

AGENDA
PLANNING COMMISSION MEETING
WEDNESDAY, JULY 10, 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. May 29, 2019
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - a. Land Use File 2019-02 – Conditional Use Permit/Home Occupation for 569 E. First Street
 - 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
May 29, 2019**

The meeting was called to order at 7:00 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 April 3, 2019, second by Commissioner Wallace. PASS 3:0

Old Business: None

New Business:

- a. **Lowell Downtown Master Plan, including Proposed Comprehensive Plan and Land Development Code Amendments**

Close Public Meeting: 7:01 PM

Open Public Hearing: 7:01 PM

Lowell Downtown Master Plan, including Proposed Comprehensive Plan and Land Development Code Amendments

- **Staff Report** – Jake Callister, Senior Planner with Lane Council of Governments, presented report, with explanation of Master Plan, Comprehensive Plan and Land Development Code.
- **Public Comments** – Debbie Mee, 85 N Moss Street, Rick Garlitz, 10912 SW Parkview Drive, Wilsonville, Don Blevins 1338 D Street, Springfield, Hall O’Regan 62 E 3rd Street asked questions.

Public Hearing Closed: 8:26 PM

Reconvene Public Meeting: 8:26 PM

- **Commission Deliberation** - Commissioner Wallace approved of the plan including the change of moving sidewalk project from Phase 2 into Phase 1. Commissioner Dragt believes it can be useful for everyone and supports the plan.
- **Commission Decision** – Commissioner Dragt moved that the Planning Commission approve the **Lowell Downtown Master Plan, including Proposed Comprehensive Plan and Land Development Code Amendments** and recommends them to the City Council , second by Commissioner Myers. **PASS 3:0**

Other Business: None

Adjourn: 8:30 PM

Approved: _____
Lon Dragt - Chair

Date: _____

Attest: _____
Jared Cobb, City Recorder

Date: _____

DRAFT

Staff Report
Conditional Use Permit / Home Occupation
569 East 1st Street, Lowell, OR, 97452
LU 2019-02 Staff Report Date: July 3, 2019

1. **Proposal.** The Planning Commission is being asked to review and render a decision on a conditional use permit request to allow a home occupation in the form of a hair salon on a property owned by Ms. Kristin Inman located at 569 East 1st Street in a single-family zoned residential lot on Assessor's Map and Taxlot 19-01-14-13-00600. Ms. Inman is proposing to utilize up to 500 square feet of the residence as a licensed hair salon. Ms. Inman has confirmed in her application her hair salon is a limited liability company registered with the secretary of state and holds a facility license through the Oregon Board of Cosmetology.
2. **Approval Criteria.** LDC, Section 9.251, paragraph (b) establishes the decision criteria for a conditional use, paragraph (d), establishes the decision process required for conditional uses. In review of a conditional use permit application, Planning Commission may also impose additional standards as listed in paragraph (c). Furthermore, the nature of this conditional use permit request Section 9.702 (Home Occupation Standards) must be considered.

An application for a conditional use permit requires a quasi-judicial public hearing before the Planning Commission. Following public hearing and after evaluating the application against the decision criteria contained in LDC Section 9.251(b), the Planning Commission must adopt findings which approve, deny or conditionally approve the conditional use permit application and may attach any reasonable standards of development to attain compliance with the zoning district and the LDC.

3. **Notice.** Notice of the application for conditional use permit (LU 2019-02) was sent to surrounding property owners within a 300-foot buffer of the subject property on May 21, 2019. Referral notice was sent to the Lowell Rural Fire Protection District, ODOT and Lane County for comment on the pending conditional use request. Lane County has issued a "no comment" on the proposal.
4. **Staff review of applicable criteria for a conditional use:**

LDC 9.251. (b) Decision Criteria. Conditional uses listed in this Code may be permitted, altered, or enlarged upon authorization of the Planning Commission in accordance with the following findings:

(1) That the proposed development can comply with Zoning District standards with Conditions of Approval.

