

**AGENDA**  
**PLANNING COMMISSION MEETING**  
**MONDAY, AUGUST 26, 2019 – 7:00 PM**  
Maggie Osgood Library  
70 N. Pioneer Street, Lowell, Oregon

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
  - a. July 10, 2019
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
  - a. Land Use File 2019-02 – Site Plan Review for Industrial Cabinet Shop and Office Development
    - Public Hearing
    - Commission Deliberation
    - Commission Decision
- 6. OTHER BUSINESS**
- 7. 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  
July 10, 2019**

The meeting was called to order at 7:10 PM by Commissioner Chair Dragt.

**Members Present:** Lon Dragt, John Myers, Mary Wallace

**Approval of Planning Commission Minutes:** Commissioner Myers moved to approve minutes from May 29, 2019, second by Commissioner Wallace. PASS 3:0

**Old Business:** None

**New Business:**

- a. **Land Use File 2019-02 – Conditional Use Permit/Home Occupation for 569 East First Street**

**Close Public Meeting: 7:12 PM**

**Open Public Hearing: 7:12 PM**

**Land Use File 2019-02 – Conditional Use Permit/Home Occupation for 569 East First Street**

- **Staff Report** – Henry Hearley Assistant Planner for Lane Council of Governments, presented report, Ms. Inman is proposing to utilize up to 500 square feet of the residence as a licensed hair salon. Recommends approval with sign reconfiguration to fit 1.5 square feet requirements.
- **Applicant Comments** – Kristin Inman, 569 East First Street, provided clarification on the sign dimensions for commissioners.
- **Public Comments** – Greg Mansfield, 548 East First Street requested clarification on how many chairs would be operating out of the home. Kristin responded she would be the only one operating out of her home.

**Public Hearing Closed: 7:20 PM**

**Reconvene Public Meeting: 7:20 PM**

- **Commission Deliberation** - Commissioner Wallace made a comment about a salon that was approved for one chair and then moved in a tanning bed after approval in the past, which violated the provision. She wanted to be reassured this would not happen again. Discussion of it becoming a code violation and it would be handled accordingly. Discussion of the signage being a clear vinyl on the patio door, and the actual lettering does meet approval.
- **Commission Decision** – Commissioner Meyers moved that the Planning Commission approve this application for a development permit based on the standards, findings, conclusion and recommendation stated in the staff report except for the following item:

removing Condition of Approval #4 the signage, second by Commissioner Wallace.  
PASS 3:0

**Other Business:**

- **Section 9.408 Non-conforming Use** - CA Cobb provided information of a resident living in the commercial district who would like to add on to the existing building. This section in the code has conflicting provisions, thus requiring the Commission to interpret the code. Jake Callister provided guidance in the reading of the code. Discussion followed. No decision was made at this time, further research is required and item will be brought back at next Planning Commission on August 7, 2019.

**Adjourn: 7:50 PM**

Approved: \_\_\_\_\_  
Lon Dragt - Chair

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Jared Cobb, City Recorder

Date: \_\_\_\_\_

**Staff Report  
Site Plan Review Application,  
Industrial Cabinet Shop and Office Development  
August 26, 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 cabinet shop business and associated office. The application was submitted by the applicant's representative, Anthony Favreau, of The Favreau Group. The proposed new buildings will house cabinet manufacturing equipment such as saws, routers, planers, sanders, dust collection equipment and a spray booth. A fire suppression system will also be installed. The project includes 13 parking spaces, including one space which is ADA compliant. The subject property is located in Lowell's industrial park and is zoned L-1 (Light Industrial). The subject property is located at Assessor's Map 19-01-11-00, Tax Lot 413, and contains 1.16 acres.
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. Additionally, this specific proposal may involve criteria related to *LDC, Section 9.520, Storm Drainage, and Section 9.514, Off-Street Parking Requirements, LDC Section 9.530 Signs, and LDC Section 9.529 Exterior Lighting, and LDC Section 9.528 Fences*

**3. STAFF REVIEW OF SITE PLAN SUBMISSION CRITERIA LDC 9.204**

**Recommended FINDING for approval:** The applicant has submitted the necessary information as required for an application site plan, and application narrative in order for Staff to make findings on the proposal. Criterion met.

**4. STAFF REVIEW OF SITE PLAN REVIEW APPROVAL 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.*

**Discussion:** The zone of the subject property is L-1 Light Industrial. The purpose of the L-1 zone is to provide development standards for low intensity and light manufacturing and commercial development which create no obnoxious impacts on abutting properties. A manufacturing and assembling development such as the proposed cabinet shop is a permitted use in the subject zone. The proposed activity will take place entirely within an enclosed building. The maximum height of building in the L-1 Zone is 45 feet, the proposed height of the buildings is to be around 22-25 feet.

**Recommended FINDING for approval:** The proposed development on the subject property can comply with the zoning district standards of the L-1 zone. Criterion met.

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

**Recommended FINDING for approval:** 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 proposed hours of operation will be Monday thru Saturday 6 A.M. to 5 P.M. The applicant is providing 13 off-street parking spaces as required per LDC in the industrial zone (1 space per employee), one of the 13 spaces will meet ADA requirements. Access is via a common 25-foot wide existing driveway on Industrial Way. A separate drive to the south off the existing driveway will provide all access to the site. The number of Average Daily Trips (ADTs) generated by the proposal does not meet the threshold to require a formal traffic study. The applicant has indicated the proposed cabinet shop will start with around eight employees and eventually expand to a total of 13. The site is expected to be visited by two to four customers per week. The applicant anticipates 24 trips per day generated by employees, and one trip generated by shipping and receiving.

There are no future streets rights of way that could be protected given that the subject property abuts the current city limits and urban growth boundary. The large parcel, under Lane County's jurisdiction, located immediately to the west of the subject property is zoned F-1 Non-Impacted Forest and is owned by Seneca Timber Company. The applicant has indicated no new dedication of rights-of-way are required. Lane County transportation has received and reviewed the applicant's proposal and has "no comment" on the proposal.

**Recommended FINDING for approval:** 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. Criterion met.

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

**Discussion:** The applicant indicates signs and lighting are a part of the proposal but does not provide specifics. Planning Commission can find this criterion met with a condition of approval that prior to issuance of building permits, signs and lighting shall be consistent with LDC.

**Recommended FINDING for approval:** Criterion met with the following condition of approval:

**Condition of Approval #1:** Prior to issuance of building permits, applicant shall submit to the City Administrator evidence that signs and lighting plan are consistent with LDC Section 9.529 Exterior Lighting, and Section 9.530 Signs.

*(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:** Presently, the site is vacant and is not connected to City services. The applicant's grading plan shows proposed water, drainage and sewer facilities. As part of the proposal, the applicant expects to connect to City services. Staff has received confirmation from City of Lowell Public Works that city services are available to the subject property and can be provided without detriment to existing services.

**Recommended FINDING for approval:** 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.*

**Discussion:** The applicant has submitted a hydrology study that supports a detention pond to avoid increased runoff. The applicant has indicated that Riprap will be provided at all of the outlets. The hydrology study has been reviewed by the City Engineer from Civil West Engineering. They have the following comment:

*"Drainage intercepted along the west property line is currently designed to discharge at the south end of a swale along the west property line. To avoid any concentrated point discharge which would drain to neighboring parcel, we recommend turning the swale to the east."*

The applicant's engineer has submitted a revised grading plan per the City Engineer's comment, resulting in the applicant's hydrology plan being approved by the City Engineer. The hydrology plan also calls for a detention pond. The City of Lowell will not assume ownership or maintenance responsibilities of the private detention pond. Private ownership and clearly defined maintenance responsibilities by the owner of the subject property will be a condition of approval.

Staff have reviewed the LWI map for Lowell. The map indicates no wetland or significant water ways on the subject property. As a result of the hydrology plan submitted and reviewed by the City Engineer, the proposed development is not expected to cause negative impacts to existing or proposed drainage ways.

**Recommended FINDING for approval:** The proposed development will not cause negative impacts to existing or proposed drainage ways including flow disruptions, flooding, contamination or erosion. The ownership and maintenance of the proposed detention pond to be constructed on the subject property shall be under the ownership of the property owner. The City will not accept ownership or maintenance responsibilities of the detention pond. Criterion met with the following condition of approval.

**Condition of Approval #2:** Ownership and maintenance of the detention pond located on the subject property shall be the responsibility of the property owner. City of Lowell will not accept ownership or maintenance of detention pond. Prior to issuance of building permits, applicant shall submit for review by the City Engineer, engineered plans and a proposed maintenance plan for the detention pond.

*(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.*

**Discussion:** The proposed cabinet shop will use spray solvent bases and water-based lacquers. The applicant has submitted specifications of the engineered spray booth equipment. The applicant indicates emissions will be filtered twice. Staff have sent referral comment to Oregon Department of Environmental Quality and the Oregon Health Authority for comment.

With respect to health and safety, the applicant has indicated an FDC fire suppression system will be installed but has not submitted plans detailed enough to show the location or specifications of the fire suppression system. The applicant has indicated the FDC fire suppression location will be determined during the building permit submittal process. This will be a condition of approval to protect health and safety.

**Recommended FINDING for approval:** The proposed development will not cause negative impacts, potential hazards or nuisance characteristics. Additionally, the following condition of approval shall apply with respect to fire safety:

**Condition of Approval #3:** Prior to the issuance of building permits, plans for the FDC fire suppression system shall be submitted to the City Administrator, or his or her designee for review and approval.

## 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.***

**Discussion:** The applicant's engineer has submitted a hydrology plan and narrative relating to storm drainage. Staff are able to make findings based on the plans submitted and narrative provided. Staff have provided specific discussions to relevant criteria contained in Lowell's storm drainage criteria, and provided conditions of approval, where appropriate and a recommended finding at the conclusion of this section.

***(c) Natural drainageways. Open natural drainageways of sufficient width and capacity to provide for flow and maintenance are permitted and encouraged. For the purpose of this Section, an open natural drainageway is defined as a natural path which has the specific function of transmitting natural stream water or storm water run-off from a point of higher elevation to a point of lower elevation. Significant natural drainageways shall be protected as a linear open space feature whenever possible and shall be protected from pollutants and sediments. A 15-foot setback is required from the centerline of any significant drainageway.***

**Discussion:** According to the Local Wetlands Inventory Map, the subject property does not contain any significant water features or wetlands. The natural drainage patterns and the small natural drainageway across the subject property are generally maintained to mimic existing conditions. The applicant's engineer indicates, drainage from the property to the north is directed to the northwest corner of the subject site and conveyed across the site in a small drainage swale to an existing 12-inch culvert underneath industrial way. The applicant's proposal extends the 12-inch culvert under the proposed driveway and maintains the remainder of the swale.



***(d) Easements. Where a land division is traversed by a water course, drainageway, channel or stream, there shall be a provided public storm water easement or drainage right-of-way conforming substantially with the lines of such water course and such further width as the City determines will be adequate for conveyance and maintenance. Improvements to existing drainageways may be required of the property owner. The property owner is also responsible for the continuing maintenance and protection of natural drainageways.***

**Discussion:** The small drainageway located on the subject property is currently not within an easement. The requested land use action is not land division, rather it's site review, nonetheless, the applicant's engineer has indicated an easement can be secured if the City desires. As indicated in the above code language, the property owner shall be responsible for the continued maintenance and protection of natural drainageways. This will be a condition of approval.

**Condition of Approval #4:** As indicated in LDC 9.520(d), the property owner shall be responsible for the continued maintenance and protection of natural drainageways on the subject property.

***(g) Drainage Management Practices. Developments within the City must employ drainage management practices approved by the City. The City may limit the amount and rate of surface water run-off into receiving streams or drainage facilities by requiring the use of one or more of the following practices:***

***(1) Temporary ponding or detention of water to control rapid run-off;***

**Discussion:** The proposed detention pond has been designed to reduce the post-development flows to the pre-development flows or less. No increase peak flows are anticipated from the proposed development.

***(2) Permanent storage basins;***

**Discussion:** No permanent storage basin is proposed or required.

***(3) Minimization of impervious surfaces;***

**Discussion:** The proposed development provided the minimum amount of parking and drive aisle as needed in order to meet LDC. This has kept the proposed paving to a minimum.

***(4) Emphasis on natural drainageways;***

**Discussion:** The only small natural drainageway on the subject site has been preserved.

***(5) Prevention of water flowing from the development in uncontrolled fashion;***

**Discussion:** All runoff from the site will be diverted to a controlled drainage system. The total runoff from the subject site is metered out of the proposed detention pond.

***(6) Stabilization of natural drainageways as necessary below drainage and culvert discharge points for a distance sufficient to convey the discharge without channel erosion;***

**Discussion:** The proposed outfalls will have rip-rap energy dissipaters, as indicated in the engineered plans.

***(7) Runoff from impervious surfaces must be collected and transported to a natural drainage facility with sufficient capacity to accept the discharge; and***

**Discussion:** All proposed impervious surfaces are directed to the proposed detention pond. The proposed detention pond has been designed to reduce the post-development flows to the pre-development flows or less.

***(8) Other practices and facilities designed to transport storm water and improve water quality.***

**Discussion:** The applicant is not proposing any other storm drain facilities other than what's already been proposed.

***(h) NPDES Permit Required. A National Pollutant Discharge Elimination System (NPDES) permit must be obtained from the Department of Environmental Quality (DEQ) for construction activities (including clearing, grading, and excavation) that disturb one or more acres of land.***

**Discussion:** The applicant's engineer indicates that the proposed development is not anticipated to disturb more than one acre of land. If plans change and disturbance of one or more acres of land is expected, then a NPDES permit will be obtained. Staff will include this as an information item contained herein in this staff report.

**Recommended FINDING for approval:** As conditioned, staff finds the applicant's application, narrative and engineered drainage plans can meet the standards contained in LDC Section 9.520 Storm Drainage.

## **6. RECOMMENDATION**

Staff recommends the Planning Commission **APPROVE** a site plan review as conditioned, for the proposed development of a cabinet shop and associated office in the Light Industrial zone.

## 7. INFORMATIONAL ITEM

The applicant's engineer indicates that proposed development and related construction activities are not anticipated to disturb one or greater acres of land. In the event development and or construction plans change, and it is expected that the proposed activities will disturb one or more greater acres of land, a NPDES permit shall be required to be obtained by the applicant.

## 8. CONDITIONS OF APPROVAL

**Condition of Approval #1:** Prior to issuance of building permits, applicant shall submit to the City Administrator evidence that signs and lighting plan are consistent with LDC Section 9.529 Exterior Lighting, and Section 9.530 Signs.

**Condition of Approval #2:** Ownership and maintenance of detention pond located on the subject property shall be the responsibility of the property owner. City of Lowell will not accept ownership or maintenance of detention pond.

**Condition of Approval #3:** Prior to the issuance of building permits, plans for the FDC fire suppression system shall be submitted to the City Administrator, or his or her designee for review and approval.

**Condition of Approval #4:** As indicated in LDC 9.520(d), the property owner shall be responsible for the continued maintenance and protection of natural drainageways on the subject property.

