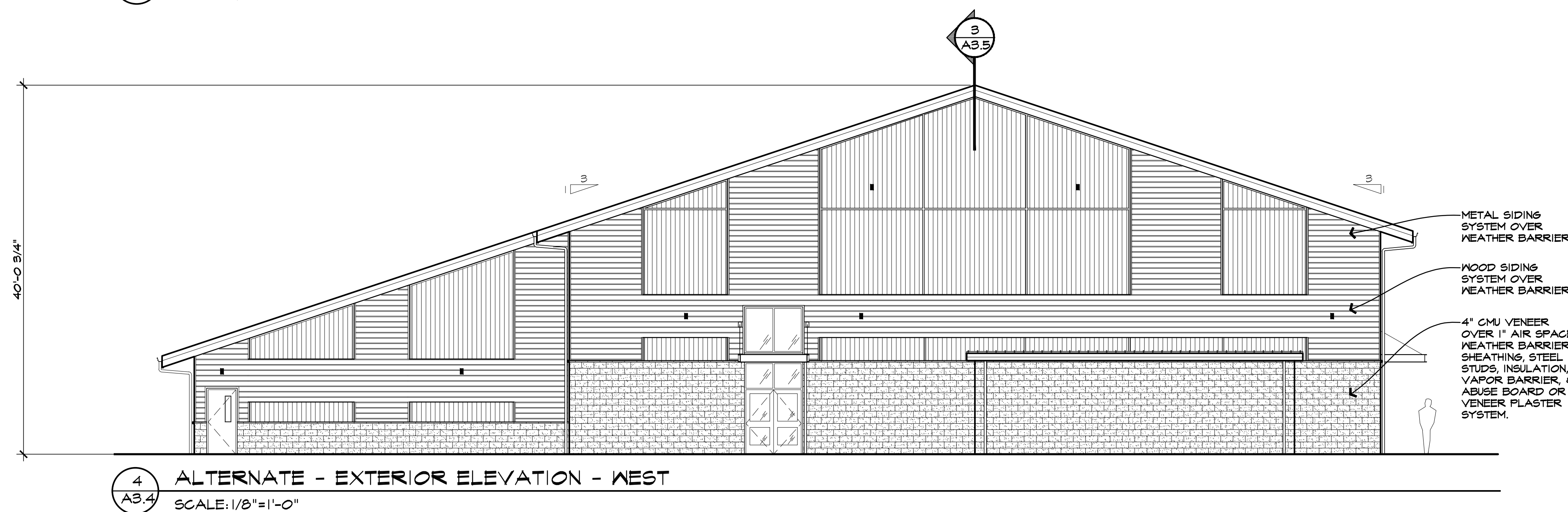
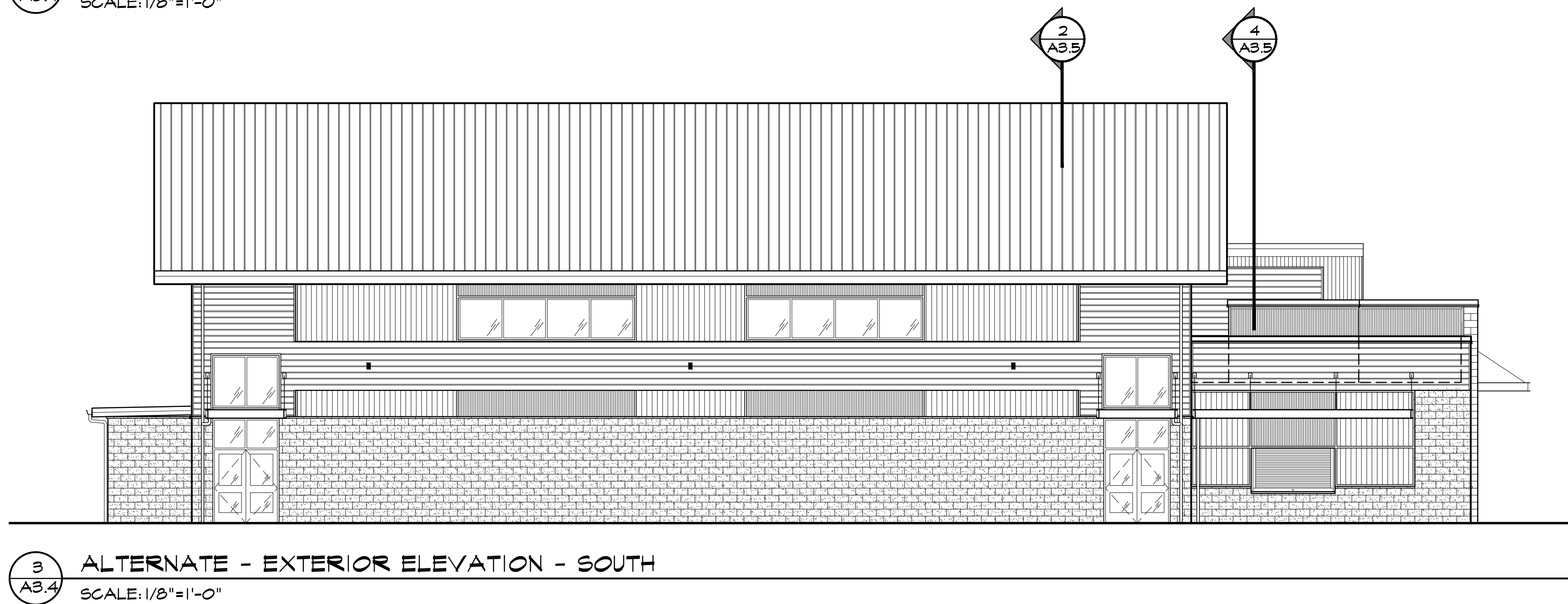