Discussion: The applicant is requesting a conditional use permit to operate a salon as a home occupation in her primary residence located in the R-1 zone. Pursuant to LDC a home occupation is a permitted use in the R-1, subject to conditional use permit standards. Accordingly, the applicant has submitted a land use request for a home occupation in the R-1 zone. By requesting a conditional use permit to operate a home occupation in the R-1 zone, the

applicant therefore comply with the Zoning District standards.

Recommended FINDING for approval: The request and authorization of a conditional use permit to operate a home occupation in the R-1 zone can bring the property into compliance with applicable criterion and standards. Criterion met.

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

Recommended FINDING for approval: The approval of a conditional use permit for the use of 500 square feet of a primary residence in the R-1 zone for a home occupation, as conditioned in this staff report and findings, can comply with applicable 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: In their application and narrative, the applicant states parking is available at the primary residence (where the home occupation will be located) in the form a driveway or on-street parking on 1st street. The applicant/property owner is the sole owner/operator of the business and plans to conduct business on an “by appointment only” basis. Given the fact that the property owner is the sole operator/employee of the business and that business appointment model is designed in such a way that there will be little to-no client overlap, the proposal is not expected to have any negative impacts to traffic flow or to pedestrian and vehicular safety; future street rights-of-way are not applicable in the particular proposal.

Recommended FINDING for approval: The granting of the proposed conditional use permit will not cause negative impacts to traffic flow or to pedestrian and vehicular safety and future rights-of-way. 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/property owner state in their application narrative, that facility standards for LLCs registered with the Oregon Board of Cosmetology require a sign with street visibility. The applicant does not indicate precisely what those “street sign” standards are. The applicant has an 18 X 20 inch white/clear vinyl business decal located on one side of the property’s doors facing west. The applicant’s current 18 X 20 inch white/clear vinyl business decal is in excess of the dimensions authorized under Home Occupation standards in LDC. Home Occupation standards permit a single name plate not to exceed 1.5 square feet in area. The applicant’s current “sign” is approximately 2.5 square feet. Staff will further address this issue in a section specific to Home Occupation standards.

Recommended FINDING for approval: As conditioned in Condition of Approval #4, proposed signs or lighting will not interfere with traffic, limit visibility or impact adjacent properties.

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

proposed land division.

Discussion: The applicant confirms in their application narrative the proposed space for the home occupation meets facility standards and is up to date with OARs related to refuse and water material, chemical storage and disposal, and safety and sanitation, water supply and water disposal, and ventilation standards. Additionally, the applicant indicates there are no structural improvements required to accommodate the proposed home occupation and that all utilities serving the property are maintained underground or in conduits attached to the building. In sum, the subject property contains appropriate utility connections, and the proposed home occupation does not require any property development.

Recommended FINDING for approval: Utility connections are available at the subject property and have the ability to serve the proposed home occupation. The proposed home occupation does not require any property development. Criterion met.

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

Discussion: Staff have reviewed the Local Wetlands Inventory (LWI) map and the maps do not show any drainageways or water bodies, or wetlands on the subject property. The proposed home occupation is not expected to have any impacts on drainageways.

Recommended FINDING for approval: The proposed home occupation will not cause negative impacts to existing or proposed drainage ways including flow disruptions, contamination or erosion. Criterion met.

(7) That the proposed development will not cause negative impacts, potential hazards or nuisance characteristics as identified in Section 9.204(u) 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.

Recommended FINDING for approval: The proposed home occupation will not cause negative impacts, potential hazards, or nuisance characteristics as identified in Section 9.204(u) of the LDC.

LDC 9.702 Home Occupation Standards. A Home Occupation is a Conditional Use for any single-family home and must comply with the Conditional Use provisions of Section 9.251 and the following additional standards:

(a) The home occupation shall be secondary to the main use of the dwelling as a residence.