## 9. ATTACHMENTS

*Attachment A: Applicant's application*

*Attachment B: Supplemental materials submitted by applicant*

*Attachment C: Notice*

## ATTACHMENT A

## Land Use Permit Application

☒ 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# 19-01-11-00 Lot # 00413

Map# \_\_\_\_\_ Lot # \_\_\_\_\_

Map# \_\_\_\_\_ Lot # \_\_\_\_\_

Street Address (if applicable): \_\_\_\_\_

Area of Request (square feet/acres): \_\_\_\_\_

Existing Zoning: \_\_\_\_\_

Existing Use of the Property: Vacant

Proposed Use of the Property Light Industrial

Pre-application Conference Held: No ☒ Yes \_\_\_\_\_ If so, Date \_\_\_\_\_

#### Submittal Requirements:

- \_\_\_\_\_ 1. Copy of deed showing ownership or purchase contract with property legal description.
- \_\_\_\_\_ 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)
- \_\_\_\_\_ 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. Hydrology Study
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_
  - e. \_\_\_\_\_
  - f. \_\_\_\_\_
- \_\_\_\_\_ 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): LID-2, LLC Phone: \_\_\_\_\_  
 Address: P.O. Box 1021  
 City/State/Zip: Fall Creek, OR 97438  
 Signature: \_\_\_\_\_

#### APPLICANT, If Different

Name (print): Court Gardner Phone: 541-517-3786  
 Company/Organization: \_\_\_\_\_  
 Address: 4955 High Banks Road  
 City/State/Zip: Springfield  
 Signature: \_\_\_\_\_  
 E-mail (if applicable): office@courtlandmfg.com

#### APPLICANTS REPRESENTATIVE, if applicable

Name (print): Anthony Favreau Phone: 541-683-7048  
 Company/Organization: The Favreau Group  
 Address: 3750 Norwich Ave.  
 City/State/Zip: Eugene, OR 97408  
 E-mail (if applicable): favreaugroup@msn.com

For City Use. Application Number \_\_\_\_\_  
 Date Submitted: \_\_\_\_\_ Received by: \_\_\_\_\_ 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.**

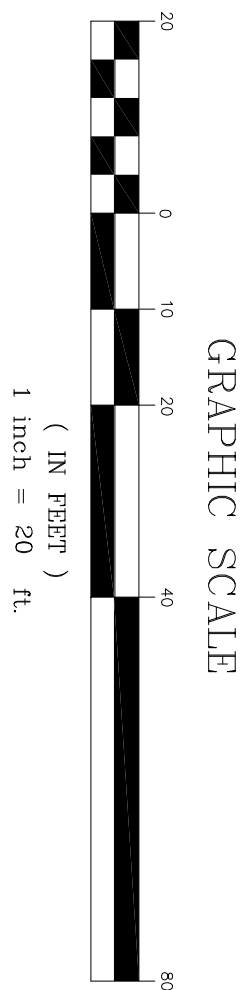
880 EXISTING MAJOR CONTOUR AND ELEVATION

EXISTING MINOR CONTOUR

- ① CONSTRUCT 4" AC OVER 12" OF CRUSHED ROCK
- ② CONSTRUCT 6" CURB & GUTTER PER CITY STANDARD
- ③ CONSTRUCT CONCRETE WALK, FLUSH WITH ASPHALT

NOTES:

1. PROPOSED NUMBER OF EMPLOYEES: 8 - 13
2. HOURS OF OPERATION: MONDAY - SATURDAY 6AM - 5PM
3. DUST COLLECTION SYSTEM MUST BE LOCATED WITHIN THE BUILDING
4. THE BAG HOUSE AND MOTOR ARE LOCATED IN A SEPARATE STRUCTURE
5. THE SPRAY BOOTH, FILTERS, FINE SPRAYERS AND ALL OTHERS ARE LOCATED IN THE MAIN BUILDING
6. THE SPRAY BOOTH IS A WATER-BASED SPRAY/LACQUER, A WATER-BASED LACQUER AND PAINT OIL - BASED PRIMER
7. SPRAY QUANTITY: 15 TO 20 GALLONS PER WEEK

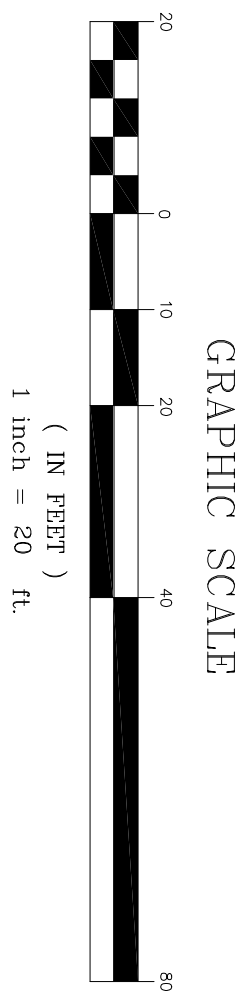


REGISTERED PROFESSIONAL ENGINEER  
#18240 P.E.  
ANTHONY J. FAVREAU  
DEC. 31, 1999  
EXPIRES DEC. 31, 2019

[illegible]



—880— EXISTING MAJOR CONTOUR AND ELEVATION  
— EXISTING MINOR CONTOUR



- 10 INSTALL 6" PVC STORM DRAIN
- 11 INSTALL 8" PVC STORM DRAIN
- 12 INSTALL 12" PVC STORM DRAIN
- 13 INSTALL DOUBLE CHAMBER INLET PER DETAIL ON SHEET 3
- 14 INSTALL POND OUTLET PER DETAIL ON SHEET 3
- 15 INSTALL CLASS 100 RP RAD ARRON
- 16 INSTALL CLEANOUT
- 17 INSTALL 12" AREA DRAIN PER DETAIL ON SHEET 3
- 18 CONNECT TO EXISTING STORM DRAIN
- 19 INSTALL 6" PVC WASTEWATER LATERAL
- 20
- 29 INSTALL 1" PVC WATER LATERAL
- 31 TAP INTO EXISTING WATERLINE AND INSTALL 1" WATER METER

#52B HAZELAIR SILTY CLAY LOAM, SOIL GROUP D, MODERATELY WELL DRAINED

PRELIMINARY

SHEET 2 OF 3

EXPIRES DEC. 31, 2019

REGISTERED PROFESSIONAL ENGINEER

NO. 12340

STATE OF OREGON

J. FAVREAU

3750 NORWICH AVE.

EUGENE, OR 97408 (541) 683-7048

PLANS PREPARED BY:

THE FAVREAU GROUP

CIVIL ENGINEERING

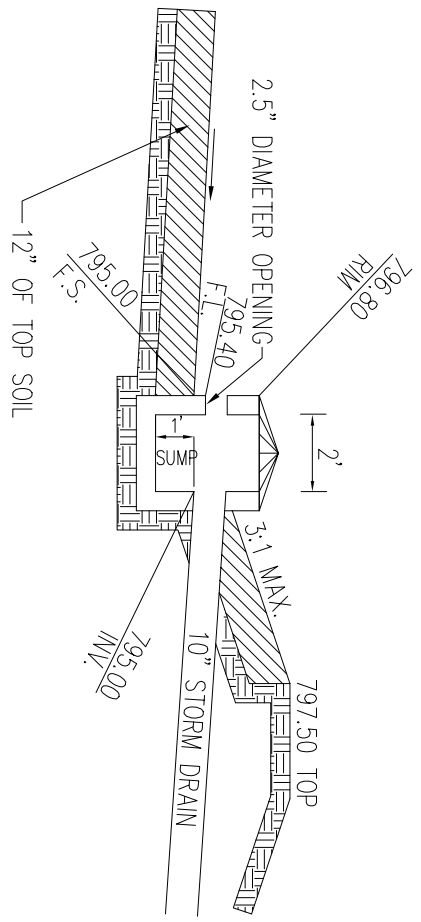
APPROVED:

DATE

DESIGNED	DRAWN	TAX MAP 19-01-11-00
CHECKED	DATE 07-03-19	TAX LOT 413

GRADING PLAN FOR COURTLAND MFG., INC.

CITY OF LOWELL



1. THE THICKNESS OF THE CONSTRUCTED MEDIUM, INCLUDING OR IN ADDITION TO THE GROWING MEDIUM, AT THE BASE OF THE POND SHALL BE A MINIMUM OF 12 INCHES THICK.
2. THE BASE OF THE POND SHALL INCLUDE A CONSTRUCTED MEDIUM COMPRISING A MIXTURE OF SAND, NATIVE SOIL, LOAM, AND COMPOST. THE FRACTION OF ORGANIC CARBON (C/O) IN THE CONSTRUCTED MEDIUM SHALL BE A MINIMUM OF 0.20 (I.E. 40-50%) ORGANIC MATTER. IF THE GROWING MEDIUM DOES NOT CONFORM TO THIS MINIMUM C/O REQUIREMENT, THEN THE CONSTRUCTED MEDIUM WOULD BE PLACED IN ADDITION TO THE REQUIRED GROWING MEDIUM.
3. SEED MIX SHALL AS FOLLOWS OR APPROVED EQUAL.

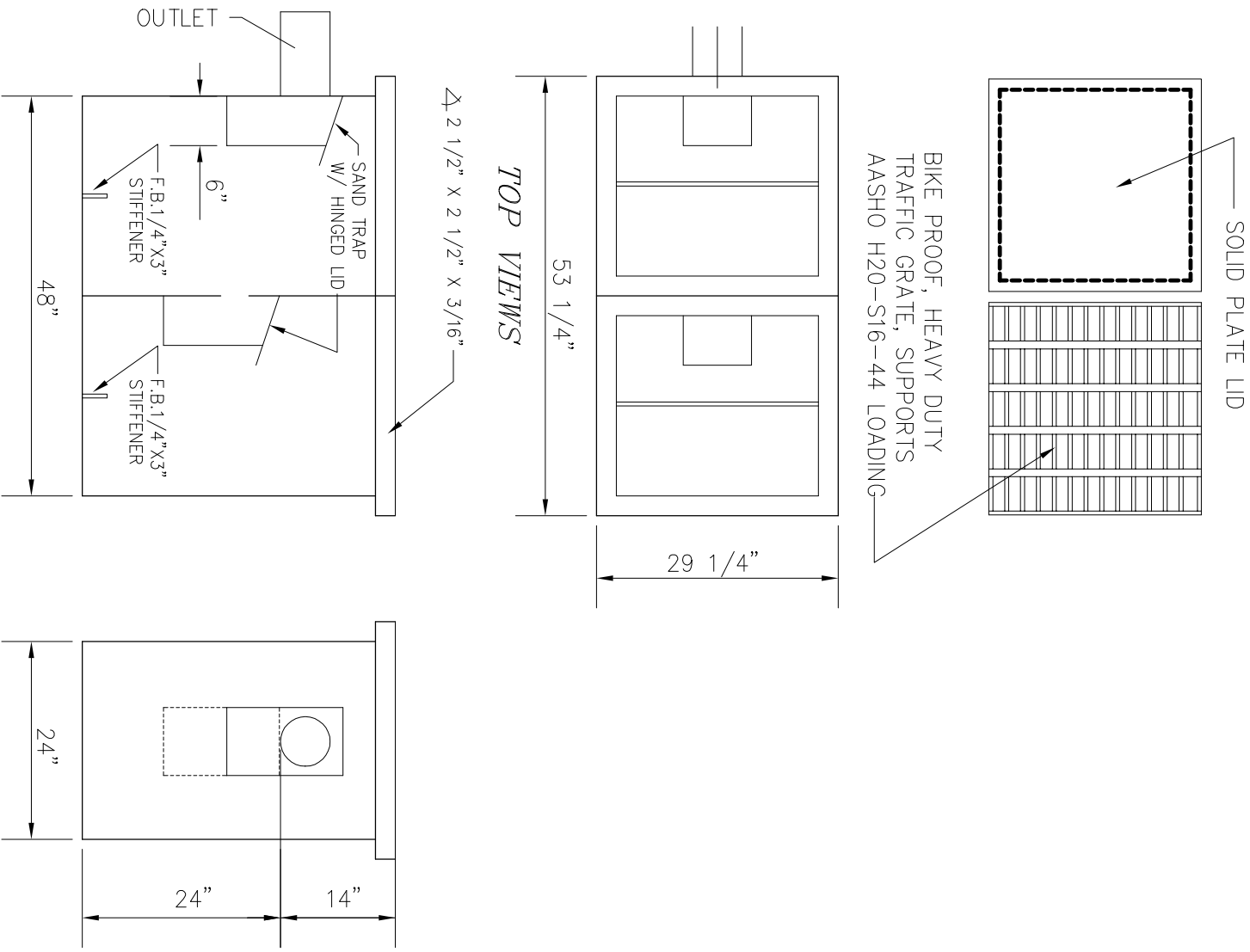
Grassy Swale Native Seed Mix Percentages are by weight:  
Hordeum brachytherum (Meadow Birey) = 25%  
Dactylis glomerata (Columbia Out-grass) = 15%  
Elymus glaucus (Blue Wild Ry) = 10%  
Bromus cernuus (Columbia Brome) = 10%  
Festuca ovina (Koenig's Fescue) = 10%  
Deschampsia cespitosa (Tufted hairgrass) = 10%  
Agrostis exarida (Spike bentgrass) = 10%  
Alopecurus pratensis (Slender hairgrass) = 5%  
Deschampsia elatior (Slender hairgrass) = 5%

EQUAL NUMBER OF PLANTS FOR EACH ZONE SPACED ONE FOOT ON CENTER OVER THE ENTIRE FACILITY

- |                                 |                                 |
|---------------------------------|---------------------------------|
| ZONE A (BELOW ELEVATION 488.05) | ZONE B (ABOVE ELEVATION 488.05) |
| CAREX OBNOPTA 4" POTS           | CANADIAN QUAMASH 4" POTS        |
| UNION PATENS 4" POTS            | DESCHAMPSIA CESPITOSA 4" POTS   |

