

**AGENDA**  
**PLANNING COMMISSION MEETING**  
**WEDNESDAY, MAY 29, 2019 – 7:00 PM**  
Maggie Osgood Library  
70 N. Pioneer Street, Lowell, OR 97452

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
  - a. April 3, 2019
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
  - a. Lowell Downtown Master Plan, including Proposed Comprehensive Plan and Land Development Code Amendments
    - Public Hearing
    - Commission Deliberation
    - Commission Recommendation
- 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  
April 3, 2019**

The meeting was called to order at 7:02 PM by Commissioner Chair Dragt.

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

**Members Absent:** Stacie Harris has resigned

**Administer Oath of Office:** CA administered Oath of Office to John Myers.

**Approval of Planning Commission Minutes:** Commissioner Swain moved to approve minutes from February 6, 2019, second by Commissioner Wallace. PASS 3:0 Abstained Commissioner Myers.

**Old Business:** None

**New Business:**

- a. **Land Use File 2019-01 – Site Plan Review for Lowell High School Gymnasium**

**Close Public Meeting: 7:07 PM**

**Open Public Hearing: 7:07 PM**

**Land Use File 2019-01 – Site Plan Review for Lowell High School Gymnasium**

- **Staff Report** – Henry Hearley Assistant Planner for LCOG, presented report, with recommendation to approve site plans with conditions of approval.
- **Applicants Presentation** – Chris Walkup, GLAS Architects, LLC representing the Lowell School District, addressed conditions of approval and commissioners questions.

**Public Hearing Closed: 7:24 PM**

**Reconvene Public Meeting: 7:24 PM**

- **Commission Deliberation** - Discussion on sidewalk plans followed.
- **Commission Decision** – Commissioner Dragt move to approve this application for development, permit based on the standards, findings, conclusions and recommendations stated in the staff report except for the following items; a 6 ft. wide sidewalk extending from the NE corner of lot up to existing sidewalk on Main St. with the applicant to provide cold joints at regular intervals, prior to Certificate of Occupancy, second by Commissioner Swain. PASS 4:0

**Other Business:** Commissioner Swain announced his resignation.

**Adjourn: 7:36 PM**

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

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

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

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

DRAFT

**\*\* DRAFT\*\***  
**CITY OF LOWELL**  
**ORDINANCE NO. XXX**

**AN ORDINANCE ADOPTING THE LOWELL DOWNTOWN MASTER PLAN AS A REFINEMENT PLAN TO THE LOWELL COMPREHENSIVE PLAN AND AMENDING THE LOWELL COMPREHENSIVE PLAN MAP ACCORDINGLY, AND ADOPTING ONE AMENDMENT TO THE LOWELL LAND DEVELOPMENT CODE TO REFERENCE THE LOWELL DOWNTOWN MASTER PLAN FOR SITE PLAN REVIEW.**

**WHEREAS**, the City of Lowell City Council, through enactment of Ordinance XXX, has adopted the Lowell Downtown Master Plan (Exhibit B); and

**WHEREAS**, the City of Lowell City Council, through enactment of Ordinance XXX, has adopted one amendment to the Lowell Land Development Code ((Title 19) (Exhibit C); and

**WHEREAS**, the City of Lowell Planning Commission reviewed the proposal on May 29, 2019, at a Public Hearing, and recommended approval of the proposed Lowell Downtown Master Plan and amendment to the Lowell Land Development Code; and

**WHEREAS**, evidence exists within the record (Exhibit A) indicating that the proposal meets the requirements of the City of Lowell Comprehensive Plan, Land Development Code and the requirements of applicable state and local law, including consistency with Oregon's Statewide Planning Goals; and

**WHEREAS**, the City of Lowell City Council has conducted public hearings and is now ready to take action;

NOW THEREFORE THE CITY OF LOWELL ORDAINS AS FOLLOWS:

**Section 1.** The City of Lowell City Council adopts the Comprehensive Plan Map Amendment, as set forth in Exhibit B.

**Section 2.** The City of Lowell City Council adopts the Comprehensive Plan Map Amendment, as set forth in Exhibit C.

**Section 3.** The City of Lowell City Council adopts the Findings of Fact, attached as Exhibit A, which include findings addressing the consistency of the proposed amendments with the City of Lowell Comprehensive Plan, Land Development Code, and Oregon's Statewide Planning Goals.