Recommended FINDING for approval: As indicated in the applicant's application and narrative the proposed home occupation will be secondary to the main use of the dwelling as residence.

(b) All aspects of the home occupation shall be contained and conducted within a completely enclosed building.

Recommended FINDING for approval: The proposed home occupation will be operated out of a pre-existing finished day basement, utilizing no more than 500 square feet. The proposed home occupation will be contained and conducted within a completely enclosed pre-existing finished day basement. Criterion met.

(c) The home occupation shall be limited to either a pre-existing garage or accessory structure, or not over 25% of the living area of the dwelling. If located within an accessory structure or a garage, the home occupation shall not utilize over 500 square feet of floor area.

Recommended FINDING for approval: The proposed home occupation will be contained in a pre-existing finished basement that does not comprise greater than 25% of the living area of the dwelling nor exceed 500 square feet of floor area. Criterion met.

(d) No structural alteration, except the provision of an additional entrance, shall be permitted to accommodate the home occupation. Such structural alteration shall not detract from the outward appearance of the property as a residential use.

Recommended FINDING for approval: As indicated in the applicant's written narrative, the proposed home occupation will not require any structural alteration. Criterion met.

(e) No persons other than those residing within the dwelling shall be engaged in the home occupation unless approved by the Planning Commission.

Recommended FINDING for approval: As indicated in the applicant's written narrative, the property and business owner, Ms. Kristin Inman, will be the sole owner/operator of the proposed home occupation.

(f) No window display or sample commodities displayed outside the dwelling shall be allowed.

Recommended FINDING for approval: As indicated in the applicant's written narrative, no window display or sample commodities will be displayed outside the dwelling. The proposed home occupation will display an authorized name plate sign pursuant to LDC 9.702(i). Criterion met.

(g) No materials or mechanical equipment shall be used which are detrimental to the residential use of the dwelling or any dwellings because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or any other factor.

Discussion: The applicant notes the only mechanical equipment that could potentially generate noise is a 1,500-watt hairdryer. A 1,500-watt hairdryer is a standard hairdryer one would expect to find in a home or hotel for personal use. Staff find it reasonable a 1,500-watt hairdryer will not cause detriment to surrounding residential uses. The proposed home occupation will be in operation from 11:00 A.M. to 7:00 P.M. and by appointment only. All chemical storage/disposal and ventilation will meet facility standards as required by the Oregon Health Licensing, Board of Cosmetology. Staff recommended two condition of approval to ensure continued compliance with subsection (g), above.

Recommended FINDING for approval: The proposed home occupation is not expected to cause any detriment to the surrounding properties, and where appropriate, has taken measures to safely dispose and store chemicals associated with cosmetology practices, as explained in the applicant's written narrative. Criterion met with the two following Conditions of Approval:

Condition of Approval #1: Home occupation to be in operation from 11:00 A.M. to 7:00 P.M. Monday-Saturday.

Condition of Approval #2: Applicant shall ensure appropriate measures are taken to safely dispose and store chemicals in accordance with OARs 817-010-0060, 817-060-0020, 817-060-0030, 817-020-0007, and 817-020-0009.

(h) No parking of customer vehicles in a manner or frequency that would cause disturbance or inconvenient to nearby residents or that would necessitate the provision of additional off-street parking shall be allowed.

Discussion: The proposed home occupation's client schedule has been designed in a manner that will provide for little-to-no client overlap. Clients will be able to use parking in the form of the driveway of the primary residence or on-street parking directly in front of the property. The proposed home occupation will not exceed eight customers per a 24-hour period, as indicated in the underlying CC&Rs of the property.

Recommended FINDING for approval: No parking of customers vehicles in a manner or frequency will cause a disturbance or inconvenience to nearby residents. No additional off-street parking is required. Criterion met with the following condition of approval

Condition of Approval #3: Patrons served by the home occupation shall not exceed eight customers per a 24-hour period.