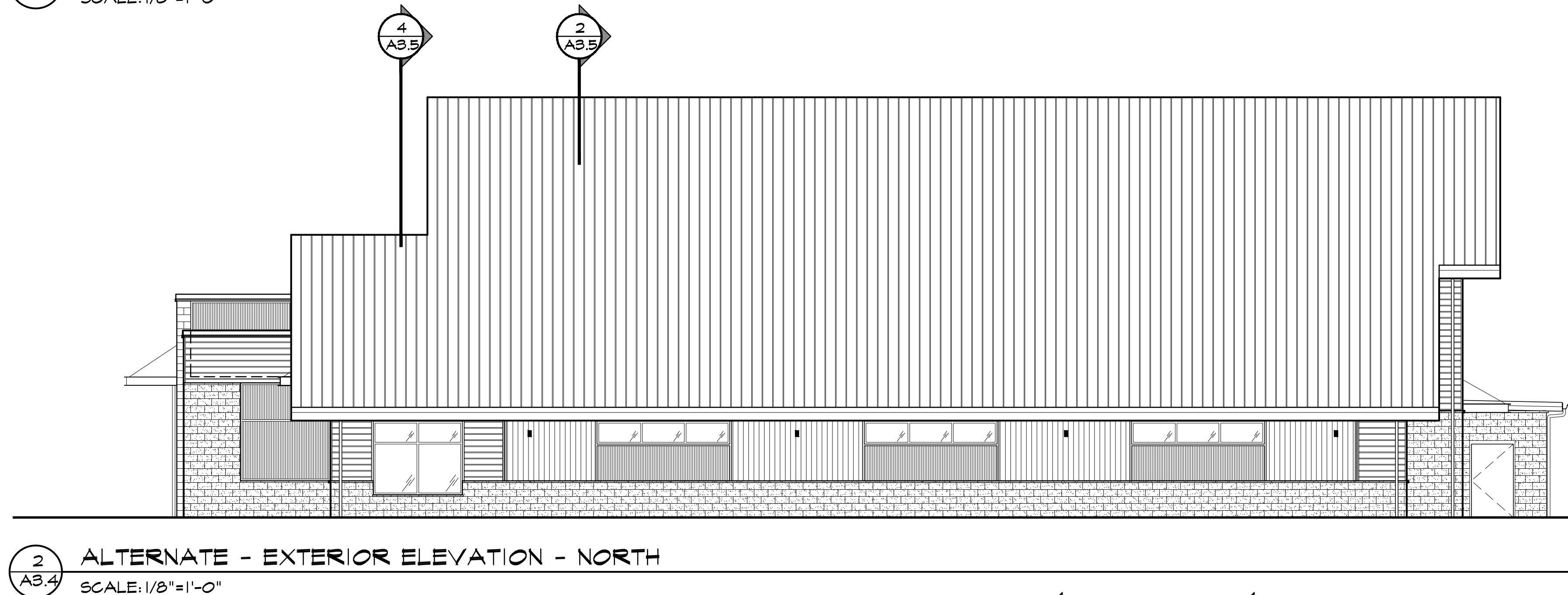
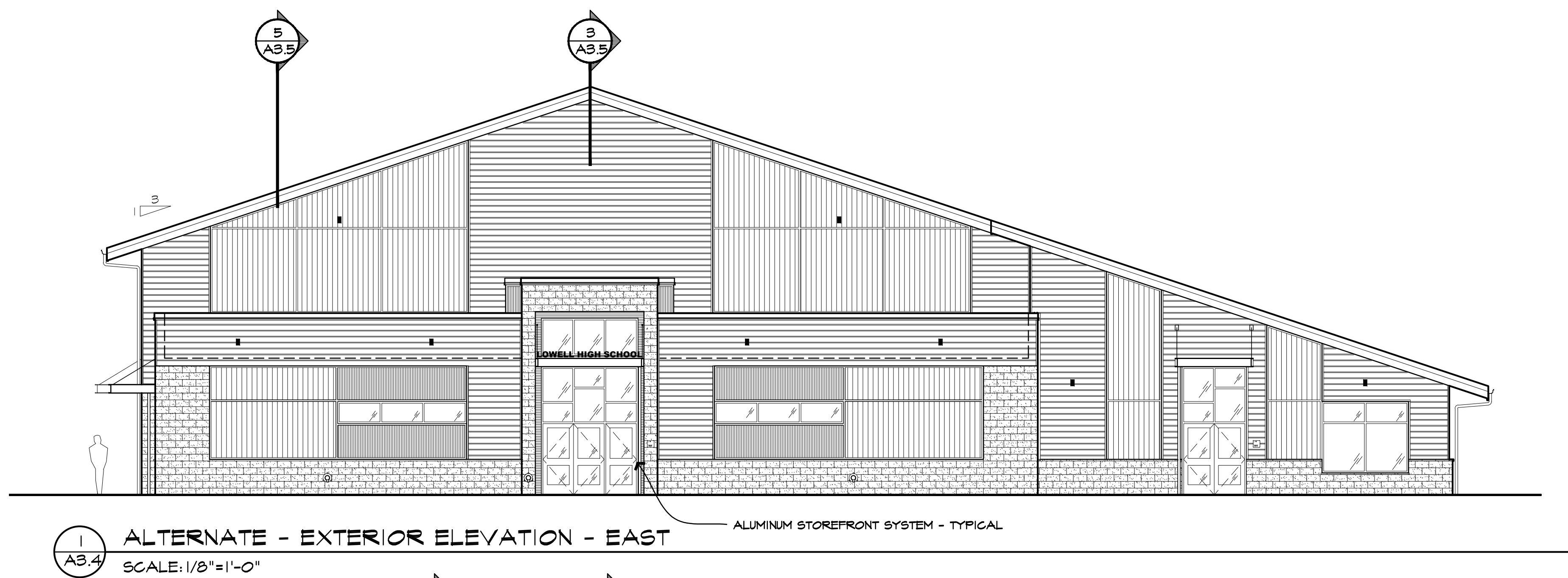
In the presence of