**Section 4.** Severability. If any phrase, clause, or part of this Ordinance is found to be invalid by a court of competent jurisdiction, the remaining phrases, clauses, and parts shall remain in full force and effect.

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 20 19.

Signed by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

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## EXHIBIT A

### \*FINDINGS OF FACT\*

#### LOWELL DOWNTOWN MASTER PLAN COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENTS

##### I. APPLICABLE CRITERIA

The Lowell Downtown Master Plan is proposed to be adopted as a refinement plan of the Lowell Comprehensive Plan. The goals and policies of the Downtown Master Plan will provide policy direction for the area identified within the Downtown Master Plan. Section 9.253 *Amendments* of the Lowell Land Development Code (LDC) outlines the following key approval criteria for Comprehensive Plan Amendments:

##### **LOWELL LAND DEVELOPMENT CODE, SECTION 9.303**

*(b) Decision Criteria.*

*All requests for an amendment to the text or map of this Code or the Comprehensive Plan may be permitted upon authorization by the City Council in accordance with following findings:*

- (1) The proposed amendment does not conflict with the intent of the Comprehensive Plan.*
- (2) There is a need for the proposed amendment to comply with changing conditions, new laws or to correct existing deficiencies.*
- (3) The amendment will not have a significant adverse impact on adjacent properties.*
- (4) The amendment will not have a significant adverse impact on the air, water and land resources of the City*
- (5) The amendment will not have a significant adverse impact on public facilities, transportation, the economy, and on the housing needs of the City.*
- (6) The amendment does not conflict with the intent of Statewide Planning Goals.*

##### II. FINDINGS

##### **LOWELL LAND DEVELOPMENT CODE: SECTION 9.253 AMENDMENTS**

*It is recognized that this Code or the Lowell Comprehensive Plan may require amendments to adjust to changing circumstances. An amendment may require either,*

*(a) Legislative Decision as defined in Section 9.303 ...*

*Amendments may be either Text Amendments or Map Amendments. The City utilizes a single land use map as a Comprehensive Plan Map and a Zoning Districts Map, therefore a*

*zone change map amendment is an amendment to the Lowell Comprehensive Plan and the Lowell Land Development Code.*

*(a) Amendment Application.*

*An Amendment to this Code may be initiated by the City Council, the Planning Commission or by application of a property owner....*

**FINDING: The City of Lowell initiated the Downtown Master Plan. The Plan proposes changes to the Lowell Comprehensive Plan Map and proposes policies applicable to a defined downtown area.**

***SECTION 9.303 (b) Decision Criteria.***

***These criteria (outlined above) are addressed individually within this findings document.***

*(c) Decision Process.*

*(1) Text amendments or zone change map amendments that affect a group or class of properties within the City requires a "Legislative Decision" by the City Council with recommendation by the Planning Commission in conformance with the Legislative Public Hearing procedures of Section 9.307.*

**FINDING: The procedures outlined in the Lowell Land Development Code for Legislative Public Hearing procedures and notice have been met, including proper DLCDC notice. All property owners impacted by the plan amendments have also been provided notice consistent with the requirements of Measure 56. The proposal is consistent with the Lowell Land Development Code.**

**LOWELL LDC SECTION 9.303 (b)(1)**

*The proposed amendment does not conflict with the intent of the Comprehensive Plan.*

***(COMPREHENSIVE PLAN SECTION 9.914 – COMPREHENSIVE PLANNING)***

***(d) Plan Amendments and Local Plan Changes***

*Plan Amendments should be made as needed to maintain the Plan as an up-to-date guideline for urban development in Lowell. Section 9.253 of the Land Development Code provides the procedures for Code or Plan Amendments.*

*Plan Amendments include text or land use map changes that have widespread and significant impact within the community. The Comprehensive Plan or Land Development Code should be revised as community needs change or when development occurs at a different rate than contemplated by the Plan. Major revisions should not be made more frequently than every five years unless changing conditions warrant this significant action.*

...