(i) No signs shall be permitted except for a single name plate not to exceed 1.5 square feet in area.

Discussion: The applicant indicates in their written narrative there exists an 18 X 20 white/clear vinyl business decal located on one side of glass French doors. The vinyl business decal is in excess of the allowed 1.5 square feet for a name plate. (18 X 20 = 360 square inches; 360 square inches = 2.5 square feet). As a condition of approval, the applicant shall reconfigure the vinyl business decal not to exceed 1.5 square feet in accordance with LDC Section 9.702(i).

Condition of Approval #4: As a condition of approval, the applicant shall reconfigure the vinyl business decal not to exceed 1.5 square feet in accordance with LDC Section 9.702(i).

Recommended FINDING for approval: Name plate size criteria of Section 9.702(i) met with Condition of Approval #4.

7. Conditions of Approval

Condition of Approval #1: Home occupation to be in operation from 11:00 A.M. to 7:00 P.M. Monday-Saturday.

Condition of Approval #2: Applicant shall ensure appropriate measures are taken to safely dispose and store chemicals in accordance with OARs 817-010-0060, 817-060-0020, 817-060-0030, 817-020-0007, and 817-020-0009.

Condition of Approval #3: Patrons served by the home occupation shall not exceed eight customers per a 24-hour period.

Condition of Approval #4: As a condition of approval, the applicant shall reconfigure the vinyl business decal not to exceed 1.5 square feet in accordance with LDC Section 9.702(i).

Condition of Approval #5: Applicant shall remain in compliance with applicable standards of LDC 9.251, Conditional Uses, and LDC 9.702, Home Occupations, throughout the entire operation of the home occupation.

8. Recommendation

Staff recommends the Planning Commission **APPROVE**, as conditioned, a conditional use permit to allow a home occupation on the property listed at 569 East 1st Street, Lowell, OR, 97452 on Assessor's and Tax Lot Map 19-01-14-13-00600.

9. Attachments

Attachment A: Applicant's application and supplemental materials submitted by applicant

Attachment B: Notice

ATTACHMENT A

Kristin Inman

569 E. 1st St
Lowell, OR 97452
(541) 844-6733
krism.inman@gmail.com

April 12, 2019

City of Lowell
107 E. 3rd St
Lowell, OR 97452

To whom it may concern,

I am proposing to utilize 500 sq. ft. of my residence as a licensed hair salon located in the Sunridge development at 569 E. 1st St.

Lake Haus Salon is a limited liability company registered with the secretary of state and a facility license has been obtained through the Oregon Board of Cosmetology. The allocated space meets facility standards and is up to date with the Oregon Administrative Rules (OAR) and regulations for:

Refuse and waste material 817-010-0060

Chemical storage and disposal 817-060-0020, 817-060-0030

Safety and Sanitation, water supply and water disposal , ventilation requirements, facility standards 817-020-0007, 817-020-0009

Facility standards requires a sign with street visibility. I have an 18 x 20in white/clear vinyl business decal located on one side of glass french doors facing west. Parking is available in driveway or on 1st street in front of residence. I am the sole owner/operator of the business and work by appointment only. Typical business hours are Monday-Saturday 11am-7pm. I see no more than eight clients per business day. My neighbors are aware and accepting of the business plan. This business should not possess any nuisance or health risks to the community, as I practice proper safety with the use, storage, and disposal of chemicals. I strive to use health conscious products and practices that are environmentally friendly and people safe.

Please contact me with any further questions or concerns.