John R. Conrad
Ella E. Conrad (SEAL)

(SEAL)

(SEAL)





GENERAL ELEVATION NOTES

1. ALL DIMENSIONS ARE TO GRIDLINE OR FACE OF WALL UNLESS NOTED OTHERWISE.
2. ELEVATION CALLOUTS ARE BASED ON REFERENCE TOP OF SLAB ELEVATION OF 100'-0" SEE CIVIL GRADING PLANS.
3. TYPICAL DETAIL CONDITIONS ARE CALLED OUT ON ENLARGED ELEVATIONS 1, 2, 3, 4 AND
4. ADDITIONAL OR NON TYPICAL CONDITION DETAILS ARE CALLED OUT WHERE THEY OCCUR, WHERE NO DETAIL CALL OUT IS SHOWN, CONSTRUCTION SHALL BE CONSISTENT WITH DETAILS OF A SIMILAR NATURE SHOWN ELSEWHERE.
5. WINDOWS AND LOUVERS ARE IDENTIFIED ON SHEETS A3.1 WITH KEYNOTES, SEE LEGEND BELOW.
6. FOR WINDOW AND LOUVER FLASHING AND DETAIL INFORMATION SEE SHEET A3.4.

ELEVATION LEGEND

- 1 WINDOW TYPE, SEE SHEET A3.3.