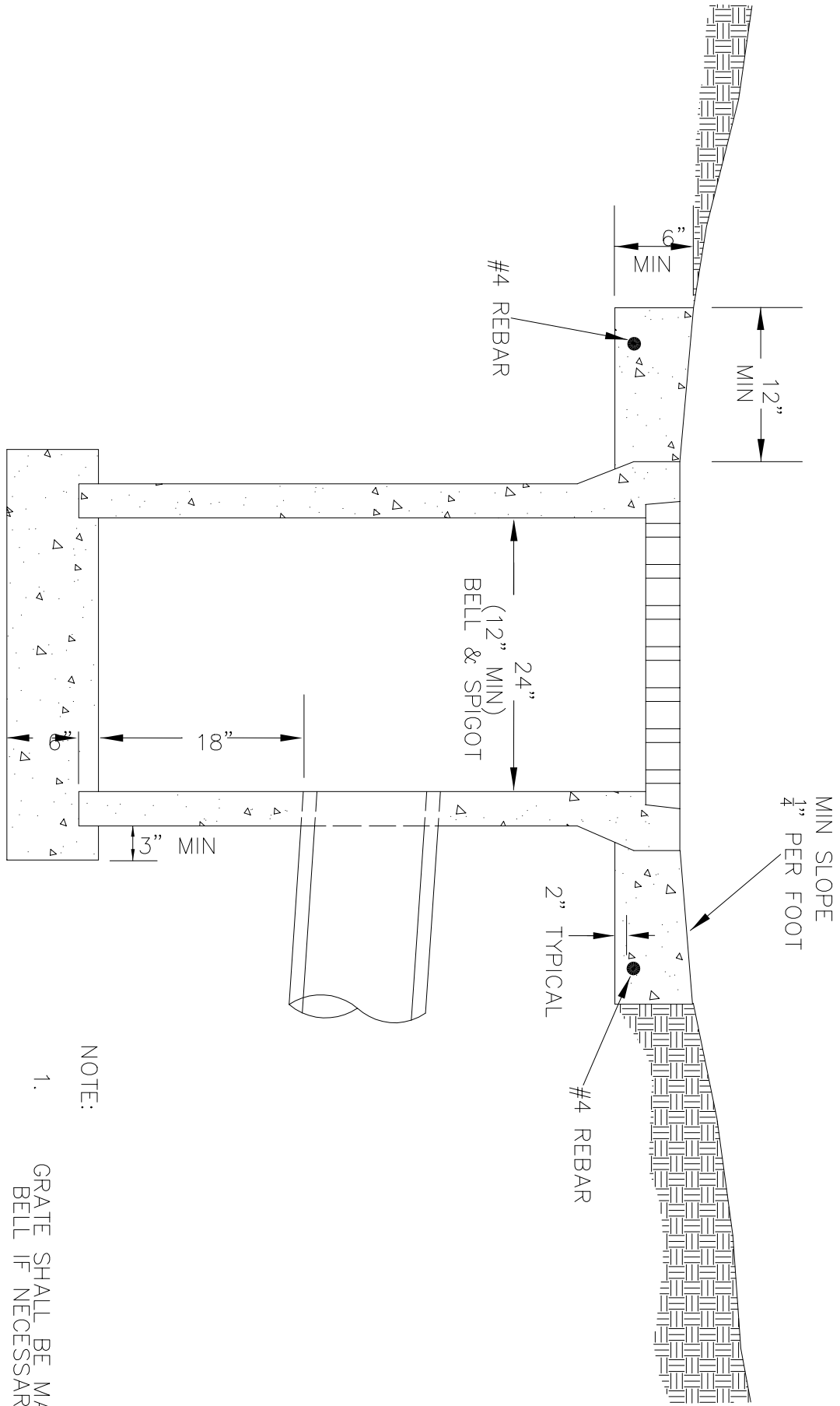
14 POND DETAIL

NO SCALE

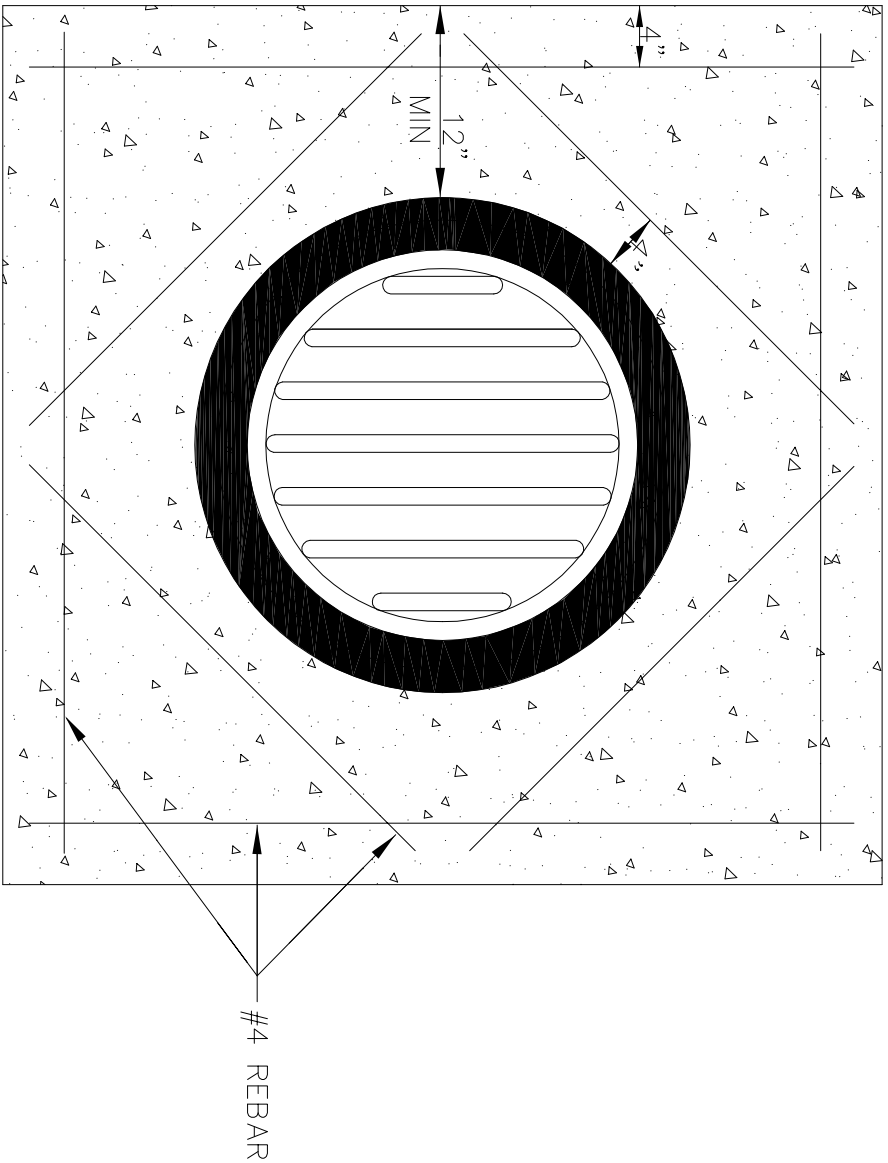


13 SAND COLLECTOR CATCH BASIN

STATE APPROVED ASPHALT DIPPED



- NOTE:
1. GRATE SHALL BE MACHINED TO FIT PIPE
  2. BELL IF NECESSARY.
  3. GRATE SHALL BE CAST OR MILD STEEL.
- ADJACENT AREA SHALL BE GRADED TO DRAIN TO CATCH BASIN.



17 AREA DRAIN DETAIL

NO SCALE

PRELIMINARY

DETAILS  
FOR  
COURTLAND MFG., INC.

CITY OF LOWELL

APPROVED:

DESIGNED  
CHECKED

DRAWN  
DATE

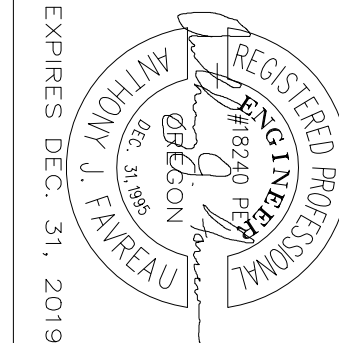
TAX MAP 19-01-11-00  
TAX LOT 413

DATE	BY	DESCRIPTION	APP.
		REVISIONS	

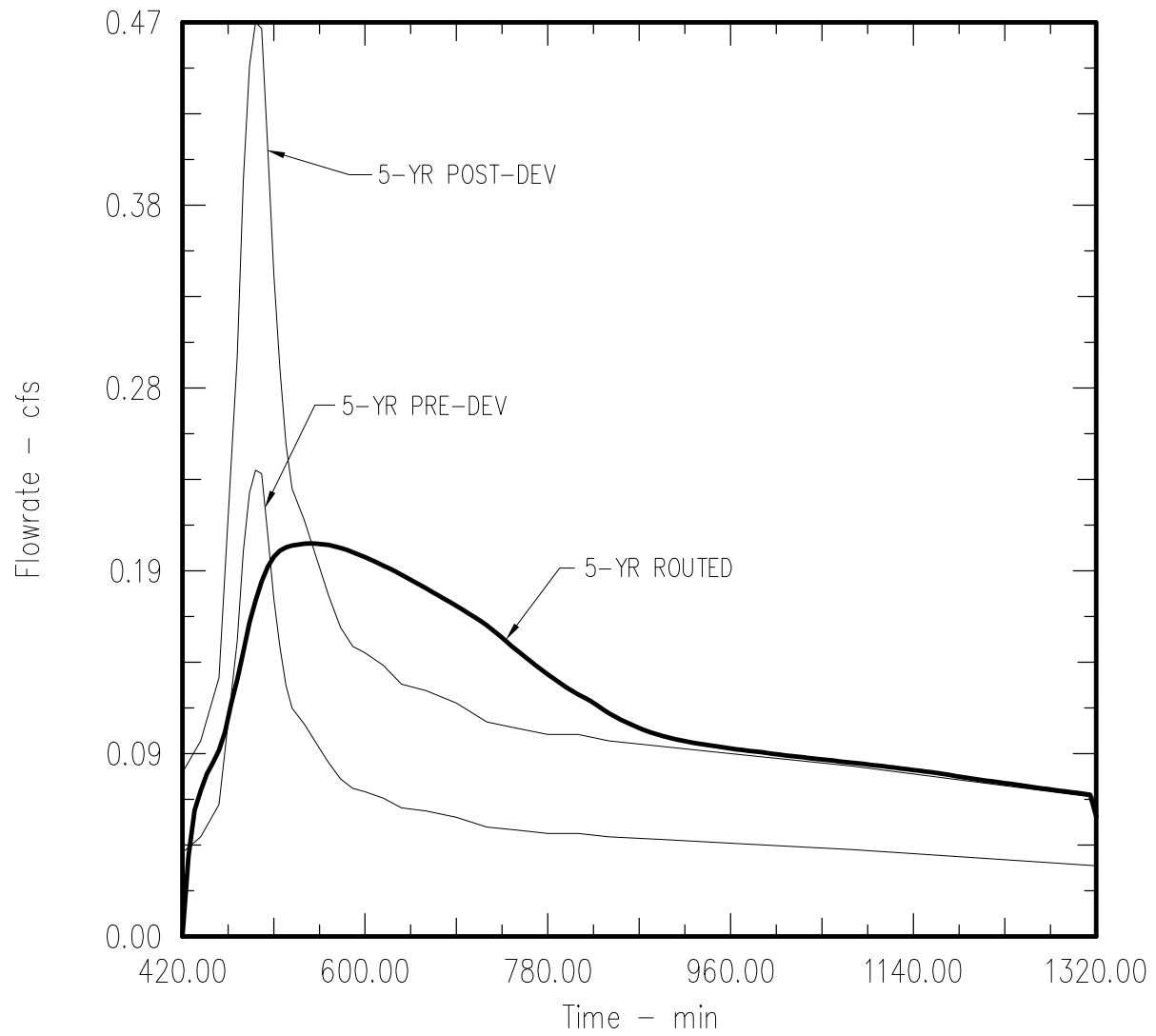
PLANS PREPARED BY:

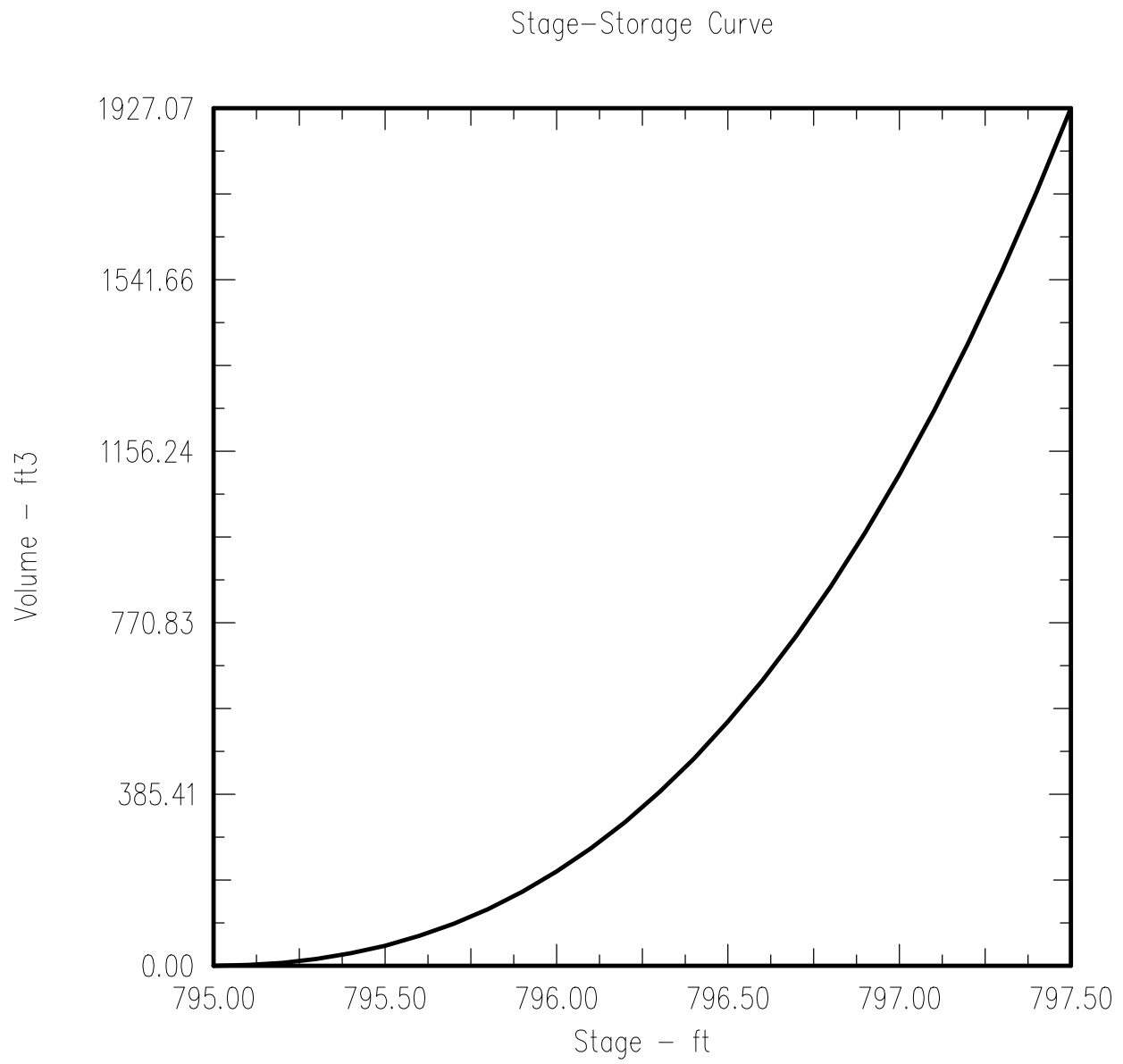
THE FAVREAU GROUP  
CIVIL ENGINEERING

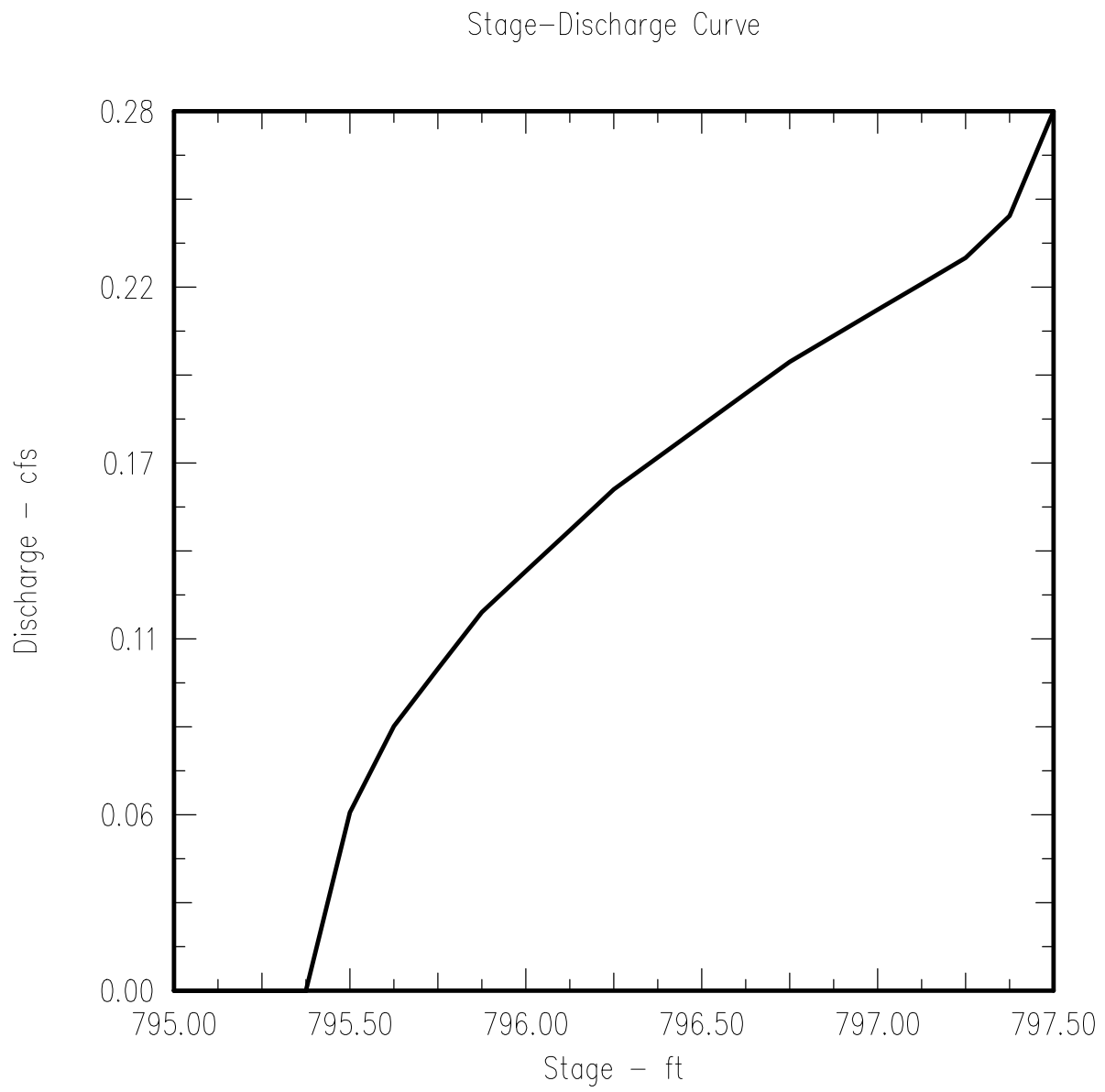
3750 NORWICH AVE.  
EUGENE, OR 97408 (541) 683-7048