Sincerely,

Kristin Inman

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# 19-01-14-13-00600 Lot # 1672110
 Map# _____ Lot # _____
 Map# _____ Lot # _____

Street Address (if applicable): 569 E 1st St

Area of Request (square feet/acres): 500 ft²

Existing Zoning: _____

Existing Use of the Property: Residence

Proposed Use of the Property Hair Salon

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. <u>Secretary of state registry</u>	b. <u>Site map</u>
c. <u>Copy of facility license</u>	d. _____
e. <u>Sunridge general use restrictions</u>	f. _____
- _____ 5. Filing Fee: Amount Due: \$292⁰⁰ cc. JD
4-15-19

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): Kristin & Byron T. Inman Phone: (541) 844-6733
Address: 569 E 1st St
City/State/Zip: Lowell, OR 97452
Signature: Kristin Inman

APPLICANT, if Different

Name (print): Kristin Inman Phone: (541) 844-6733
Company/Organization: Lake Haus Salon LLC
Address: 569 E 1st St
City/State/Zip: Lowell, OR 97452
Signature: Krism.inman@gmail.com ↓
E-mail (if applicable): _____

APPLICANTS REPRESENTATIVE, if applicable

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

For City Use. Application Number _____
Date Submitted: 4/15/19 Received by: Joyce Dannel Fee Receipt # _____
Date Application Complete: _____ Reviewed by: _____
Date of Hearing: _____ Date of Decision _____ Date of Notice of Decision _____

Lane County Easy Property Information Lookup

Results for Address: 569 E 1ST ST, Lowell 97452

Property Data

Map and Taxlot Number 1901141300600

Site Address 569 E 1ST ST, Lowell, 97452

Acres Map Acres: 0.2 Tax Account Acres: 0.18

City Boundaries

City Limits Lowell

Urban Growth Boundary(UGB) Lowell

Interactive Maps Links

County Zone and Plan Map Viewer 1901141300600

Lane County Map Viewer 1901141300600

Tax Account Data and Maps Links

Tax Account Data 1672110

Note: Only one account shown. Property may have multiple accounts. Use the individual Property Account (IPA) search tool to verify multiple accounts.

Tax Maps 1901141

Building Permits Links

County Building Permits (LMD PRO) 1901141300600

Sales Last Three Years

Sale Date 12/20/2018 4:00:00 PM
Deed Transfer No. - Price - Analysis 2018-059125 - \$429,500 - Y - Tried to Confirm Sale

Jurisdictions

Law Enforcement Agency Lane County Sheriff (541) 682-4150

Fire District Lowell RFPD

Note: In some cases, a portion of a property may be inside a fire district while the remaining portion is outside a fire district. Please view the tax statement for your property to verify your fire district.