**FOR REFERENCE
ONLY**

NOT FOR CONSTRUCTION

CONSULTANTS

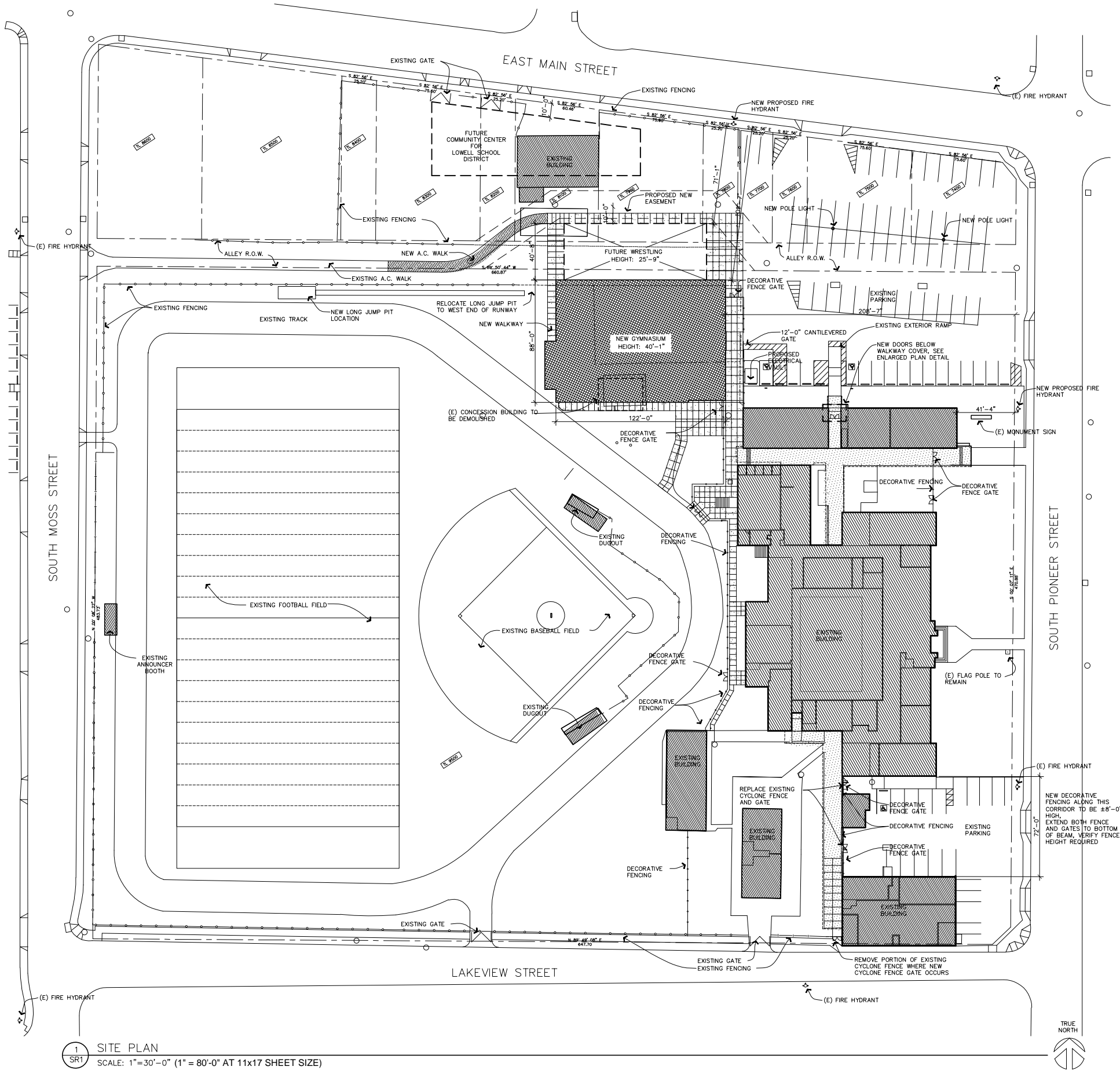
**LOWELL HIGH SCHOOL
LOWELL SCHOOL DISTRICT 71
85% CD REVIEW SET**
65 Pioneer Street, Lowell OR 97452

△	REVISED

**ALTERNATE -
EXTERIOR ELEVATIONS -
GYMNASIUM**

PROJECT #	DATE
17030	1/9/19

A3.4

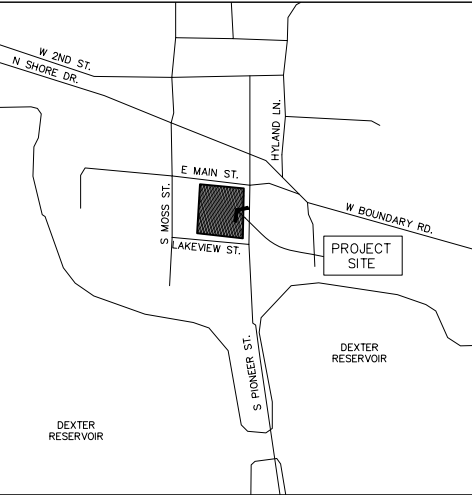


1 SITE PLAN
SCALE: 1"=30'-0" (1" = 80'-0" AT 11x17 SHEET SIZE)

PROJECT INFORMATION
OWNER: LOWELL SCHOOL DISTRICT 71
TAX MAP & LOT NUMBERS: 19-01-14-23 9500
19-01-14-23 8400
19-01-14-23 8300
19-01-14-23 8200
19-01-14-23 8100
19-01-14-23 7900
19-01-14-23 7800
19-01-14-23 7700
19-01-14-23 7600
19-01-14-23 7500
19-01-14-23 7400
OCCUPANT LOAD: (E) CLASSROOM & ADMIN SPACES = 1114
NEW GYMNASIUM = 882

SITE PLAN GENERAL NOTES
1. DIMENSIONS SHOWN ARE TO THE OUTSIDE FACE OF SLAB EDGE, ASPHALT SIDE OF CURBS AND WALKS UNO.