## Multiple Hydrographs







tmp#1

## Storage Indication Method

## Given Input Data:

File .....  
 Description ....  
 Time increment . 6.0000 min

## Input Files:

Pre-Dev Hydrograph curve .. C:\Users\favre\OneDrive\DRAWINGS\COURTLAND\hd\5 yr  
 pre-dev.hdc  
 Post-Dev Hydrograph curve . C:\Users\favre\OneDrive\DRAWINGS\COURTLAND\hd\5 yr  
 post-dev.hdc  
 Stage-Storage curve ..... C:\Users\favre\OneDrive\DRAWINGS\COURTLAND\hd\pond.ssc  
 Stage-Discharge curve ..... C:\Users\favre\OneDrive\DRAWINGS\COURTLAND\hd\pond.sdc

## Output Data:

Routed Peak Flow ..... 0.2032 cfs  
 Routed Peak Time ..... 9.1000 min  
 Pre-Developed Peak Flow .. 0.2411 cfs  
 Pre-Developed Peak Time .. 492.0000 min  
 Post-Developed Peak Flow . 0.4728 cfs  
 Post-Developed Peak Time . 492.0000 min

## Support Calculations:

Time min	Inflow cfs	(I1+I2)/2 ft3	H1 ft	S1-(01/2)T ft3	S2+(02/2)T ft3	H2 ft	Outflow cfs
420.0000	0.0848	15.2614	0.0000	0.0000	15.2614	795.3001	0.0000
426.0000	0.0902	31.5010	795.3001	15.2614	46.7624	795.4663	0.0415
432.0000	0.0957	33.4576	795.4663	31.8280	65.2856	795.5385	0.0652
438.0000	0.1011	35.4142	795.5385	41.8092	77.2234	795.5844	0.0753
444.0000	0.1120	38.3491	795.5844	50.1179	88.4670	795.6238	0.0839
450.0000	0.1228	42.2623	795.6238	58.2525	100.5148	795.6636	0.0898
456.0000	0.1337	46.1754	795.6636	68.1755	114.3510	795.7080	0.0963
462.0000	0.1891	58.1106	795.7080	79.6813	137.7919	795.7739	0.1059
468.0000	0.2446	78.0678	795.7739	99.6708	177.7386	795.8741	0.1204
474.0000	0.3000	98.0250	795.8741	134.4089	232.4339	795.9930	0.1328
480.0000	0.3913	124.4389	795.9930	184.6272	309.0660	796.1314	0.1472
486.0000	0.4500	151.4398	796.1314	256.0646	407.5043	796.2821	0.1622
492.0000	0.4728	166.1141	796.2821	349.1044	515.2186	796.4224	0.1737
498.0000	0.4696	169.6360	796.4224	452.6987	622.3347	796.5442	0.1835
504.0000	0.4076	157.8965	796.5442	556.2594	714.1559	796.6386	0.1912
510.0000	0.3424	135.0044	796.6386	645.3263	780.3307	796.7028	0.1964
516.0000	0.2935	114.4603	796.7028	709.6345	824.0948	796.7418	0.1995

		tmp#1					
522.0000	0.2544	98.6119	796.7418	752.2633	850.8752	796.7657	0.2012
528.0000	0.2315	87.4594	796.7657	778.4304	865.8898	796.7791	0.2021
534.0000	0.2234	81.8831	796.7791	793.1250	875.0081	796.7873	0.2027
540.0000	0.2152	78.9482	796.7873	802.0489	880.9971	796.7926	0.2030
546.0000	0.2054	75.7199	796.7926	807.9103	883.6301	796.7950	0.2032
552.0000	0.1957	72.1980	796.7950	810.4871	882.6852	796.7941	0.2031
558.0000	0.1859	68.6762	796.7941	809.5623	878.2385	796.7901	0.2029
564.0000	0.1761	65.1543	796.7901	805.2104	870.3647	796.7831	0.2024
570.0000	0.1679	61.9259	796.7831	797.5045	859.4304	796.7734	0.2017
576.0000	0.1598	58.9911	796.7734	786.8033	845.7944	796.7612	0.2009
582.0000	0.1549	56.6432	796.7612	773.4579	830.1010	796.7472	0.2000
588.0000	0.1500	54.8822	796.7472	758.1137	812.9959	796.7319	0.1987
594.0000	0.1484	53.7083	796.7319	741.4523	795.1606	796.7160	0.1974
600.0000	0.1467	53.1213	796.7160	724.0797	777.2010	796.7000	0.1962
606.0000	0.1446	52.4365	796.7000	706.5861	759.0226	796.6823	0.1947
612.0000	0.1424	51.6539	796.6823	688.9225	740.5763	796.6643	0.1933
618.0000	0.1402	50.8712	796.6643	670.9985	721.8698	796.6461	0.1918
624.0000	0.1370	49.8929	796.6461	652.8217	702.7146	796.6274	0.1903
630.0000	0.1337	48.7190	796.6274	634.2090	682.9280	796.6082	0.1887
636.0000	0.1304	47.5450	796.6082	614.9847	662.5297	796.5872	0.1870
642.0000	0.1296	46.8113	796.5872	595.1999	642.0112	796.5652	0.1852
648.0000	0.1288	46.5178	796.5652	575.3218	621.8396	796.5437	0.1835
654.0000	0.1280	46.2243	796.5437	555.7798	602.0042	796.5224	0.1818
660.0000	0.1272	45.9309	796.5224	536.5635	582.4944	796.5016	0.1801
666.0000	0.1259	45.5493	796.5016	517.6627	563.2120	796.4790	0.1783
672.0000	0.1246	45.0797	796.4790	499.0395	544.1192	796.4565	0.1764
678.0000	0.1233	44.6102	796.4565	480.6041	525.2143	796.4342	0.1746
684.0000	0.1220	44.1406	796.4342	462.3502	506.4908	796.4121	0.1728
690.0000	0.1207	43.6710	796.4121	444.2714	487.9424	796.3892	0.1710
696.0000	0.1187	43.0840	796.3892	426.3928	469.4769	796.3650	0.1690
702.0000	0.1167	42.3797	796.3650	408.6352	451.0149	796.3409	0.1670
708.0000	0.1148	41.6753	796.3409	390.8847	432.5600	796.3167	0.1651
714.0000	0.1128	40.9709	796.3167	373.1410	414.1119	796.2917	0.1630
720.0000	0.1109	40.2665	796.2917	355.4285	395.6951	796.2649	0.1608
726.0000	0.1102	39.7970	796.2649	337.8017	377.5987	796.2386	0.1584
732.0000	0.1096	39.5622	796.2386	320.5739	360.1361	796.2131	0.1558
738.0000	0.1089	39.3274	796.2131	304.0660	343.3933	796.1874	0.1531
744.0000	0.1083	39.0926	796.1874	288.2893	327.3819	796.1613	0.1503
750.0000	0.1076	38.8578	796.1613	273.2585	312.1163	796.1364	0.1477
756.0000	0.1070	38.6230	796.1364	258.9280	297.5510	796.1126	0.1453
762.0000	0.1063	38.3882	796.1126	245.2549	283.6431	796.0886	0.1428
768.0000	0.1057	38.1534	796.0886	232.2492	270.4027	796.0641	0.1402
774.0000	0.1050	37.9186	796.0641	219.9277	257.8464	796.0409	0.1378
780.0000	0.1044	37.6838	796.0409	208.2429	245.9267	796.0188	0.1355
786.0000	0.1044	37.5665	796.0188	197.1505	234.7170	795.9978	0.1333
792.0000	0.1044	37.5665	795.9978	186.7290	224.2954	795.9758	0.1310
798.0000	0.1044	37.5665	795.9758	177.1350	214.7014	795.9555	0.1289
804.0000	0.1044	37.5665	795.9555	168.3027	205.8692	795.9368	0.1269

		tmp#1					
810.0000	0.1044	37.5665	795.9368	160.1718	197.7383	795.9196	0.1251
816.0000	0.1037	37.4491	795.9196	152.6865	190.1356	795.9035	0.1235
822.0000	0.1030	37.2143	795.9035	145.6875	182.9017	795.8866	0.1217
828.0000	0.1024	36.9795	795.8866	139.0908	176.0703	795.8701	0.1198
834.0000	0.1017	36.7447	795.8701	132.9502	169.6949	795.8547	0.1176
840.0000	0.1011	36.5099	795.8547	127.3755	163.8854	795.8406	0.1155
846.0000	0.1008	36.3338	795.8406	122.2956	158.6294	795.8279	0.1137
852.0000	0.1004	36.2164	795.8279	117.6998	153.9162	795.8165	0.1120
858.0000	0.1001	36.0990	795.8165	113.5785	149.6775	795.8063	0.1106
864.0000	0.0998	35.9816	795.8063	109.8722	145.8538	795.7966	0.1092
870.0000	0.0995	35.8642	795.7966	106.5538	142.4180	795.7869	0.1078
876.0000	0.0991	35.7468	795.7869	103.6204	139.3672	795.7783	0.1065
882.0000	0.0988	35.6294	795.7783	101.0157	136.6451	795.7707	0.1054
888.0000	0.0985	35.5120	795.7707	98.6917	134.2037	795.7638	0.1044
894.0000	0.0982	35.3946	795.7638	96.6072	132.0019	795.7576	0.1035
900.0000	0.0978	35.2772	795.7576	94.7274	130.0046	795.7520	0.1027
906.0000	0.0975	35.1599	795.7520	93.0222	128.1821	795.7469	0.1020
912.0000	0.0972	35.0425	795.7469	91.4679	126.5104	795.7422	0.1013
918.0000	0.0969	34.9251	795.7422	90.0433	124.9684	795.7378	0.1007
924.0000	0.0965	34.8077	795.7378	88.7293	123.5369	795.7338	0.1001
930.0000	0.0962	34.6903	795.7338	87.5094	122.1997	795.7301	0.0995
936.0000	0.0959	34.5729	795.7301	86.3699	120.9427	795.7265	0.0990
942.0000	0.0955	34.4555	795.7265	85.2987	119.7542	795.7232	0.0985
948.0000	0.0952	34.3381	795.7232	84.2858	118.6239	795.7200	0.0981
954.0000	0.0949	34.2207	795.7200	83.3226	117.5433	795.7170	0.0976
960.0000	0.0946	34.1033	795.7170	82.4018	116.5051	795.7140	0.0972
966.0000	0.0942	33.9859	795.7140	81.5170	115.5029	795.7112	0.0968
972.0000	0.0939	33.8685	795.7112	80.6630	114.5315	795.7085	0.0964
978.0000	0.0936	33.7511	795.7085	79.8352	113.5863	795.7058	0.0960
984.0000	0.0933	33.6337	795.7058	79.0297	112.6634	795.7032	0.0956
990.0000	0.0929	33.5163	795.7032	78.2432	111.7595	795.7007	0.0952
996.0000	0.0926	33.3989	795.7007	77.4729	110.8719	795.6979	0.0948
1002.0000	0.0923	33.2815	795.6979	76.7332	110.0147	795.6950	0.0944
1008.0000	0.0920	33.1641	795.6950	76.0249	109.1891	795.6923	0.0940
1014.0000	0.0916	33.0467	795.6923	75.3428	108.3895	795.6897	0.0936
1020.0000	0.0913	32.9293	795.6897	74.6821	107.6114	795.6871	0.0933
1026.0000	0.0910	32.8119	795.6871	74.0392	106.8512	795.6846	0.0929
1032.0000	0.0907	32.6946	795.6846	73.4110	106.1056	795.6821	0.0925
1038.0000	0.0903	32.5772	795.6821	72.7950	105.3722	795.6797	0.0922
1044.0000	0.0900	32.4598	795.6797	72.1890	104.6488	795.6773	0.0918
1050.0000	0.0897	32.3424	795.6773	71.5913	103.9336	795.6749	0.0915
1056.0000	0.0894	32.2250	795.6749	71.0004	103.2254	795.6726	0.0911
1062.0000	0.0890	32.1076	795.6726	70.4152	102.5228	795.6703	0.0908
1068.0000	0.0887	31.9902	795.6703	69.8346	101.8248	795.6680	0.0905
1074.0000	0.0884	31.8728	795.6680	69.2580	101.1308	795.6657	0.0901
1080.0000	0.0880	31.7554	795.6657	68.6845	100.4399	795.6634	0.0898
1086.0000	0.0876	31.6233	795.6634	68.1136	99.7370	795.6611	0.0895
1092.0000	0.0872	31.4766	795.6611	67.5329	99.0094	795.6587	0.0891



			tmp#1				
1098.0000	0.0868	31.3298	795.6587	66.9317	98.2616	795.6562	0.0887
1104.0000	0.0864	31.1831	795.6562	66.3138	97.4969	795.6537	0.0884
1110.0000	0.0860	31.0363	795.6537	65.6820	96.7183	795.6511	0.0880
1116.0000	0.0856	30.8896	795.6511	65.0387	95.9283	795.6485	0.0876
1122.0000	0.0852	30.7429	795.6485	64.3859	95.1287	795.6458	0.0872
1128.0000	0.0848	30.5961	795.6458	63.7252	94.3214	795.6432	0.0868
1134.0000	0.0844	30.4494	795.6432	63.0582	93.5075	795.6405	0.0864
1140.0000	0.0840	30.3026	795.6405	62.3857	92.6883	795.6378	0.0861
1146.0000	0.0836	30.1559	795.6378	61.7089	91.8647	795.6350	0.0857
1152.0000	0.0832	30.0091	795.6350	61.0283	91.0375	795.6323	0.0853
1158.0000	0.0827	29.8624	795.6323	60.3448	90.2072	795.6296	0.0849
1164.0000	0.0823	29.7156	795.6296	59.6588	89.3744	795.6268	0.0845
1170.0000	0.0819	29.5689	795.6268	58.9707	88.5396	795.6240	0.0840
1176.0000	0.0815	29.4222	795.6240	58.3062	87.7284	795.6214	0.0834
1182.0000	0.0811	29.2754	795.6214	57.7067	86.9822	795.6189	0.0829
1188.0000	0.0807	29.1287	795.6189	57.1554	86.2840	795.6166	0.0823
1194.0000	0.0803	28.9819	795.6166	56.6395	85.6214	795.6144	0.0819
1200.0000	0.0799	28.8352	795.6144	56.1499	84.9851	795.6123	0.0814
1206.0000	0.0795	28.6884	795.6123	55.6797	84.3681	795.6103	0.0810
1212.0000	0.0791	28.5417	795.6103	55.2238	83.7655	795.6083	0.0805
1218.0000	0.0787	28.3950	795.6083	54.7785	83.1735	795.6063	0.0801
1224.0000	0.0783	28.2482	795.6063	54.3410	82.5893	795.6044	0.0797
1230.0000	0.0779	28.1015	795.6044	53.9094	82.0108	795.6025	0.0792
1236.0000	0.0774	27.9547	795.6025	53.4819	81.4367	795.6006	0.0788
1242.0000	0.0770	27.8080	795.6006	53.0577	80.8657	795.5985	0.0784
1248.0000	0.0766	27.6612	795.5985	52.6530	80.3142	795.5963	0.0779
1254.0000	0.0762	27.5145	795.5963	52.2692	79.7837	795.5943	0.0775
1260.0000	0.0758	27.3677	795.5943	51.8999	79.2676	795.5923	0.0770
1266.0000	0.0754	27.2210	795.5923	51.5407	78.7618	795.5904	0.0766
1272.0000	0.0750	27.0743	795.5904	51.1886	78.2629	795.5884	0.0762
1278.0000	0.0746	26.9275	795.5884	50.8414	77.7690	795.5865	0.0758
1284.0000	0.0742	26.7808	795.5865	50.4977	77.2784	795.5846	0.0753
1290.0000	0.0738	26.6340	795.5846	50.1562	76.7903	795.5828	0.0749
1296.0000	0.0734	26.4873	795.5828	49.8165	76.3038	795.5809	0.0745
1302.0000	0.0730	26.3405	795.5809	49.4779	75.8184	795.5790	0.0741
1308.0000	0.0726	26.1938	795.5790	49.1401	75.3338	795.5772	0.0737
1314.0000	0.0721	26.0470	795.5772	48.8028	74.8499	795.5753	0.0733
1320.0000	0.0000	12.9868	795.5753	48.4659	61.4528	795.5237	0.0620

tmp#1

## TR-55 Tabular Hydrograph Method

## Input Summary

Description .....  
 5-YR POST-DEV  
 Rainfall Distribution ..... Type IA  
 Ia/P Interpolation ..... Off  
 Total Area ..... 0.6200 ac  
  