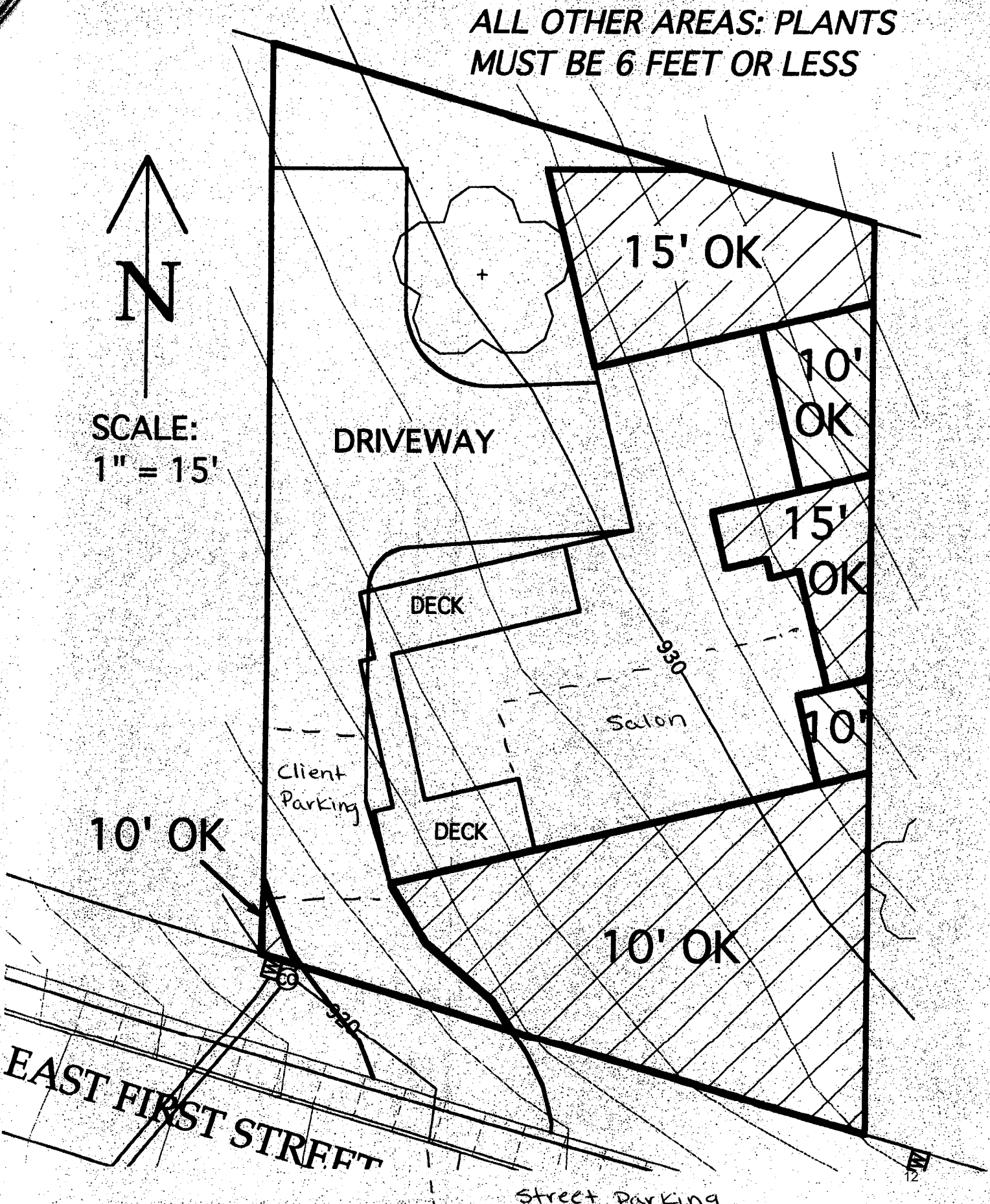
Elected Officials and Schools 569 E 1ST ST|97452

LOT 5 VEGETATION HEIGHT EXCEPTION AREAS

ALL OTHER AREAS: PLANTS
MUST BE 6 FEET OR LESS



SCALE:
1" = 15'



EAST FIRST STREET

Street parking

ARTICLE 6. GENERAL USE RESTRICTIONS

6.1 Allowed Uses. Lots shall be used primarily for residential purposes. No tent, shack, trailer, camper, recreational vehicle, or partly finished house may be used as a residence at any time. Provided, however, that visitors to a Lot may sleep in a camper or recreational vehicle parked on the Lot for up to seven (7) consecutive days, with a cumulative maximum of twenty one (21) days in any one year period. Home businesses are allowed provided that: i) the business is conducted entirely indoors; ii) the business is incidental to the residential use of the Lot; iii) workers and customers park entirely on the proprietor's Lot; iv) no more than two (2) worker and/or customer cars are visible from outside the Lot at any given time; v) no more than eight (8) customers visit the business during any twenty-four (24) hour period; and vi) the business complies with all applicable laws and regulations.

ARTICLES OF ORGANIZATION



Corporation Division
www.filinginoregon.com

E-FILED
Feb 19, 2019
OREGON SECRETARY OF STATE

REGISTRY NUMBER

152727195

TYPE

DOMESTIC LIMITED LIABILITY COMPANY

1. ENTITY NAME

LAKE HAUS SALON LLC

2. MAILING ADDRESS

569 E 1ST ST
LOWELL OR 97452 USA

3. PRINCIPAL PLACE OF BUSINESS

569 E 1ST ST
LOWELL OR 97452 USA

4. NAME & ADDRESS OF REGISTERED AGENT

KRISTIN INMAN

569 E 1ST ST
LOWELL OR 97452 USA

5. ORGANIZERS

LEGALZOOM.COM, INC.