- LEGEND
- PROPERTY LINE
 - EXISTING FENCE
 - NEW CYCLONE FENCE - 7'-0" HIGH U.N.O.
 - NEW DECORATIVE FENCE - 7'-0" HIGH U.N.O.
 - FENCE GATE, PAIR 3'-0"x6'-0" TYPICAL, U.N.O.
 - EXISTING TO REMAIN OR MINOR WORK ONLY
 - NEW CONSTRUCTION
 - EXISTING COVERED EXTERIOR WALKWAY TO REMAIN OR MINOR WORK ONLY
 - NEW A.C. PAVING



2 VICINITY MAP
SCALE: NOT TO SCALE

GLAS
ARCHITECTS, LLC

115 West 8th Avenue, Suite 285
Eugene, Oregon 97401
www.glas-arch.com
541.686.2014

FOR REFERENCE
ONLY

NOT FOR CONSTRUCTION

CONSULTANTS

LOWELL HIGH SCHOOL
LOWELL SCHOOL DISTRICT 71
SITE REVIEW
65 Pioneer Street, Lowell OR 97452

GLAS ARCHITECTS, LLC COPYRIGHT 2019

REVISED

SITE PLAN

PROJECT # 17030 DATE 1/3/19

SR1





February 4, 2019

To: Henry Hearley
Assistant Planner
Lane Council of Governments

Re: Application for Site Plan Review for new gymnasium and wrestling facility north and west of the existing school.

Henry,

Following is our land use application statement, which addresses the criteria indicated in your letter dated January 30, 2019.

Lowell School District is proposing a new gymnasium and wrestling building to be located north and west of the existing school. The existing property is zoned PL, Public Land south of proposed utility easement and C2 Downtown Commercial North of the utility easement.

Compliance with PL Zoning District: This building is “generally associated with public functions” and is there for a permitted use under 9.441(b).

Compliance with C2 Zoning District: This building would be considered a Public or semi-public building which is a permitted use under 9.422(b)(8).

City codes and ordinances: city requirements have been reviewed. The proposed structure is in conformance with article 9.5 General Development Standards. The development of the site assumes no added student population based on the added structure (the building is an auxiliary use to the existing school). As a result, there are no planned additional parking spaces, however we are planning to upgrade the existing ADA parking spaces to meet code requirements.

Vehicular and Pedestrian Traffic: It is not expected that the proposed structure will have a negative impact on vehicular traffic. The development of the site assumes no added student population based on the added structure (the building is an auxiliary use to the existing school). Therefore, we do not expect an increase in vehicular traffic. Pedestrian traffic will be minimally affected due to offsetting the existing east / west pathway between Lundy Elementary and Lowell HS. The plan calls for new paving to accommodate the new path location.

Signage and Lighting: We are proposing wall mounted signage on the east face of the proposed structure. The signage will not be lit. We are also proposing two new pole lights in the middle of the parking lots. The pole lights will be specified with cut-off angles to ensure that light does not spill onto any adjacent properties. The lights will not affect vehicular traffic.



Proposed Utility Connections: We are proposing to connect to existing storm, sanitary, water and electrical connections. BHEGroup (Civil Engineer) has reviewed the water, storm and sanitary connections with the City engineers. We are proposing an adjustment to the existing city sanitary line to accommodate the proposed building footprint. This change has been reviewed and the required fall would be maintained. PAE (Electrical Engineer) has reviewed the electrical connections with Lane Electric.

Drainage Ways: The proposed structure will not negatively impact existing drainage ways.

Hazardous emissions or nuisance: the proposed structure is not expected to generate any nuisance characteristics as identified in 9.204(u).

Attached is a revised site plan that addresses the following information:

Fence Height: see plan legend for height (7'-0"). Fence materials will be galvanized cyclone where indicated as such and black powder coated steel decorative fence (pickets at +/- 6" o/c).

Street Dedication and improvements: the proposed project does not require any street dedications. We do intend to trench across Moss Street to extend a new fiber optics line between the two schools. The site plan has been revised to show the location of the crossing.