 Peak Time ..... 492.0000 min  
 Peak Flow ..... 0.4728 cfs

## Given Input Data:

Subarea Description	D/S Subareas	Area (ac)	CN	Tc (min)	Tt (min)	Rainfall (in)
1		0.6200	98	15.0000	0.0000	3.6000

## Support Data:

tmp#1

## TR-55 Tabular Hydrograph Method

## Input Summary

Description .....

5-YR POST-DEV

Rainfall Distribution ..... Type IA

Ia/P Interpolation ..... Off

Total Area ..... 0.6200 ac

Peak Time ..... 492.0000 min

Peak Flow ..... 0.4728 cfs

## Given Input Data:

Subarea Description	D/S Subareas	Area (ac)	CN	Tc (min)	Tt (min)	Rainfall (in)
1		0.6200	98	15.0000	0.0000	3.6000

## Support Data:



## PRELIMINARY TITLE REPORT

CASCADE ESCROW  
ATTN: MELISSA MITCHELL  
811 WILLAMETTE STREET  
EUGENE, OR 97401

June 04, 2019  
Report No: 0313214  
Your No: EU19-1133  
Seller: LID - 2, LLC  
Buyer: GARDNER FAMILY TRUST

PRELIMINARY REPORT FOR:  
Owner's Standard Policy \$126,325.00

PREMIUMS:  
Owner's Standard Premium \$518.00  
Gov. Lien/Inspect Fee \$35.00

We are prepared to issue 2006 (6/17/06) ALTA title insurance policy(ies) of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, in the usual form insuring the title to the land described as follows:

Parcel 2, LAND PARTITION PLAT NO. 98-P1186, filed October 23, 1999, Lane County Oregon Plat Records, in Lane County, Oregon.

EXCEPT: That portion described in instrument recorded April 20, 1990, Reception No. 99-35746, Lane County Official Records, in Lane County, Oregon.

Vestee:

LID - 2, LLC,  
an Oregon limited liability company

Estate:

FEE SIMPLE

DATED AS OF: MAY 30, 2019 at 8:00 A.M.

Schedule B of the policy(ies) to be issued will contain the following general and special exceptions unless removed prior to issuance:

GENERAL EXCEPTIONS (Standard Coverage Policy Exceptions):

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

*No liability is assumed hereunder until policy has been issued and full policy premium has been paid.*

**MAIN OFFICE**

811 WILLAMETTE ST.  
EUGENE, OREGON 97401

PH: (541) 687-2233 \* FAX: (541) 485-0307

E-MAIL: [INFO@CASCADETITLE.COM](mailto: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](mailto:FLORENCE@CASCADETITLE.COM)

**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](mailto:VILLAGEPLAZA@CASCADETITLE.COM)

Order No. 0313214

Page 2

3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIAL EXCEPTIONS:

6. City liens, if any, as levied by the City of Lowell, for which no search was made. (The City of Lowell charges \$10.00 for a lien search on each tax lot number. Please inform us if one is to be ordered.)
7. Easement, including the terms and provisions thereof, granted the United States of America, by instrument recorded October 12, 1953, Reception No. 1953-014599, Lane County Oregon Deed Records.
8. Covenants, conditions, restrictions and easements, including the terms and provisions thereof (but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) in Deed recorded December 22, 1993, Reception No. 1993-084177, Lane County Official Records.
9. Easements, notes, conditions, restrictions and dedications as shown, set forth, and/or delineated on the recorded Plat of Land Partition Plat No. 98-P1186, filed October 23, 1998, Lane County Oregon Plat Records.
10. Our examination of the title to the subject property discloses no open Trust Deeds or Mortgages of record. The accuracy of this conclusion should be confirmed in writing prior to closing of the proposed transaction.
11. A copy of the Operating Agreement of LID - 2, LLC, an Oregon limited liability company, including any amendments thereof, should be furnished to Cascade Title Company for the purpose of ascertaining members authorized to execute on behalf of the Limited Liability Company.
12. In lieu of the signatures of all the members and/or managers, we will require a Consent Resolution by all of the members and managers of LID - 2, LLC, an Oregon limited liability company, consenting to the forthcoming sale or encumbrance and disclosing the party(ies) authorized to sign for said limited liability company to be provided prior to closing.

NOTE: Taxes, Account No. 1628179, Assessor's Map No. 19 01 11, #413, Code 71-07, 2018-2019, in the amount of \$518.96, PAID IN FULL.

NOTE: A judgment search has been made on the above named Vestee(s), and we find NONE except as set forth above.

NOTE: As of the date hereof, there are no matters against GARDNER FAMILY TRUST, which would appear as exceptions in the policy to issue, except as shown herein.

Order No. 0313214

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NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

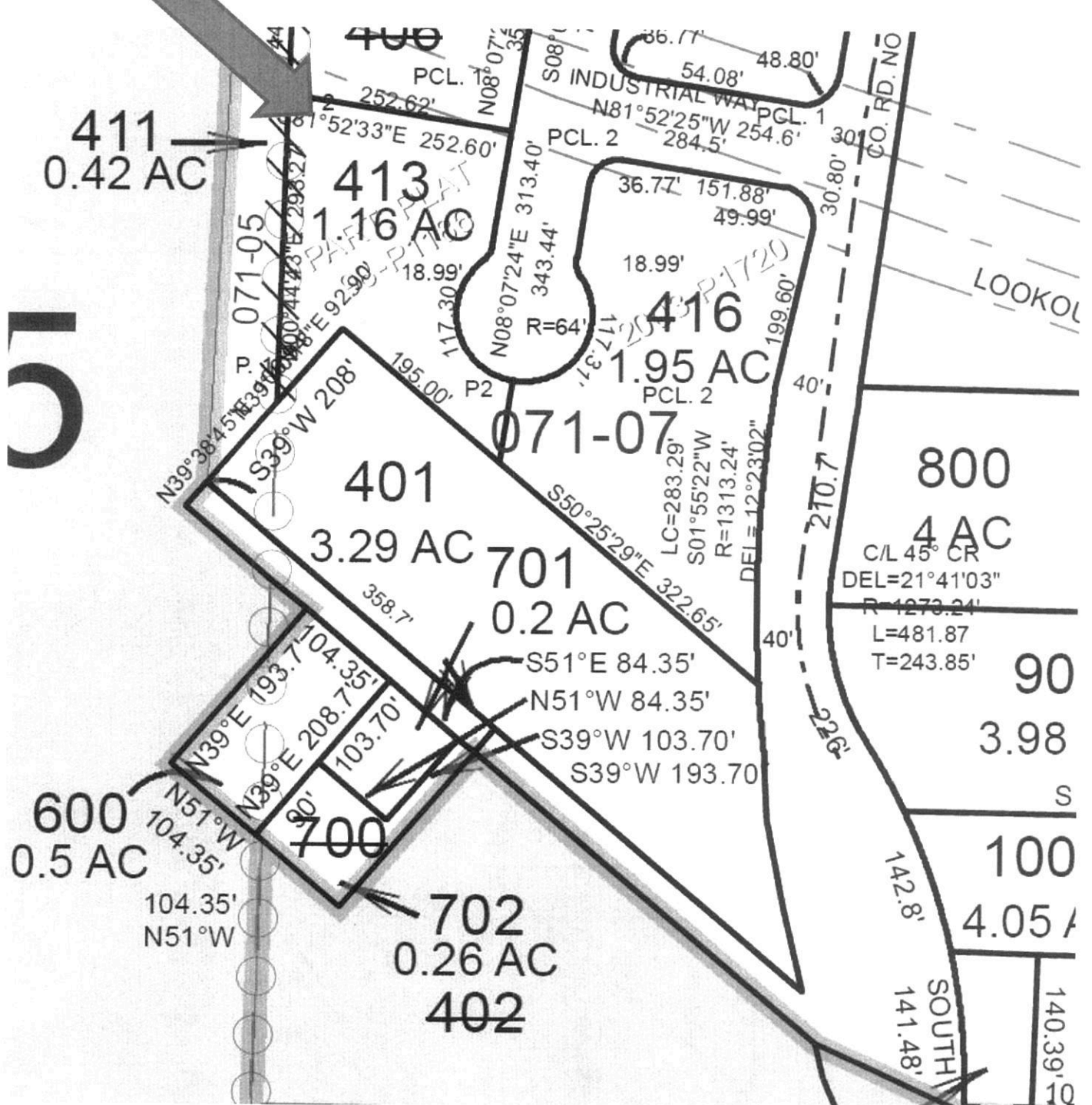
**Cascade Title Co.**

ec/rh: Title Officer: TYLER YORK

# CTC

## CASCADE TITLE CO.

MAP NO.  
19-01-11-00



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.



14599

Tracts Nos.: LP-A-2, LP-A-5,  
O-LP-3, O-LP-6,  
O-LP-AR-2, P.1.

TRANSMISSION LINE EASEMENT  
AND ACCESS ROAD EASEMENT

The Grantors, RAYMOND W. MILLER AND FLORENCE B. MILLER, husband and wife, and ANDREW L. CUNEO AND MARGARET F. CUNEO, husband and wife, for and in consideration of the sum of TWO THOUSAND FIVE HUNDRED THIRTY DOLLARS (\$2,530.00), in hand paid by the UNITED STATES OF AMERICA, receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey to the UNITED STATES OF AMERICA and its assigns, a perpetual easement and right to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables, and appliances necessary in connection therewith, in, upon, over, under and across the following described parcels of land in the County of Lane, in the State of Oregon, to wit:

LP-A-2:

That portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$  and NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 13, the E $\frac{1}{2}$ NW $\frac{1}{4}$  and NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14, and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  and S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 11, all being in Township 19 South, Range 1 West of the Willamette Meridian, Lane County, Oregon, which lies within a strip of land 150 feet in width, the boundaries of said strip lying 50 feet distant northeasterly from and 100 feet distant southwesterly from and parallel to the survey line of the Lookout Point-Alvey Transmission line as now located and staked on the ground over, across, upon, and/or adjacent to the above described property, said survey line being particularly described as follows:

Beginning at survey station 23 + 10.0 a point on the East-West quarter section line of Section 13, Township 19 South, Range 1 West, Willamette Meridian, said point being S. 88° 22' 30" E. a distance of 1536.9 feet from the quarter section corner on the west line of said Section 13; thence N. 48° 04' 50" W. a distance of 4052.0 feet to survey station 63 + 62.0 a point on the line common to Sections 14 and 11, Township 19 South, Range 1 West, Willamette Meridian, said point being S. 89° 13' 10" E. a distance of 1168.2 feet from the quarter section corner common to said Sections 14 and 11; thence continuing N. 48° 04' 50" W. a distance of 2848.0 feet to survey station 92 + 10.0; thence N. 71° 10' 20" W. a distance of 1739.3 feet to survey station 109 + 49.3 a point on the west line of said Section 11, said point being N. 1° 45' 40" E. a distance of 2436.8 feet from the southwest corner of said Section 11.

LP-A-5:

That portion of that part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 11, lying west of Lane County Road No. 886, the NE $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$  and NW $\frac{1}{4}$  of Section 10, the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 9, and the S $\frac{1}{2}$ SE $\frac{1}{4}$  and SE $\frac{1}{4}$ SW $\frac{1}{4}$  lying easterly of county road of Section 4, all being in Township 19 South, Range 1 West of the Willamette Meridian, Lane County, Oregon, which lies within a strip of land 150 feet in width, the boundaries of said strip lying 50 feet distant northeasterly from and 100 feet distant southwesterly from and parallel to the survey line of the Lookout Point-Alvey transmission line as now located and staked on the ground over, across, upon, and/or adjacent to the above described property, said survey line being particularly described as follows:



14599

Beginning at survey station 63 + 62.0 a point on the south line of Section 11, Township 19 South, Range 1 West, Willamette Meridian, said point being S. 89° 13' 10" E. a distance of 1168.2 feet from the quarter section corner on the south line of said Section 11; thence N. 48° 04' 50" W. a distance of 2848.0 feet to survey station 92 + 10.0; thence N. 71° 10' 20" W. a distance of 1739.3 feet to survey station 109 + 49.3 a point on the west line of said Section 11, said point being N. 1° 45' 40" E. a distance of 2436.8 feet from the southwest corner of said Section 11; thence continuing N. 71° 10' 20" W. a distance of 3049.4 feet to survey station 139 + 98.7; thence N. 54° 07' 30" W. a distance of 2881.3 feet to survey station 168 + 80.0 a point on the line common to Sections 9 and 10, Township 19 South, Range 1 West, Willamette Meridian, said point being S. 2° 17' 40" W. a distance of 352.4 feet from the northeast corner of said Section 9; thence continuing N. 54° 07' 30" W. a distance of 630.0 feet to survey station 175 + 10.0 a point on the line common to Sections 9 and 4, Township 19 South, Range 1 West, Willamette Meridian, said point being N. 88° 07' 20" W. a distance of 524.9 feet from the southeast corner of said Section 4; thence continuing N. 54° 07' 30" W. a distance of 3469.4 feet to survey station 209 + 79.4 a point on the south line of the William W. Funk Donation Land Claim No. 61, Township 19 South, Range 1 West, Willamette Meridian, said point being N. 88° 03' 30" W. a distance of 91.5 feet from the southeast corner of said Claim No. 61.