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*Major Amendments and Local Changes to the Plan or Code must be adopted by the City Council following a recommendation by the Planning Commission based upon citizen involvement, and coordination with other governmental units and agencies. Citizens in the area and affected governmental units will be given an opportunity to review and comment prior to any proposed Plan or Code change.*

**FINDING: The need for attention to Lowell’s Downtown Area has been clear over decades of decline and local efforts to address it. The City, through outreach and coordination with other government agencies has established a clear need for amendment to the Lowell Comprehensive Plan. Such change has not occurred within the last five years. The proposed plan has been shared with affected government agencies, including Lane County, Lowell School District, and the Lowell Rural Fire Protection District. The public has also been given opportunities to review and comment.**

***f) City/County Coordination***

*The Lowell Urban Growth Boundary (UGB) and the City Limits are contiguous. That is, they are the same boundary. An “Area of Interest” (AOI) or area of mutual concern was established in 2000 in a “Joint Agreement for Planning Coordination Between Lane County and the City of Lowell”. The City has outright planning responsibility for the area within the City/UGB boundary. The County has planning responsibility for the AOI although it will submit proposed changes and development proposals to the City for review and comment prior to issuing a decision on specified Land Use Action*

**FINDING: The proposed Downtown Master Plan does not include any expansion into the County. The plan does involve concepts for Streets within the City of Lowell which are under Lane County jurisdiction. The County has been a participant in the planning process and has had the opportunity to review the Plan.**

***(g) Plan Implementation***

*Implementation measures are intended to assist in putting the Plan into effect. Generally, Plan implementation includes the enactment of regulatory measures pertaining to land development such as zoning and subdivision regulations that are contained in the Lowell Land Development Code, but also include other studies, reports, standards, plans and ordinances. Capital Improvement Programs or other management measures also assist in implementing Planning Goals and Policies. The Plan and implementing ordinances will be adopted by the Lowell City Council after review and recommendation by the Planning Commission and public participation and public hearings. Implementation ordinances will be reviewed and revised as needed. The Plan, supporting documents, and implementing ordinances will be maintained on file in the Lowell City Hall and are easily accessible to the public.*



**FINDING:** Implementation of the proposed Lowell Downtown Master Plan will largely be enacted through amendments to the Lowell Land Development Code (through zoning). Included within this adoption package is one amendment to the Zoning Code which incorporates a change to the Site Plan review language to include as a Site Plan criteria – consistency of proposed development with Downtown Master Plan policies. Development Code changes are immediately planned following this adoption and will involve another public outreach process, coordination with affected government agencies and a hearing process.

***(h) Plans***

*There are several specific plans and planning studies that are referenced in the Lowell Comprehensive Plan, but are not a part of the adopted plan. They are identified and referenced in the applicable topic section of the Plan.*

**FINDING:** The Lowell Downtown Master Plan will be adopted as a “specific” or “refinement” plan of the Lowell Comprehensive Plan. The Comprehensive Plan will be amended in order to make appropriate reference to the Lowell Downtown Master Plan.

***(j) Zoning and the Comprehensive Plan***

*The Comprehensive Plan, while a guide for zoning actions, is not a zoning regulation. Zoning regulations are detailed pieces of legislation that are intended to implement the proposals of the Comprehensive Plan by providing specific standards for use of land in various districts within the community. It is important that zone change proposals be considered in relation to the policies and aims of the Comprehensive Plan. Amendments to the Zoning provisions of this Code that are consistent with the Comprehensive Plan can proceed as provided in the Code. However, zoning amendments that are contrary to the intent of the Comprehensive Plan should be reviewed first as a potential Plan change. If the zoning amendment is deemed in the public interest, then the Comprehensive Plan should be so amended before action on the zoning amendment proceeds. This procedure should guarantee essential coordination between the two planning instruments.*

**FINDING:** Implementation of the proposed Lowell Downtown Master Plan will largely be enacted through amendments to the Lowell Land Development Code (through zoning). Included within this adoption package is one amendment to the Zoning Code which incorporates a change to the Site Plan review language to include as a Site Plan criteria – consistency of proposed development with Downtown Master Plan policies. Development Code changes are immediately planned following this adoption and will involve another public outreach process, coordination with affected government agencies and a hearing process.