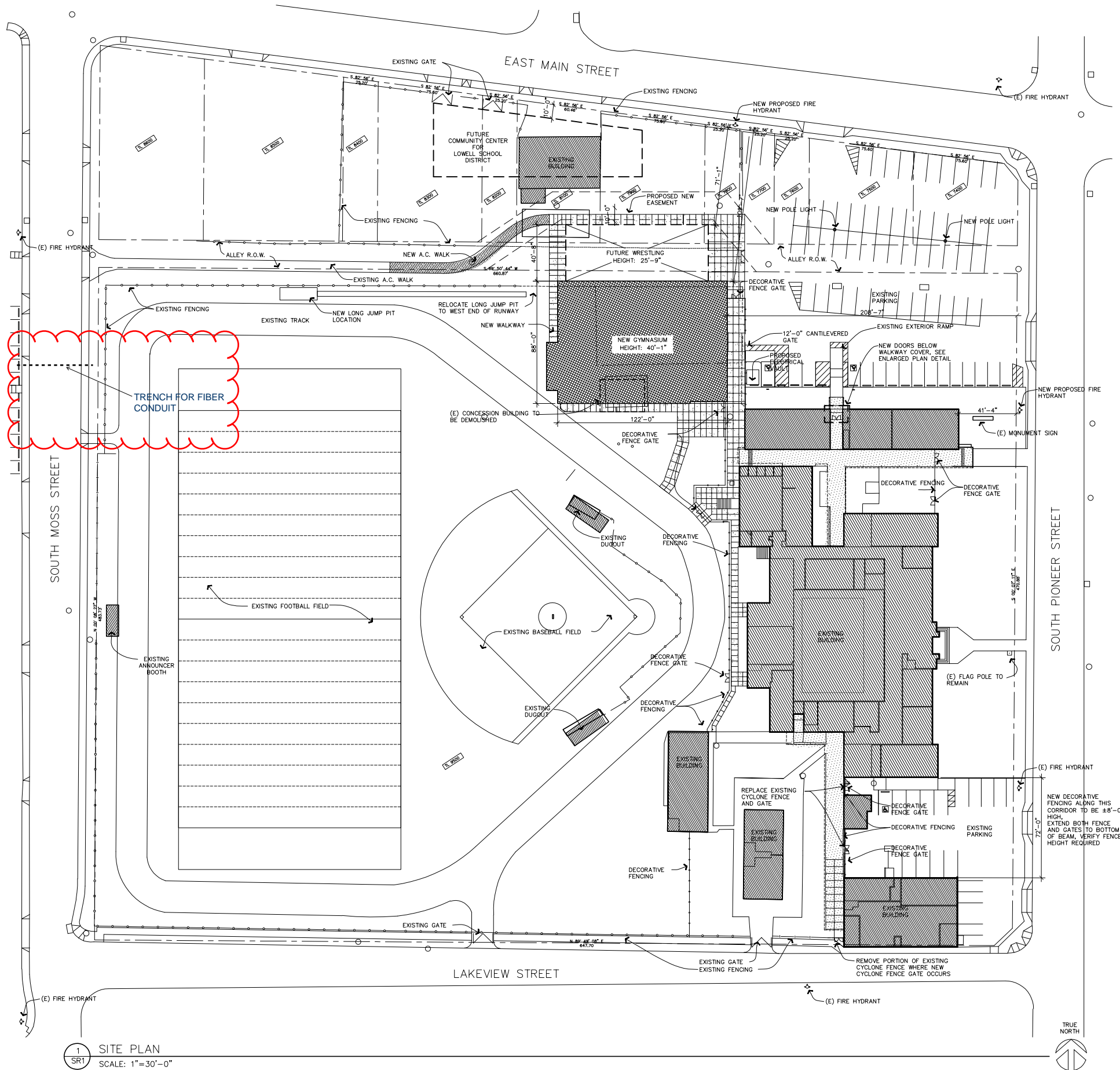
Special Site Features: There are no proposed significant special site features for this area of the site. The proposed structure will match existing grades along the east face and other grades will be blended at a 3:1 ratio typical. Landscaping will match existing surrounding the building.

Hazardous emissions or nuisance: the proposed structure is not expected to generate any nuisance characteristics as identified in 9.204(u).

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Walkup".