O-LP-3 and O-LP-6;

That portion of the SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 13, Township 19 South, Range 1 West of the Willamette Meridian, and that portion of the S  $\frac{1}{2}$  NE  $\frac{1}{4}$  of said Section 13 excepting the south 660 feet of said subdivision and also excepting a tract of land described as: Beginning at a point which is 1030 feet west and 660 feet north of the southeast corner of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 13, Township 19 South, Range 1 West, W.M.; thence north 140 feet; thence east 150 feet; thence south 140 feet; thence west 150 feet to the point of beginning, all property herein described being in Lane County, Oregon, which lies within a strip of land 100 feet in width, the boundaries of said strip lying 50 feet distant on each side of and parallel to the survey line of the Oakridge Lookout Point transmission line as now located and staked on the ground over, across, upon and/or adjacent to the above-described property, said survey line being particularly described as follows:

Beginning at survey station 125 + 03.0, a point on the east line of Section 13, Township 19 South, Range 1 West, W.M.; said point being N. 1° 00' 10" E. a distance of 350.8 feet from the quarter section corner on the east line of said Section 13; thence N. 60° 29' 10" W. a distance of 988.4 feet to survey station 115 + 14.6; thence S. 86° 37' 50" W. a distance of 1320.5 feet to survey station 101 + 94.1; thence S. 54° 53' 00" W. a distance of 1507.1 feet to survey station 19 + 64.9 back = 86 + 87.0 Ahead; thence S. 21° 23' 00" E. a distance of 209.1 feet to survey station 17 + 55.8, a point on the center line of the Lane County road in Government Lot 2 of said Section 13, said point being S. 77° 43' 00" E. a distance of 1936.0 feet from the quarter section corner on the west line of said Section 13.

Subject to the right of R. L. Kirk and Sons, a co-partnership composed of R. L. Kirk, James Kirk and Bart Kirk to cut timber on the following described property to wit:



1599

All of Section 10, and the South half of the South half of Section 3 except a strip of land 625 feet wide running along the East side of said tract; all of Section 9 lying North of the railroad and East of the public County Road and also the South half of the South half of Section 4 lying and being North of the Railroad and East of the public County Road, all in Township 19 South, Range 1 West of the Willamette Meridian, Lane County, Oregon.

Which right was granted by instrument dated December 14, 1950 and expires December 14, 1954.

Also subject to the right of S. A. Cuddleback to cut timber on Section 13 and the Southwest one-fourth of Section 12, which right was granted by instrument dated February 1952 and expires June 30, 1953.

together with the right to clear said parcel of land and keep the same clear of all brush, timber, structures, and fire hazards, provided however, the words "fire Hazards" shall not be interpreted to include growing crops; and also the present and future right to top, limb, fell, and remove all growing trees, dead trees, or snags (collectively called "danger trees") located on Grantor's land adjacent to said parcel of land which could fall upon or against said transmission and signal line facilities.

Under the terms of this easement the right to cut danger trees is limited to strips of land on the above described Tract No. LP-A-2 to 75 feet, on Tract No. LP-A-5 to 125 feet, and on Tract No. O-LP-3 and Tract No. O-LP-6 to 100 feet on each side of and beyond the outside limits of the right-of-way.

Also, in addition to the above-described easement and right-of-way, the Grantors herein grant, bargain, sell, and convey unto the United States of America a permanent easement and right-of-way over, upon and across that portion of a part of the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 13, Township 19 South, Range 1 West, Willamette Meridian, as is now surveyed and staked on the ground and as is shown colored in red on drawing numbered 71882, attached hereto and, by reference, made a part of the description of this access road easement and right-of-way, for the purpose of constructing an access road approximately 14 feet in width, with such additional widths as are necessary to provide for cuts, fills, and turnouts, and for curves at angle points, to be used in connection with the aforementioned transmission line easement and right-of-way, together with such other rights and the right to construct such other appurtenant structures as are necessary to accomplish the purposes for which this access road easement and right-of-way is granted.



14599

The Grantors will be permitted the right of ingress and egress over and across said road, and the right to pass and repass along and on said road insofar as the same extends across the lands of the Grantors, said right to be exercised in a manner that will not interfere with the use of the road by the United States of America, its agents and assigns.

TO HAVE AND TO HOLD said easements and rights unto the UNITED STATES OF AMERICA and its assigns, forever.

The Grantors covenant to and with the UNITED STATES OF AMERICA and its assigns that the title to all brush and timber cut and removed from said parcels of land and also all growing trees, dead trees or snags (collectively called "danger trees") cut and removed from Grantors' land adjacent to said parcels of land is and shall be vested in the UNITED STATES OF AMERICA and its assigns and that the consideration paid for conveying said easements and rights herein described is accepted as full compensation for all damages incidental to the exercise of any of said rights.

The Grantors also covenant to and with the UNITED STATES OF AMERICA that Grantors are lawfully seized and possessed of the lands aforesaid; have a good and lawful right and power to sell and convey same; that same are free and clear of encumbrances, except as above indicated; and that Grantors will forever warrant and defend the title to said easements and the quiet possession thereof against the lawful claim and demands of all persons whomsoever.

Dated this 19<sup>th</sup> day of September, 1953

*Raymond W. Miller*  
Raymond W. Miller

*Florence B. Miller*  
Florence B. Miller

*Andrew L. Cuneo*  
Andrew L. Cuneo

*Margaret F. Cuneo*  
Margaret F. Cuneo



SPA 177  
Rev. 5-19-52

14599

(Standard form of acknowledgment approved for use with all conveyances in Washington and Oregon)

STATE OF Oregon )

) ss:

COUNTY OF Lane )

On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, personally came before me, a notary public in and for said County and State, the within-named Raymond W. Miller and Florence B. Miller,

to me personally known to be the identical persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their own free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Notary Public in and for the  
State of \_\_\_\_\_  
Residing at \_\_\_\_\_

My commission expires: \_\_\_\_\_

STATE OF *California*  
COUNTY OF *San Diego* ) ss:

On the 19<sup>th</sup> day of September, 1953, personally came before me, a notary public in and for said County and State, the within-named Andrew L. Cuneo and Margaret F. Cuneo, to be personally known to be the identical persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their own free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Notary Public in and for the  
State of *California*  
Residing at *San Diego, Calif.*

My commission expires: \_\_\_\_\_

My Commission Expires June 17, 1957

STATE OF \_\_\_\_\_ )

) ss:

COUNTY OF \_\_\_\_\_ )

I CERTIFY that the within instrument was received for the record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_, records of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Deputy.

After recording, please return to:

TITLE SECTION, BRANCH OF LAND  
BONNEVILLE POWER ADMINISTRATION  
P.O. BOX No. 3537  
PORTLAND 8, OREGON



## STATE OF CALIFORNIA

14599

County of San Joaquin

On this 19th day of September in the year one thousand nine hundred and fifty-three  
 before me, Red Beardsley Higgins, a Notary Public in and for the  
 County of San Joaquin, State of California, residing therein,  
 duly commissioned and sworn, personally appeared

Raymond B. Miller

known to me to be the person whose name is subscribed to the within instrument  
 and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal  
 in the county of San Joaquin the day and year in this  
 certificate first above written.

Red Beardsley Higgins

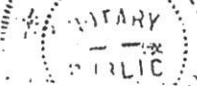
Notary Public in and for the County of San Joaquin  
 State of California  
 My Commission Expires June 17, 1952

Cowdery's Form No. 32—Acknowledgment—General.  
 (C. C. Sec. 1189)

City of Washington  
 District of Columbia

On this 28th day of September, 1953 before me, W. G. Baden, a Notary Public  
 in and for the District of Columbia, duly commissioned and sworn, personally  
 appeared Florence B. Miller, known to me to be the person whose name is sub-  
 scribed to the within instrument and acknowledged to me that she executed  
 the same.

In witness whereof I have hereto set my hand and affixed my official seal in  
 the District of Columbia the day and year in this certificate first above written.

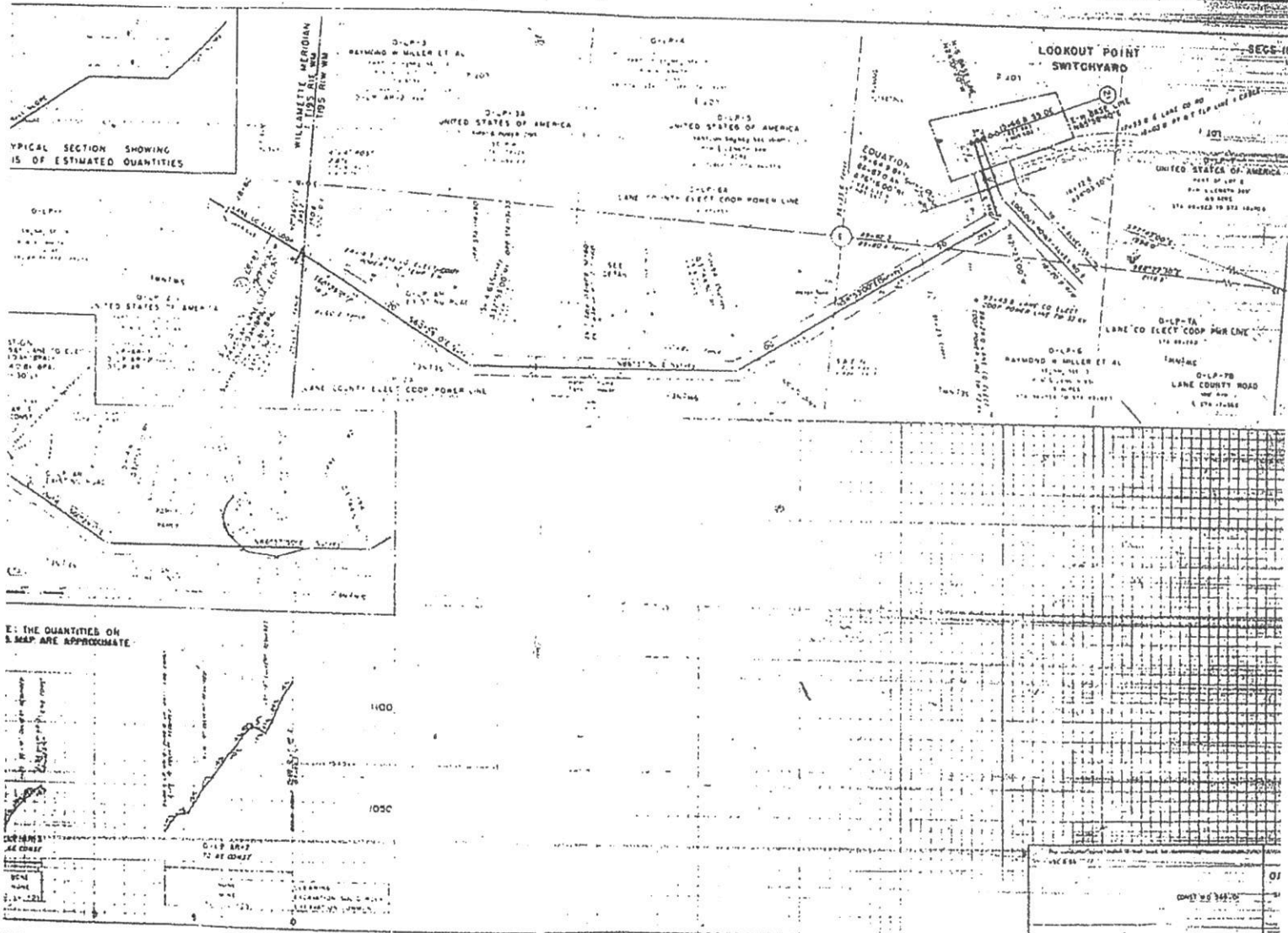


W. G. Baden

NOTARY PUBLIC  
 WASHINGTON, D. C.

MY COMMISSION EXPIRES MARCH 31, 1954







1-15-53  
44-2-11-114  
TRANSMISSION LINE, EASEMENT  
AND ACCESS ROAD EASEMENT

Raymond W. Miller et al

46-23-2-114

UNITED STATES OF AMERICA

State of Oregon,  
County of Lane,  
I, Harry L. Chase, 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

1953 OCT 12 PM 3 28

26  
and  
Recorded  
in Book  
on Page  
Lane County  
Harry L. Chase, County Clerk.  
B. F. [Signature] Deputy.

Return to  
Bonneville Power Administration  
Branch of Land  
P. O. Box No. 3537  
Portland 8, Oregon

5

# ATTACHMENT B

## SITE PLAN NARRATIVE:

Date: August 1, 2019

Assessor's Map: 19-01-11-00 Tax Lot 413

Applicants: Court Gardner  
4955 High Banks Rd.  
Springfield, OR

Owner: LID-2, LLC  
P.O. Box 1021  
Fall Creek, OR 97438

Applicant's Representative: The Favreau Group  
3750 Norwich Ave.  
Eugene, OR 97408  
541-683-7048  
Attn: Tony Favreau

Sec. 9.204. - Application site plan.

(a) The names of the owner(s) and applicant if different.

*Response: See above.*

(b) The property address or geographic location and the assessor map number and tax lot number.

*Response: See above.*

(c) The date, scale and north point.

*Response: See Site Plan*

(d) A vicinity map showing properties within the notification area and roads. An assessor map, with all adjacent properties, is adequate.

*Response: See Site Plan*

(e) Lot dimensions.

*Response: See Site Plan*

(f) The location, size, height and uses for all existing and proposed buildings.

*Response: The buildings will be used for a proposed cabinet shop with office. The buildings will house cabinet manufacturing equipment such as saws, routers, planers, sanders, dust collection equipment and a spray booth. Also, a fire suppression system will be installed.*

(g) Yards, open space and landscaping.

*Response: Future development of the open spaces shown on the Site Plan, is not anticipated. The open spaces will be landscaped.*

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

*Response: The proposed parking lot is proposed to be fenced and gated with a 6-foot high chain link fence.*

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

*Response: The Site Plan shows 13 parking spaces including an ADA compliant space. See the Site Plan for the location and size of the parking spaces. The site is considered manufacturing so therefore the*



*Lowell Development Code requires one parking space for every employee. There will be about eight employees from the start and expand to a total of 13 employees in the future.*

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

*Response: Pedestrian, vehicle, service, points of ingress and egress will be through a common 25-foot wide existing driveway on Industrial Way. A separate drive to the south off the existing driveway will provide all access to the site.*

(k) Signs: location, size, height and means of illumination.

*Response: Signs will be placed on the building in conformance with Section 9.530 of the Lowell Development Code.*

(l) Loading: location, dimension, number of spaces, internal circulation.

*Response: Not Applicable*

(m) Lighting: location and general nature, hooding devices.

*Response: Exterior lighting on the buildings is shown on the Site Plan and shall conform Section 9.529 of the Lowell Development Code.*

(n) Street dedication and improvements.

*Response: No street dedication is a part of this proposal.*

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

*Response: There are no existing trees or special features on the site. A minimum of 3 new trees will be planted on site.*

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

*Response: The site is currently vacant and does not receive any water, drainage, sewage or dry utility serves. The proposed development will access the City services and the Grading Plan shows the proposed water, drainage and sewer facilities.*

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

*Response: The site is not in the flood plain and the Local Wetlands Inventory Map does not indicate any wetlands or significant features on the subject site.*

(r) The number of people that will occupy the site including family members, employees or customers.

*Response: There will be about eight employees from the start and expand to a total of 13 employees in the future. About 2 – 4 customers visit the site per week.*

(s) The number of generated trips per day from each mode of travel by type: employees, customers, shipping, receiving, etc.

*Response: Employees: 24 trips per day. Customers: 0.5 trip per. Shipping & Receiving: 1 trip per day.*

(t) Time of operation, where appropriate. Including hours of operation, days of the week and number of work shifts.

*Response: The hours of operation are Monday – Saturday, 6am – 5pm.*

(u) 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.

*Response: Spray booth will spray solvent base lacquers and water base lacquers. Attached is the proposed engineered spray booth equipment specifications. Exhaust emissions will have been filtered twice.*

**Sec. 9.250. - Site plan review**

(1) That the proposed development complies with the zoning district standards.

*Response: The site is zoned for light industrial use (I1). The proposed cabinet shop is an allowed use in the light industrial zone.*

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

*Response: The site plan complies with the City of Lowell's Development Code as shown on the site plan and addressed above in Section 9.204.*

(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.