**Section 9.919: Planning Goals and Policies**

This section of the Lowell Comprehensive Plan addresses the first two Statewide Planning Goals, *Goal 1- Citizen Involvement and Goal 2 - Land Use Planning.*

The following goals were identified as applicable

*Goal 1: “to encourage development in a planned and considered manner consistent with the community’s vision, general health, safety and welfare.”*

*Goal 5: “to achieve effective communication between city residents and city officials and to provide an ongoing opportunity for all persons to participate in all phases of the planning process.”*

The following associated Policies were found to be applicable:

*Policy 8: “An active and on-going citizen involvement program shall be maintained by the City to insure that all citizens have an opportunity to be informed and involved in the planning process”*

*Policy 9: “The City of Lowell shall reinforce the applicable Statewide Planning Goals as they apply to the community through specific goals, objectives and policies in response to community needs.”*

**FINDING: Consistent with the Lowell Comprehensive Plan, a Downtown Steering Committee has been formed as a part of the Lowell Downtown Master Planning process. The Steering Committee is made up of Lowell residents that represent a diverse range of backgrounds, and interests. The volunteer Committee is composed of existing members of the Planning Commission, Economic Development Committee, Parks and Recreation Committee, and at-large residents. It will be the Committee’s responsibility to guide progress, review deliverables, provide feedback, promote community involvement and provide direction to staff. Members of the Steering Committee included:**

**Lowell Downtown Master Plan Steering Committee:**

<b>Member</b>	<b>Affiliations</b>
Aaron Graham	At-large resident, Parks and Recreation Committee
Pat Woodhurst	Parks and Recreation Committee
William George	Economic Development Committee
Michael Galvin	Lowell School Board, Economic Development Committee
Jerry Bjornstad	Planning Commission, Economic Development Committee
Lon Dragt	Lowell Rural Fire Protection District, Planning Commission
Lisa Bee-Wilson	Economic Development Committee
Don Swain	Planning Commission
Robert Burr	Economic Development Committee
Syd Singer	At-Large resident

Lowell, and other area residents, had numerous opportunities to become aware of, and engage in planning process related to the Downtown Master Plan. These opportunities included a survey to every resident in town, a booth at the Blackberry Jam Festival, several open houses and a design workshop. Page 12 of the Master Plan catalogues public outreach, and Technical Memorandum 3 (an appendix to the Downtown Master Plan) outlines public outreach in greater detail.

The proposed Lowell Downtown Master Plan is consistent with these Plan Goal and Policies.

**Section 9.929: Environment**

*The following environmental goal is applicable to the proposal.*

*Goal 2 “The City shall encourage developments that reinforce the aesthetic appeal of the community’s natural setting.”*

**FINDING:** The community and Steering Committee have identified Lowell’s natural assets as one of its key strengths. Maintaining Lowell’s environmental quality is essential to the livability of the community. All decisions were made considering how any future growth and development may impact the natural environment. This goal was particularly important in considering the development of street scape plans, and other landscape improvements. The proposal is consistent with this policy.

**Section 9.939: Population and Economy**

*The following policies were found to be applicable to the proposal.*

*Policy 1: “The City of Lowell shall strive for continual and substantial progress toward improving the quality of life for area residents including livability and economic prosperity.”*

*Policy 2 “The City shall actively encourage young families with children to locate in Lowell to support and maintain the Lowell School District.”*

**FINDING:** The proposed Downtown Master Plan promotes a balance of livability and economic prosperity. The Master Planning process was conducted in consultation with the Lowell School District and reflects feedback about ways that the downtown can support the school’s positive momentum and contribute to attracting young families. The proposal is consistent with these policies.

*Policy 7 “The City recognizes the need to create a centralized downtown business district in Lowell and shall encourage new retail, office and service commercial developments to locate there.”*

**FINDING:** Perhaps no Comprehensive Plan policy is more directly addressed by the Downtown Master Plan than Policy 7. Although a “centralized downtown business district”

exists in Lowell currently, the proposed Lowell Downtown Master Plan outlines a revitalized and more deliberate strategy for attracting retail, office and service commercial developments. The proposal is consistent with this policy

**Goal 9.949: Housing Goals and Policies**

The following goal was identified as applicable

*Goal 1: "To increase opportunities for all citizens of Lowell to enjoy safe, decent, sanitary housing at affordable prices."*

The following associated Policies were found to be applicable:

*Policy 1: "The City shall strive to provide all citizens of the community with the opportunity to live in sound housing, adequate to their needs, at reasonable cost relative to their income."*

*Policy 9: "The City shall support a wide range of housing types and innovative residential design and planning concepts."*