101 N BRAND BLVD FL 11
GLENDALE CA 91203 USA

6. INDIVIDUALS WITH DIRECT KNOWLEDGE

KRISTIN INMAN

569 E 1ST ST
LOWELL OR 97452 USA

7. INITIAL MEMBERS/MANAGERS

MEMBER

KRISTIN INMAN

569 E 1ST ST
LOWELL OR 97452 USA

8. DURATION

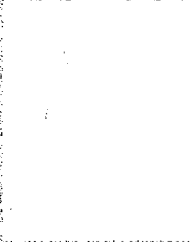
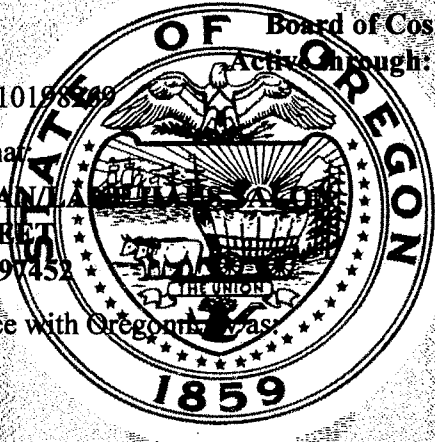
PERPETUAL

License Number: COS-FA-10198269

This document certifies that

KRISTIN INMAN/A
569 E 1ST STREET
LOWELL, OR 97452

is registered in accordance with Oregon laws as
Cosmetology Facility



Kristin Inman

SIGNATURE OF LICENSEE REGISTRY
455648

HEALTH LICENSING OFFICE
700 SUMMER ST NE STE 320
SALEM, OR 97301
503-378-8667

HEALTH LICENSING OFFICE

Date: 03/21/2019 12:49:22 PM

CREDIT CARD SALE

VISA

CARD NUMBER: *****2936 S
TRAN AMOUNT: \$210.00
APPROVAL CD: 261077
RECORD #: 000
CLERK ID: Kenny
SALES TAX: \$0.00

Thank you!

Customer Copy

Transaction RE-1410767		
3/21/2019 12:49 PM		OR0217
		79
FA1010820		3/21/20
COS 1015 Application - COS -		\$100
FA1010820		3/21/20
COS 1015 Original License - COS -		\$110
Total Paid =====		\$210

May 11, 2019

Henry Hearley
859 Willamette St. Suite 500
Eugene, OR 97401

RE: Application for Conditional Use Permit

Dear Mr. Hearley

I received notification by mail that my application is currently incomplete. I will complete the pertinent fields to the best of my knowledge regarding conditional use and home occupation standards to further help the application process.

Section 9.251 Conditional Use (1-6)

1. The proposed development complies with zoning district standards that have been approved by the Architectural Review Committee (ARC) for the Sunridge Subdivision via Shade Tree Inc.
2. This residence has been constructed and approved in its entirety. There have been no structural improvements or construction done to the property, and will not be necessary for the business to operate.
3. There is a 5ft. wide sidewalk along entire frontage of lot approved/owned/maintained by City of Lowell. I foresee no issues with pedestrian or vehicular safety.
4. All lighting fixtures are directed and/or shielded so as to confine the light to the targeted area, and within the boundaries of the lot.
5. All utilities serving the lot are maintained underground or in conduits attached to the building.

6. There is adequate drainage along the Northern edge of Sunridge lot #5 and surface drainage routed to the driveway. Property is properly landscaped to avoid erosion of land.