*Response: The site plan does not cause a significant impact of traffic flow or to pedestrian access. The number of trips generated by this proposal is well below any threshold that would require a further traffic study.*

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

*Response: Exterior lighting and signs shall conform to Section 9.529 and Section 9.530 of the Lowell Development Code.*

(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.

*Response: The existing water and sewer have the capacity, as indicated by City staff, to accommodate the proposed development. The proposed drainage system has been designed not to increase the runoff from the site via a detention pond. All the proposed water, sewer and drainage connections are shown on the grading plan.*

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

*Response: The proposed drainage system has been designed not to increase the runoff from the site via a detention pond. Rip rap protection will be provided at all the outlets. The proposed drainage system is shown on the grading plan.*

(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.

*Response: The proposed development complies with all the City development code criteria and will not cause negative impacts, potential hazards or nuisance characteristics as identified in section 2.140, item 21.*

## DRAINAGE NARRATIVE:

Date: August 6, 2019

Assessor's Map: 19-01-11-00 Tax Lot 413

Applicant: Court Gardner  
4955 High Banks Rd.  
Springfield, OR

Owner: LID-2, LLC  
P.O. Box 1021  
Fall Creek, OR 97438

Applicant's Representative: The Favreau Group  
3750 Norwich Ave.  
Eugene, OR 97408  
541-683-7048  
Attn: Tony Favreau

## SECTION 9.520 STORM DRAINAGE

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 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 run-off 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.

**Response: The natural drainage patterns across the subject project are generally maintained. All of the proposed impervious surfaces are directed to the proposed detention pond. The proposed detention pond has been designed to reduce the post-development flows to the pre-development flows or less (see the Hydrology Study submitted with this application). The proposed storm drain system is separate and independent from the proposed and existing wastewater system. Inlets have been provided to control the surface flows and the proposed drainage system has been shown on the submitted plans.**

(b) Urban level inlets, catch basins, and drainage pipe improvements are required for all land divisions and property development in the City of Lowell. Urban storm drainage systems may be deferred by the City in lieu of a rural system of culverts and open drainageways.

**Response: Inlets, piping and a detention pond are a part of the proposed project.**

(c) Natural Drainageways. Open natural drainageways of sufficient width and capacity to provide for flow and maintenance are permitted and encouraged. For the purposes of this Section, an open natural drainageway is defined as a natural path which has the specific function of transmitting natural stream water or storm water run-off from a point of higher elevation to a point of lower elevation. Significant natural drainageways shall be protected as a linear open space feature wherever possible and shall be protected from pollutants and sediments. A 15 foot setback is required from the centerline of any significant drainageway.

**Response: The site is not in the Local Wetlands Inventory Map and does not indicate any wetlands or significant features on the subject site. The natural drainage patterns and the small natural drainageway across the subject project are generally maintained to mimic the existing condition. (See submitted plans)**

(d) Easements. Where a land division is traversed by a water course, drainageway, channel or stream, there shall be provided a public storm water easement or drainage right-of-way conforming substantially with the lines of such water course and such further width as the City determines will be adequate for conveyance and maintenance. Improvements to existing drainageways may be required of the property owner. The property owner is also responsible for the continuing maintenance and protection of natural drainageways.

**Response: The small natural drainageway is not currently within an easement. If the City determines an easement is necessary, one can be provided.**

(e) Accommodation of Upstream Drainage. A culvert or other drainage facility shall be large enough to accommodate potential run-off from its entire upstream drainage area, whether inside or outside of the development. The City must review and approve the necessary size of the facility, based on sound engineering principles and assuming conditions of maximum potential watershed development permitted by the Comprehensive Plan.

**Response: The small natural drainageway and the existing culvert which the existing small drainageway drains to are proposed not to be modified and left to function as is.**

(f) Effect on Downstream Drainage. Where it is anticipated by the City that the additional run-off resulting from the development will overload an existing drainage facility, the City may deny approval of the development unless mitigation measures have been approved.

**Response: The proposed detention pond has been designed to reduce the post-development flows to the pre-development flows or less (see the Hydrology Study submitted with this application). No increase peak flows are anticipated from the proposed development.**

(g) Drainage Management Practices. Developments within the City must employ drainage management practices approved by the City. The City may limit the amount and rate of surface water run-off into receiving streams or drainage facilities by requiring the use of one or more of the following practices:

(1) Temporary ponding or detention of water to control rapid runoff;

**Response: The proposed detention pond has been designed to reduce the post-development flows to the pre-development flows or less (see the Hydrology Study**

submitted with this application). No increase peak flows are anticipated from the proposed development.

(2) Permanent storage basins;

**Response: No permanent storage basin is proposed or needed.**

(3) Minimization of impervious surfaces;

**Response: The proposed development provided the minimum amount of parking and drive aisle as need to meet the code. This kept the proposed paving to a minimum.**

(4) Emphasis on natural drainageways;

**Response: The only small natural drainageway on the subject site has been preserved.**

(5) Prevention of water flowing from the development in an uncontrolled fashion;

**Response: All the runoff from the site is diverted to a controlled drainage system. The total runoff from the site is metered out of the proposed detention pond.**

(6) Stabilization of natural drainageways as necessary below drainage and culvert discharge points for a distance sufficient to convey the discharge without channel erosion;

**Response: The proposed outfalls will have rip-rap energy dissipaters. (See plans)**

(7) Runoff from impervious surfaces must be collected and transported to a natural drainage facility with sufficient capacity to accept the discharge; and

**Response: All of the proposed impervious surfaces are directed to the proposed detention pond. The proposed detention pond has been designed to reduce the post-development flows to the pre-development flows or less (see the Hydrology Study submitted with this application).**

(8) Other practices and facilities designed to transport storm water and improve water quality.

**Response: No other storm drain facilities than described above are proposed.**

(h) NPDES Permit Required. A National Pollutant Discharge Elimination System (NPDES) permit must be obtained from the Department of Environmental Quality (DEQ) for construction activities (including clearing, grading, and excavation) that disturb one or more acres of land.

**Response: It is not anticipated that the proposed project will disturb more than one acre. If more than one acre is disturbed, a NPDES permit will be obtained.**



# REFINISHING GROUP INC.

## COLLISION EQUIPMENT

Estimate No: 4155  
 Date: 07/22/2019  
 For: Courtlandmfg Mat Garder  
 mgardner@courtlandmfg.com  
 4955 Highbanks Rd  
 Springfield OR 97478  
 United States

### Quotation

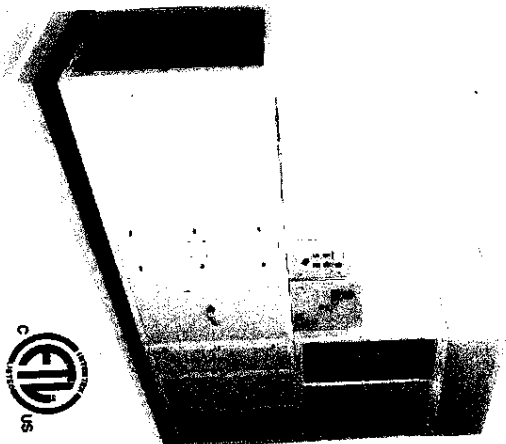
410 E. Grant Line Rd. BLDG #  
 1  
 Tracy, CA 95376  
 Spray Booth Manufacturer  
 napoleon@spraybooths.net  
 www.spraybooths.net  
 209-831-9209  
 Fax: 209-666-2089  
 M: 562-716-8210

Ship To: 4955 Highbanks Rd  
 Springfield OR 97478  
 United States

Tracking No  
 Ship Via  
 FOB

Code	Description	Quantity	Rate	Amount
RGI-IOF 101010	RGI - Open Face Industrial Dim: 20' Wide x 10' High x 13'Deep CONSTRUCTION : Pre-punched single wall panels 18 ga. galvanized steel panels Self-support airtight construction 6" O.C precision punched MECHANICAL & MOTOR : (1) - 34" 14,900 CFM Tube-axial fan. (1) - 5HP-3PH-240v Baldor motor High capacity exhaust Dayton belt drive & pulley systems FILTRATION : (6) - 30"x100"Exhaust filters frame (12) - Wiregrids Dim: 30" x 100" x 2" Exhaust plenum located center back Fiberglass filters Dim: 30" x 100" x 2" LIGHTING : 4' light fixtures with 2 fluorescent lamps (4) upper horizontal light fixtures Energy efficient ballast 120V 60Hz 4-Heat-treated tempered glass ¼" x 48" x 15" safety glassm	2	\$11,945.00	\$23,890.00
DUCTING CAP	Ducting kit for spray booth exhaust system. Plain duct, service door duct, flashing for roof and dumper cap	2	\$1,690.00	\$3,380.00
CONTROLS	Controls mag start for motor with on and off switch and reset. interlock valve with door Switches	2	\$1,350.00	\$2,700.00

Code	Description	Quantity	Rate	Amount
UG-LIGHTS	LED lamp to fixtures	16	\$180.00	\$2,880.00
L-SBC	RGI techs to install spray booth cabin only, assemble spray booth and mount light and motor fan. Anchor spray booth to existing floor and align the booth. Install seal on doors and floor seal also make sure all bolt are lock and light fixture. Mount intake and exhaust filter, seal all panel joins.	0	\$6,900.00	\$0.00*
L-ELECTRICAL	Labor and material for spray booth lights, motor for exhaust and interlock air systems, on and off switch on fan and lights. Note Point of connection on light and motor	0	\$4,900.00	\$0.00*
L-DUCTING	Labor to install ducting, roof frame, flashing and close out roof links	0	\$2,389.00	\$0.00*
L-AIR	Labor to install airline and interlock compress air for spraying cycle. Air need to turn off when booth turns off or on. Air line only 10' from the spray booth	0	\$1,950.00	\$0.00*
RGI-H1000	2019 CUREZONE / DIRECT FIRE HEATER UNIT Model # CZ-PLTDF1M  CONSTRUCTION : Pre-painted (White In & Out) Panels 16 GA metal  CONFIGURATIONS : Standard Verticle configuration Optional verticle or suspended configuration Indoor or outdoor installation Roof or stand mounting  HEATING : 1,000,000 BTU heater Spray temperature 55 to 90 Bake temperature 90 to 160 SPECS : V-bank filter section with 2" Pre-filters 20" Fan 9,000 CFM DIM: Varies VFD included Control panel Control spray and cure temperature Single speed, spray and bake Upgrade option: Cure Touch V570 control panel	0	\$22,500.00	\$0.00
			Parts Subtotal	\$32,850.00
				*Indicates non-taxable item
				Subtotal
				TAX 0%
				Shipping
				Total
				\$32,850.00
				<b>Total</b>
				<b>\$32,850.00</b>



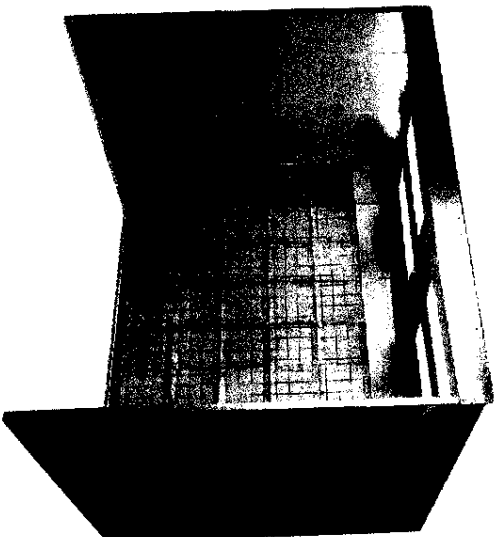
## CUREZONE / LOWhox

**CureZone** has the power to increase the speed of your bake cycle by over 400%, compared to standard chemicals. Get cars out in a matter of hours instead of days. Renders ultra smooth, high-quality gloss finish as opposed to the unfavorable orange-peel texture.

INSTALLATION	INDOOR or OUTDOOR
CONFIGURATIONS	VERTICAL, HORIZONTAL, SUSPENDED, MOUNT
BTUs	400,000 - 1,000,000 / 2,500,000
SPRAY TEMP	55 - 90 DEGREES
BAKE TEMP	90 - 160 DEGREES
MOTOR	V.F.D. POWER

## OPEN FACE

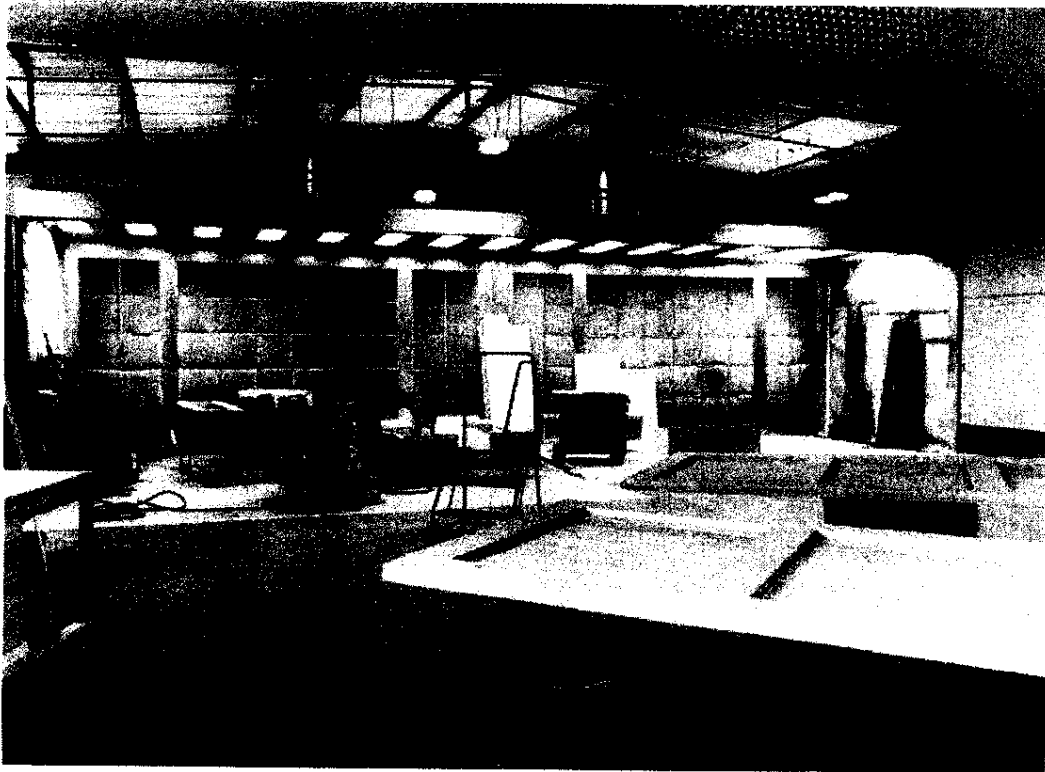
**Open Face** is efficiently made to save space and time. It is ideal for painting smaller parts, or projects. They are available in all sizes and for every industry, such as woodwork, jimmieing, or powder-coating. The booth intakes air through the open face and exhausted through a filter system in the rear.