**FINDING: The Downtown Master Planning process looked at existing and potential locations for affordable housing. The Comprehensive Plan addresses the future need of a diverse selection of housing units to meet all income levels of Lowell residents, including the desire to see a variety of mixed uses locating in the downtown core. The proposal is consistent with these policies.**

*Policy 6: "The City shall develop standards for mixed use housing and commercial use in its downtown commercial core as part of Downtown Development Plan."*

**FINDING: Lowell residents and the Downtown Steering Committee guided a concept promoting an active downtown core that involves mixed uses with ground floor commercial and residential above. These mixed uses have the ability to reignite a downtown core by bringing both commercial uses and people into downtown. The proposal is consistent with this policy.**

*Policy 5: "The City shall continue to support increased residential development while also encouraging business and commercial activities that support residential community needs."*

*Policy 14: "The City shall support orderly in-fill development of underdeveloped land in existing residential areas."*

**FINDING: The Downtown study area includes some residentially zoned/designated lands. The plan does introduce policy that would transition certain areas from housing to commercial or institutional use. In almost every case, this is already happening (through school ownership, for example). The Plan also introduces residential aspects into parts of downtown which do**

not currently allow housing. It requires housing in some areas where uses have been limited, most recently, to commercial. The proposal is consistent with these policies.

**Goal 9.959: Land Use Goals and Policies**

The following goal was identified as applicable

*Goal 4 “To provide an inviting Downtown Core Area enhanced with mixed uses, sidewalks, bike lanes, landscaping, distinctive lighting and underground facilities.”*

*The following associated Policies were found to be applicable:*

***Residential***

*Policy 3 “The City shall encourage the removal and rehabilitation of unused or abandoned/dilapidated buildings.”*

*Policy 7 “The City shall encourage in-fill development on over-sized lots.”*

*Policy 8 “The City shall consider mixed use developments within the downtown core area.”*

**FINDING: The Downtown Master Plan proposes or supports appropriate reuse of underutilized buildings within the downtown area and encourages mixed use development. The proposal is consistent with these policies.**

***Commercial***

*Policy 10 “The City shall complete a Downtown Development Plan to encourage commercial and public uses to locate within the Downtown Core Area.”*

*Policy 11 “The City shall encourage commercial facilities that will serve the needs of the community as well as those of the visiting tourists and recreational participants.”*

*Policy 12 “The City shall ensure that future commercial development will not have a significant adverse effect on surrounding land uses.”*

*Policy 13 “Vehicular and pedestrian efficiency and safety shall be required criteria for all commercial developments.”*

*Policy 14 “The City shall encourage redevelopment of existing commercial properties that are underutilized or those that have fallen into disuse.”*

**FINDING: The proposed Downtown Master Plan advances development concepts that promote downtown development in service of local residents, visitors, and adjacent land uses and property owners. The proposal is consistent with these policies.**

***Open Space***

*Policy 24 "The City shall require inclusion of landscaping as an integral part of site and street developments."*

**FINDING: The Downtown Master Plan provides a concept and policies which will promote landscaping improvements (including street trees) and robust street improvements. The proposal is consistent with these policies.**

***LOWELL LDC SECTION 9.303 (b)***

*(2) There is a need for the proposed amendment to comply with changing conditions, new laws or to correct existing deficiencies.*

**FINDING: The need for attention to Lowell's Downtown Area has been clear over decades of decline and local efforts to address it. The City, through outreach and coordination with other government agencies has established a clear need for amendment to the Lowell Comprehensive Plan to revitalize land uses within Lowell's downtown area. New laws and policies are need to address existing deficiencies. This criterion is met.**

***LOWELL LDC SECTION 9.303 (b)***

*(3) The amendment will not have a significant adverse impact on adjacent properties.*

**FINDING: The Lowell Downtown Master Planning process included numerous opportunities for public and other stakeholder feedback. The plan's concepts have also been iterative, taking into account potential adverse impacts on adjacent properties. The Downtown Master Plan Steering Committee was composed of existing members of the Planning Commission, Economic Development Committee, Fire Protection District, Parks and Recreation Committee, and at-large residents. The Committee's guides progress, reviewed deliverables, provided feedback and promoted community involvement and awareness. This criterion is met.**

***LOWELL LDC SECTION 9.303 (b)***

*(4) The amendment will not have a significant adverse impact on the air, water and land resources of the City*