Section 9.702 Home Occupation Standards

- A. The home occupation is secondary to the main use of the dwelling. Our living area is separated from the business by solid walls and staircase.
- B. I will run my business out of a pre-existing finished day basement, utilizing no more than 500 square feet.
- C. All necessary utilities have already been approved and constructed prior to ownership.
- D. No further structural alterations are needed as there is a separate entrance from living area and business will be conducted entirely within an enclosed building.
- E. I, the home owner, will be the sole owner/operator of the business.
- F. Commodities will not be located outside of dwelling or visible from outside.
- G. The only mechanical equipment that could potentially cause noise would be a 1,500 watt hairdryer. Hours of operation are between 11am-7pm and by appointment only. All chemical storage/disposal and ventilation meet facility standards as required by Oregon Health Licensing, Board of Cosmetology.
- H. I have designed my schedule so there should be little to no client overlap. There is no need for additional parking as customers can park in driveway or directly in front of the lot. There will be less than 8 customers per 24 hours as stated in the Sunridge CC&R's.
- I. Facility Standards requires a sign with street visibility by law. I have a clear/white vinyl decal on the inside of a glass door that faces East First Street. The business name does not exceed 1.5 square feet. It is not intrusive to neighbors or local residents.

Sincerely,

Kristin Inman

CTIY of LOWELL
NOTICE OF PUBLIC
HEARING

Mailing Date May 21, 2019

Notice is hereby given for a Public Hearing by the Lowell Planning Commission for a conditional use permit for a home occupation in the form of a hair salon for a single-family zoned residential lot on the property located at 569 East 1st Street, Lowell, OR, 97452

The Hearing will occur on **July 10, 2019 at 7:00 pm** in the Maggie Osgood Library located at 70 North Pioneer Street.

Requested Action: Property owner wishing to operate a hair salon as a home occupation out of the primary residence.

Owner/Applicant: Kristin Inman
Property Location: 569 East 1st Street
Assessor Map: 19-01-14-13-00600
Tax Lot: 1672110
Existing Area: 0.18 acres
Existing Zone: R-1 Single-Family Residential

The Lowell Land Use Development Code specifies the applicable procedures and criteria for evaluation of the requested action. Applicable Code Sections include 9.251 Conditional Uses, 9.304 Notification, 9.306 Quasi-Judicial Public Hearings, and 9.702 Home Occupation Standards.

The specific criteria will be addressed in the Staff Report.

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 conditional use permit request requires a Public Hearing. Oral testimony may be presented at the Hearing or written testimony may be delivered or mailed to the Lowell City Hall located at 107 East Third Street, Lowell, Oregon 97452 or emailed to Henry Hearley, City Planner, at hhearley@lcog.org.

Written Testimony shall be received by the City no later than 4:00 pm on July 10, 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.

Henry Hearley
541-682-3089
City Planner
Lane Council of Governments

Subject Property



ATTACHMENT B
CTIY of LOWELL
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Requested Action: Property owner wishing to operate a hair salon as a home occupation out of the primary residence.

Owner/Applicant: Kristin Inman
Property Location: 569 East 1st Street
Assessor Map: 19-01-14-13-00600
Tax Lot: 1672110
Existing Area: 0.18 acres
Existing Zone: R-1 Single-Family Residential

The Lowell Land Use Development Code specifies the applicable procedures and criteria for evaluation of the requested action. Applicable Code Sections include 9.251 Conditional Uses, 9.304 Notification, 9.306 Quasi-Judicial Public Hearings, and 9.702 Home Occupation Standards.

The specific criteria will be addressed in the Staff Report.

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 conditional use permit request requires a Public Hearing. Oral testimony may be presented at the Hearing or written testimony may be delivered or mailed to the Lowell City Hall located at 107 East Third Street, Lowell, Oregon 97452 or emailed to Henry Hearley, City Planner, at hhearley@lcog.org.

Written Testimony shall be received by the City no later than 4:00 pm on July 10, 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.

Henry Hearley
541-682-3089
City Planner
Lane Council of Governments

Subject Property