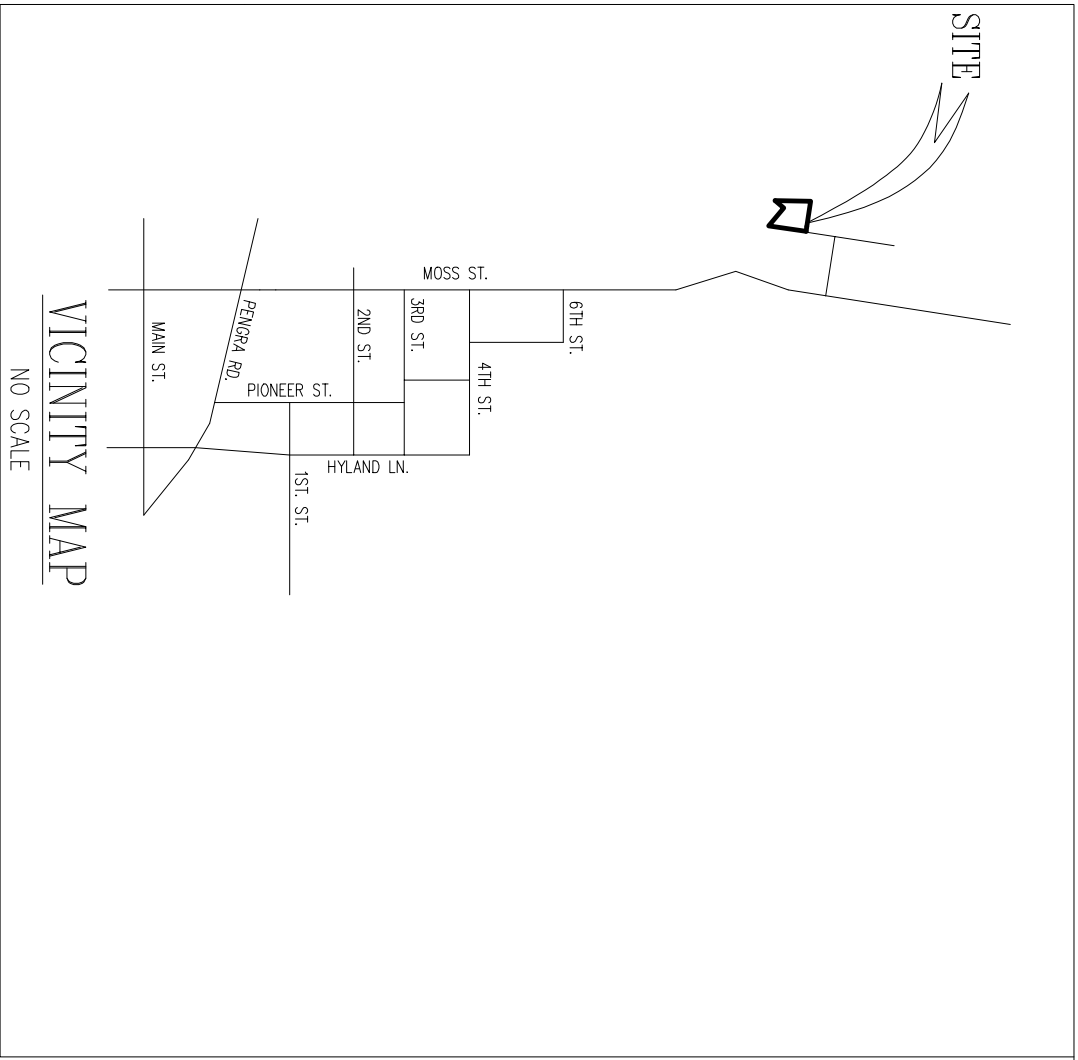


LIGHTING	2 UPPER
FILTRATION	26 EXHAUST
AIRFLOW	12,900 CFM
FAN	30" TUBE AXIAL
MOTOR	(1) - 3HP-3PH (240V)



## Attachment #2





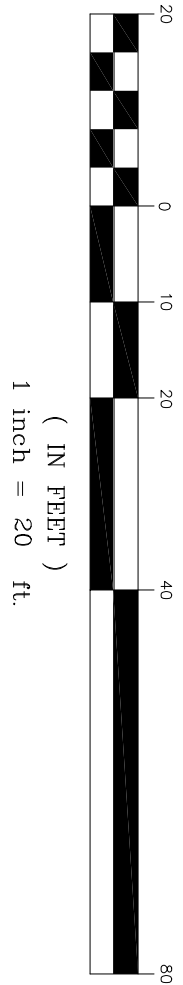
CONSTRUCTION NOTES

10. INSTALL 6" PVC STORM DRAIN
11. INSTALL 8" PVC STORM DRAIN
12. INSTALL 12" PVC STORM DRAIN
13. INSTALL DOUBLE CHAMBER INLET PER DETAIL ON SHEET 3
14. INSTALL POND OUTLET PER DETAIL ON SHEET 3
15. INSTALL CLASS 100 RIP RAP APRON
16. INSTALL CLEANOUT
17. INSTALL 12" AREA DRAIN PER DETAIL ON SHEET 3
18. CONNECT TO EXISTING STORM DRAIN
20. INSTALL 6" PVC WASTEWATER LATERAL
30. INSTALL 1" PVC WATER LATERAL
31. TAP INTO EXISTING WATERLINE AND INSTALL 1" WATER METER

SOIL TYPES

#52B HAZELAR SILTY CLAY LOAM, SOIL GROUP D, MODERATELY WELL DRAINED

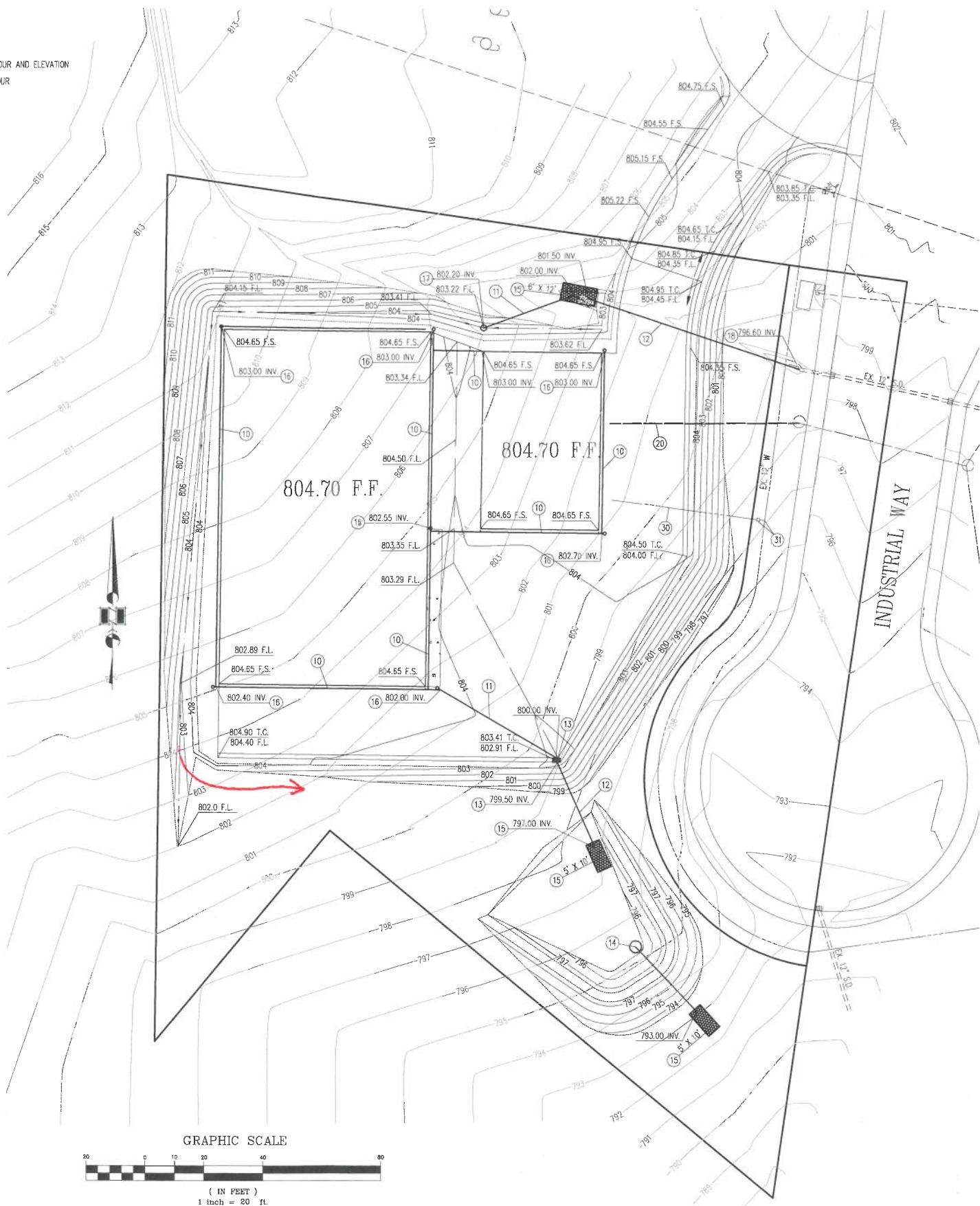
GRAPHIC SCALE



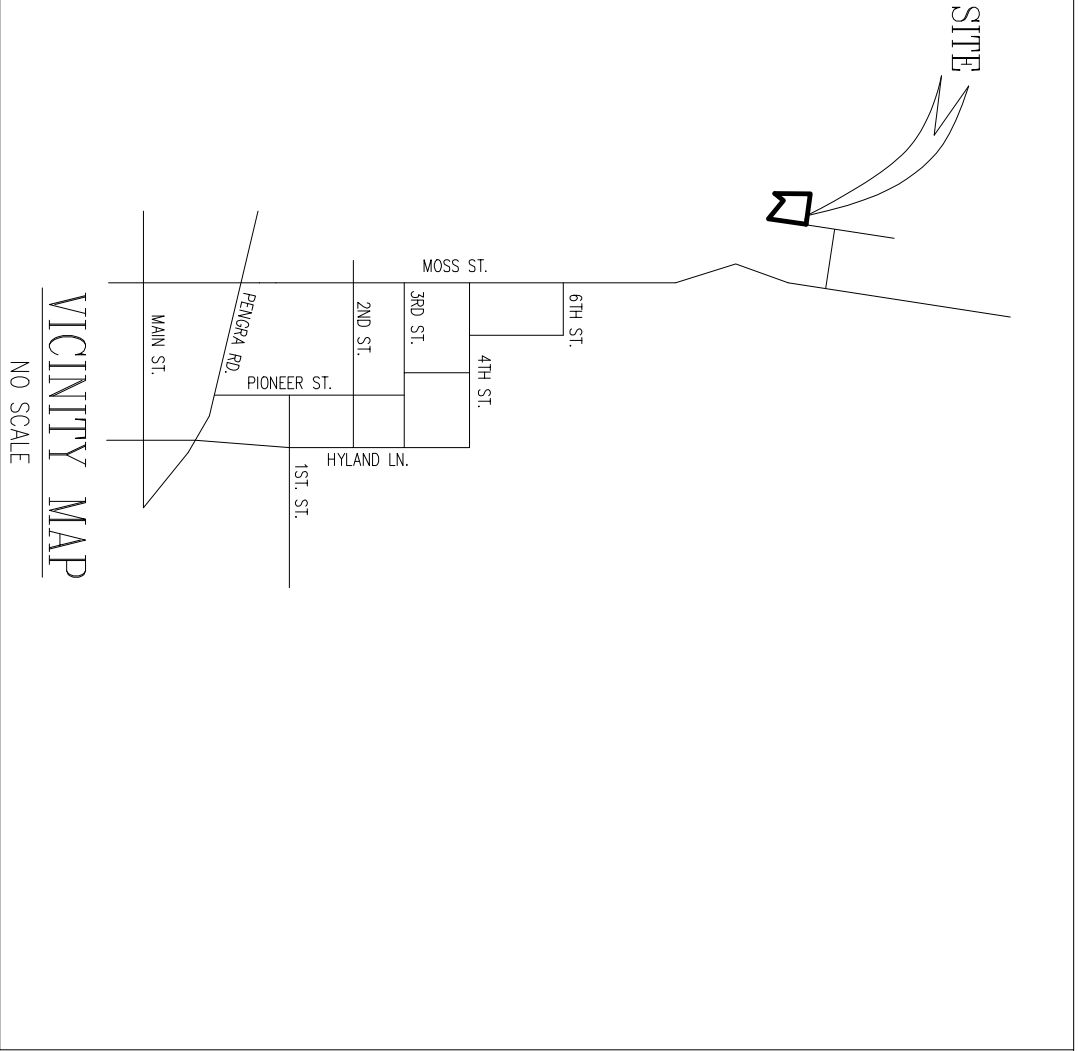
PRELIMINARY

SHEET 2 OF 3		EXPIRES DEC. 31, 2019			
PLANS PREPARED BY:		THE FAVREAU GROUP CIVIL ENGINEERING		3750 NORWICH AVE. EUGENE, OR 97408 (541) 683-7048	
APPROVED:		DATE		TAX MAP 19-01-11-00 TAX LOT 413	
DESIGNED		DRAWN		CITY OF LOWELL	
CHECKED		DATE			
DATE		BY			
DESCRIPTION		APP.			
REVISIONS					

EXISTING MAJOR CONTOUR AND ELEVATION  
EXISTING MINOR CONTOUR







**CONSTRUCTION NOTES**

- 10 INSTALL 6" PVC STORM DRAIN
- 11 INSTALL 8" PVC STORM DRAIN
- 12 INSTALL 12" PVC STORM DRAIN
- 13 INSTALL DOUBLE CHAMBER INLET PER DETAIL ON SHEET 3
- 14 INSTALL POND OUTLET PER DETAIL ON SHEET 3
- 15 INSTALL CLASS 100 RIP RAP APRON
- 16 INSTALL CLEANOUT
- 17 INSTALL 12" AREA DRAIN PER DETAIL ON SHEET 3
- 18 CONNECT TO EXISTING STORM DRAIN
- 20 INSTALL 6" PVC WASTEWATER LATERAL
- 30 INSTALL 1" PVC WATER LATERAL
- 31 TAP INTO EXISTING WATERLINE AND INSTALL 1" WATER METER

**SOIL TYPES**

#52B HAZELAIR SILTY CLAY LOAM, SOIL GROUP D, MODERATELY WELL DRAINED



**GRADING PLAN  
FOR  
COURTLAND MFG., INC.**

CITY OF LOWELL

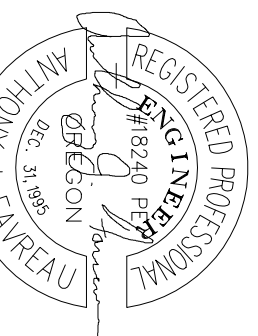
TAX MAP 19-01-11-00  
TAX LOT 413

APPROVED:		DATE	
DESIGNED		DRAWN	
CHECKED		DATE 08-13-19	

DATE	BY	DESCRIPTION	APP.
REVISIONS			

PLANS PREPARED BY:  
**THE FAVREAU GROUP  
CIVIL ENGINEERING**

3750 NORWICH AVE.  
EUGENE, OR 97408 (541) 683-7048



PRELIMINARY

ATTACHMENT C  
CITY OF LOWELL  
NOTICE OF PUBLIC HEARING  
Mailing Date August 6, 2019

Notice is hereby given for a Public Hearing by the Lowell Planning Commission for a **Site Plan Review** for a cabinet shop with office.

The Hearing will occur on August 26, 2019 at 7:00 pm in the Lowell City Hall located at 70 North Pioneer Street in Lowell, Oregon.

**Requested Action:** New cabinet manufacturing shop with office for the property located in Lowell's industrial zoned land off North Moss Street.

**Owner/Applicant:** LID-2, LLC / Court Gardner  
**Applicant's Representative:** Anthony Favreau, The Favreau Group  
**Property Location:** no address assigned  
**Assessor Map:** 19-01-11-00  
**Tax Lot:** 413  
**Existing Area:** 1.16  
**Existing Zone:** L-1 Light Industrial

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 70 North Pioneer Street, Lowell, Oregon 97452 or emailed to Jared Cobb, City Administrator, at [jcobb@ci.lowell.or.us](mailto:jcobb@ci.lowell.or.us). Or to Henry Hearley, Lane Council of Governments, 859 Willamette Street, Suite 500, Eugene, OR, 97401, [hhearley@lcog.org](mailto:hhearley@lcog.org) 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 August 22, 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](mailto:hhearley@lcog.org)  
541-682-3089