Chris Walkup
Principal, GLAS Architects, LLC



1 SITE PLAN
SCALE: 1"=30'-0"

PROJECT INFORMATION	
OWNER:	LOWELL SCHOOL DISTRICT 71
TAX MAP & LOT NUMBERS:	19-01-14-23 9500 19-01-14-23 8400 19-01-14-23 8300 19-01-14-23 8200 19-01-14-23 8100 19-01-14-23 7900 19-01-14-23 7800 19-01-14-23 7700 19-01-14-23 7600 19-01-14-23 7500 19-01-14-23 7400
OCCUPANT LOAD:	(E) CLASSROOM & ADMIN SPACES = 1114 NEW GYMNASIUM = 882

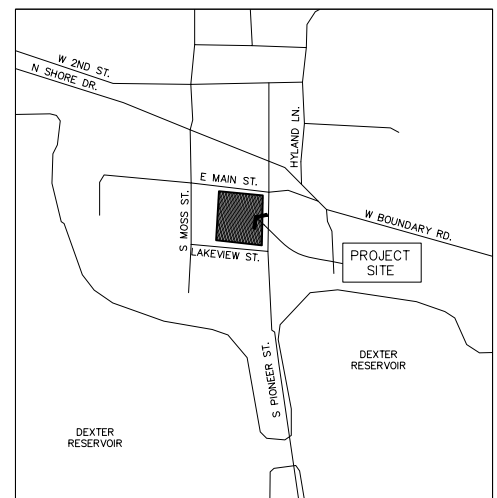
SITE PLAN GENERAL NOTES
1. DIMENSIONS SHOWN ARE TO THE OUTSIDE FACE OF SLAB EDGE, ASPHALT SIDE OF CURBS AND WALKS UNO.

LEGEND	
---	PROPERTY LINE
---	EXISTING FENCE
---	NEW CYCLONE FENCE - 7'-0" HIGH U.N.O. (GALVANIZED)
---	NEW DECORATIVE FENCE - 7'-0" HIGH U.N.O. (BLACK POWDERCOAT STEEL)
---	FENCE GATE PAIR 12'-0" X 12'-0" TYPICAL U.N.O.

---	EXISTING TO REMAIN OR MINOR WORK ONLY
---	NEW CONSTRUCTION
---	EXISTING COVERED EXTERIOR WALKWAY TO REMAIN OR MINOR WORK ONLY
---	NEW A.C. PAVING

NOTE: There are no proposed significant special site features for this area of the site. The proposed structure will match existing grades along the east face and other grades will be blended at a 3:1 ratio typical. Landscaping will match existing surrounding the building.

NOTE: the proposed structure is not expected to generate any nuisance characteristics as identified in 9.204(u).



2 VICINITY MAP
SCALE: NOT TO SCALE

GLAS
ARCHITECTS, LLC

115 West 8th Avenue, Suite 285
Eugene, Oregon 97401
www.glas-arch.com
541.686.2014

FOR REFERENCE ONLY

NOT FOR CONSTRUCTION

CONSULTANTS

LOWELL HIGH SCHOOL
LOWELL SCHOOL DISTRICT 71
SITE REVIEW

65 Pioneer Street, Lowell OR 97452

GLAS ARCHITECTS, LLC COPYRIGHT 2019

△	REVISED

SITE PLAN

PROJECT #	DATE
17030	1/3/19

SR1

CITY OF LOWELL
NOTICE OF PUBLIC HEARING
Mailing Date MARCH 13, 2019

Notice is hereby given for a Public Hearing by the Lowell Planning Commission for a **Site Plan Review** for a new gymnasium and wrestling facility north and west of the existing school.

The Hearing will occur on April 3, 2019 at 7:00 pm in the Lowell City Hall located at 107 East Third Street.

Requested Action: new gymnasium and wrestling facility north and west of the existing school For the Lowell School District located at 65 South Pioneer Street, Lowell, OR, 97452.

Owner/Applicant: Lowell School District (Johnie Matthews, Superintendent)

Applicant's Representative: Chris Walkup

Property Location: 65 South Pioneer Street, Lowell, OR, 97452

Assessor Map: 19-01-14-23

Tax Lot: 9500

Existing Area: 0.3 acres (15,088 square feet)

Existing Zone: PL – Public Land

The Lowell Land Use Development Code specifies the applicable procedures and criteria for evaluation of the requested action. Applicable Code Sections include: **Section 9.250 Site Plan Review**, and **Section 9.204 Application Site Plan**. The specific criteria will be addressed in the Staff Report. See map on reverse.

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.

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.