**FINDING: The community and Steering Committee have identified Lowell's natural assets as one of its key strengths. Maintaining Lowell's environmental quality is essential to the livability of the community. All decisions were made considering how any future growth and development may impact the natural environment. This goal was particularly important in considering the development of street scape plans, and other landscape improvements. This criterion is met.**

***LOWELL LDC SECTION 9.303 (b)***

*(5) The amendment will not have a significant adverse impact on public facilities, transportation, the economy, and on the housing needs of the City.*

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**FINDING:** The proposed Downtown Master Plan advances development concepts that promote downtown development in service of local residents, visitors, and adjacent land uses and property owners. The process considered major transportation routes and the mobility of people and commerce. The planning process also looked at existing and potential locations for affordable housing and considered the need for a diverse selection of housing units to meet all income levels of Lowell residents, including the desire to see a variety of mixed uses locating in the downtown core. The proposal is consistent with this criterion

***LOWELL LDC SECTION 9.303 (b)***

*(6) The amendment does not conflict with the intent of Statewide Planning Goals.*

**OREGON STATEWIDE PLANNING GOALS**

The proposal is consistent with the following applicable Statewide Planning Goals; Statewide Planning Goals not cited below are found to not be applicable to this amendment.

***GOAL 1: CITIZEN INVOLVEMENT [OAR 660-015-000(1)].*** *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

**FINDING:** Consistent with the Lowell Comprehensive Plan, a Downtown Steering Committee has been formed as a part of the Lowell Downtown Master Planning process. The Steering Committee is made up of Lowell residents that represent a diverse range of backgrounds, and interests. The volunteer Committee is composed of existing members of the Planning Commission, Economic Development Committee, Parks and Recreation Committee, and at-large residents. It will be the Committee's responsibility to guide progress, review deliverables, provide feedback, promote community involvement and provide direction to staff.

Lowell, and other area residents, had numerous opportunities to become aware of, and engage in planning process related to the Downtown Master Plan. These opportunities included a survey to every resident in town, a booth at the Blackberry Jam Festival, several open houses and a design workshop. Page 12 of the Master Plan catalogues public outreach, and Technical Memorandum 3 (an appendix to the Downtown Master Plan) outlines public outreach in greater detail.

***GOAL 2: LAND USE PLANNING [OAR 660-015-000(2)]***

*To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

*All land-use plans and implementation ordinances shall be adopted by the governing body after public hearing and shall be reviewed and, as needed, revised on a periodic cycle to take*

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*into account changing public policies and circumstances, in accord with a schedule set forth in the plan. Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review and revision of plans and implementation ordinances.*

**FINDING: The proposal is consistent with Goal 2 because:**

- **The Code and Comprehensive Plan amendments provide a factual basis for land use decisions based on technical analyses used to develop the amendments.**
- **The ordinance adopting the amendment to the Comprehensive Plan and development code, will be adopted by City Council after a public hearing.**
- **Opportunities have been and will be provided for review and comment by citizens and affected governmental units.**

***GOAL 5: OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES.*** *To conserve open space and protect natural and scenic resources.*

**FINDING: These amendments do not create or amend the City’s list of Goal 5 resources, do not amend a code provision adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5, do not allow new uses that could be conflicting uses with a significant Goal 5 resource site and do not amend the acknowledged urban growth boundary. City owned parks are addressed under Goal 8. The proposal is consistent with Goal 5.**

***GOAL 6: AIR, WATER AND LAND RESOURCE QUALITY.*** *To maintain and improve the quality of air, water and land resources.*

**FINDING: Goal 6 addresses waste and process discharges from development, and is aimed at protecting air, water, and land from impacts from those discharges. The amendments do not affect the City’s ability to provide for clean air, water, or land resources. In fact, one of the main objective of the amendments is to implement transportation infrastructure strategies that will have a net benefit on water and air quality. Goal 6 is satisfied.**

***GOAL 7: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS.*** *To protect life and property from natural disasters and hazards.*

**FINDING: Goal 7 requires that local government planning programs include provisions to protect people and property from natural hazards such as floods, landslides, earthquakes and related hazards, tsunamis and wildfires. The Goal prohibits development in natural hazard areas without appropriate safeguards. The amendments do not affect the City’s restrictions on development in areas subject to natural disasters and hazards. Further, the amendments**



do not allow for new development that could result in a natural hazard. Accordingly, Goal 7 does not apply.

**GOAL 8: RECREATIONAL NEEDS.** *To satisfy the recreational needs of both citizens and visitors to the state.*

**FINDING:** Goal 8 ensures the provision of recreational facilities to Oregon citizens. The Lowell Downtown Master Planned proposes some reconfiguration of park areas in Downtown Lowell (consistent with the contemporary Lowell Parks and Open Space Master Planning process). The City has no net loss of public park land and has a configuration that will better accommodate park uses. Additionally, several regulations are designed to facilitate improved access to park areas and a safer park experience. Accordingly, the amendments are consistent with Goal 8.

**GOAL 9: ECONOMIC DEVELOPMENT.** *To provide adequate opportunities for a variety of economic activities vital to public health, welfare and prosperity.*

**FINDING:** The proposed Downtown Master Plan promotes a balance of livability and economic prosperity. The Master Planning process was conducted in consultation with the Lowell School District and reflects feedback about ways that the downtown can support the school's positive momentum and contribute to attracting young families. The proposal is consistent with Goal 9.

**GOAL 10: HOUSING.** *To provide for the housing needs of citizens of the state.*

**FINDING:** The Downtown Master Planning process looked at existing and potential locations for affordable housing. The Comprehensive Plan addresses the future need of a diverse selection of housing units to meet all income levels of Lowell residents, including the desire to see a variety of mixed uses locating in the downtown core. The proposal is consistent with these policies. Lowell residents and the Downtown Steering Committee guided a concept promoting an active downtown core that involves mixed uses with ground floor commercial and residential above. These mixed uses have the ability to reignite a downtown core by bringing both commercial uses and people into downtown. The proposal is consistent with this policy. The Downtown study area includes some residentially zoned/designated lands. The plan does introduce policy that would transition certain areas from housing to commercial or institutional use. In almost every case, this is already happening (through school ownership, for example). The Plan also introduces residential aspects into parts of downtown which do not currently allow housing. It requires housing in some areas where uses have been limited, most recently, to commercial. The proposal is consistent with these policies.

**GOAL 11: PUBLIC FACILITY PLANNING.** *To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

*Urban Facilities and Services-Refers to key facilities and to appropriate types and levels of at least the following: police protection; sanitary facilities; storm drainage facilities; planning, zoning and subdivision control; health services; recreation facilities and services; energy and communication services; and community governmental services.*

**FINDING: The amendments provide prioritization and for deliberate anticipation of public improvements. Projects outlined within the Downtown Master Plan include planning level cost estimates, priorities reflective of public and decision maker feedback. It also outlines necessary and recommended partnerships for facility development. Statewide Planning Goal 11 is satisfied.**

**GOAL 12: TRANSPORTATION.** *To provide of a safe, convenient and economic transportation system.*

The Transportation Planning Rule (OAR 660-012-0060), which implements Statewide Planning Goal 12, provides:

*(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

*(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*

*(b) Change standards implementing a functional classification system; or*

*(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*

*(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*

*(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*

*(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

**FINDING:** The amendments are aimed toward the provision and encouragement of a safe, convenient, and economic transportation system. A major aim of Goal 12 and the Transportation Planning Rule are to minimize the use of the automobile, vehicle miles travelled, and encourage multi-modal uses. The code amendments reduce the number of required parking spaces in the City encouraging more development (services) in the downtown core, consequently reducing the need for more distant travel. The amendments also encourage different modes of transportation through proposed improvements.

Regarding the TPR language quoted above, the amendments do not change the functional classification of a transportation facility or change the standards implementing a functional classification system. Therefore, the amendments do not have a significant effect under (a) or (b). In regards to (c), the amendments will not significantly increase the level of development beyond that allowed currently. Therefore, the amendments do not significantly affect any existing or future transportation facilities. Based on the above findings, the amendments are consistent with Statewide Planning Goal 12.

***GOAL 13: ENERGY CONSERVATION.*** *Requires development and use of land that maximizes the conservation of energy based on sound economic principles.*

**FINDING:** To the extent the amendments impact energy conservation, they are consistent with Goal 13. All of the following elements, which are part of the proposed amendments, are utilized: building height, density of uses, and compatibility of and competition between competing land use activities.

**CONCLUSION:**

The Lowell Downtown Master Plan is consistent with the applicable criteria.