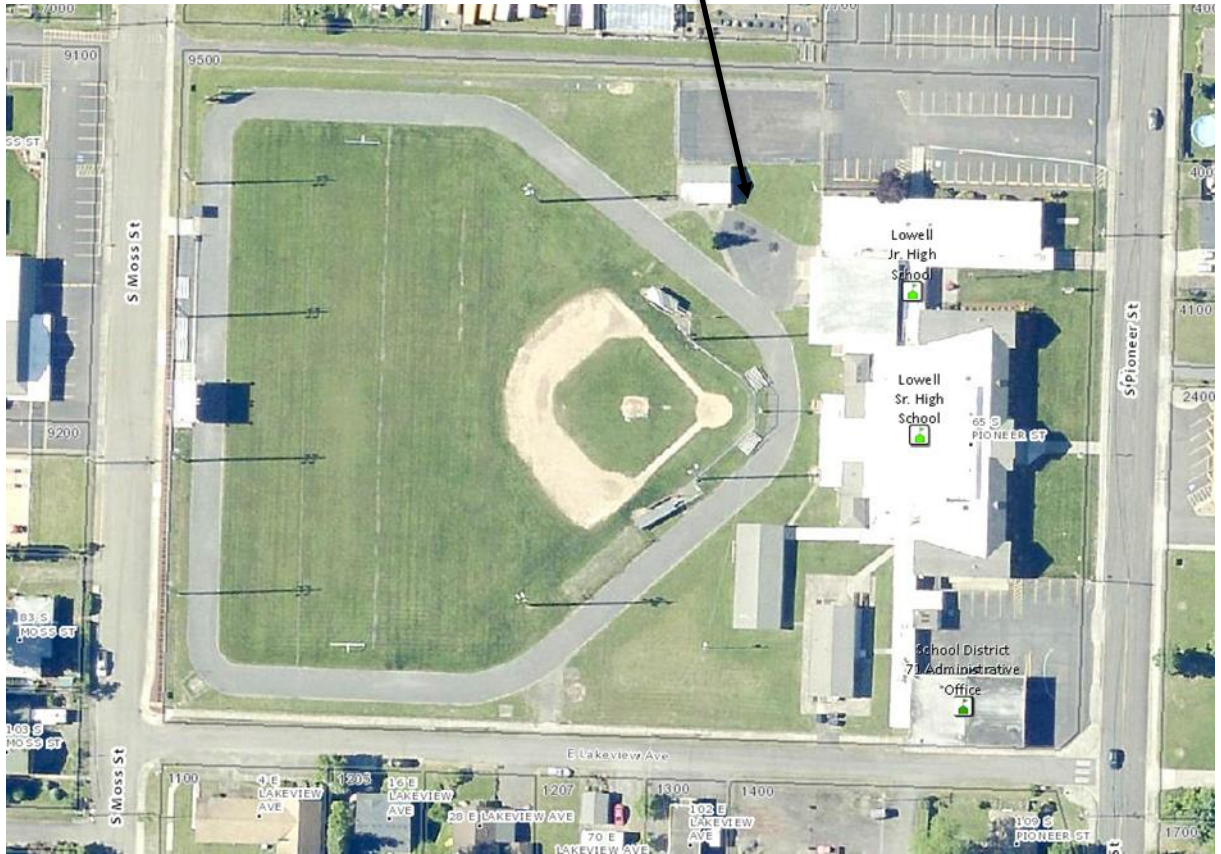
A Site Plan Review requires a Public Hearing. Oral testimony may be presented at the Hearing or written testimony may be delivered or mailed to the Lowell City Hall located at 107 East Third Street, Lowell, Oregon 97452 or emailed to Jared Cobb, City Administrator, at jcobb@ci.lowell.or.us. Or to Henry Hearley, Lane Council of Governments, 859 Willamette Street, Suite 500, Eugene, OR, 97401, hhearley@lcog.org 541-682-3089.

Written Testimony shall be received by the City no later than 4:00 pm on April 3, 2019.

For additional information please write to City Hall at the above address or call City Hall at (541) 937-2157 or fax to 541-937-2066, or to Henry Hearley at the address listed in this notice.

Henry Hearley
LCOG
hhearley@lcog.org
541-682-3089

tax lot in question (arrow indicating
approximate area of proposed new
gymnasium)



TO: Henry Hearley, Lane Council of Governments
FROM: Jared Cobb, City of Lowell
DATE: March 26, 2019
SUBJECT: Site Plan Review – Lowell High School Gymnasium

City staff has reviewed the plans for the Lowell High School Gymnasium. Please find the attached response to the Site Plan Review criterion #5 and right-of-way excavation requirements for the fiber optics line:

- 5) That proposed utility connections are available, have the capacity to serve the proposed development and can be extended in the future to accommodate future growth beyond the propose land division.*

All City utilities are available to the project site, have the capacity to serve the proposed development and can be extended in the future to accommodate future growth beyond the proposed development. Construction plans will need to show the size, type, and location of the water, sewer, and stormwater connections. The relocation of the public sewer line will need to be reviewed and approved by the City Engineer.

The City has also reviewed the request to trench across Moss Street to install a new fiber optics line. Staff does not anticipate any issues with this request, however, a Right-of-Way Excavation Application will need to be submitted prior to excavation to ensure that proper insurance, certifications, and inspections are in place and completed.

Best regards,

Jared Cobb
City Administrator