

**AGENDA**  
**PLANNING COMMISSION MEETING**  
**WEDNESDAY, SEPTEMBER 4 – 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. August 26, 2019
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
  - a. Interpretation of Lowell Land Development Code, Section 9.408 Non-Conforming Uses
- 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  
August 26, 2019**

The meeting was called to order at 7:07 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 July 10, 2019, second by Commissioner Wallace. PASS 3:0**

**Old Business:** None

**New Business:**

- a. **Land Use File 2019-02 – Site Plan Review for Industrial Cabinet Shop and Office Development**

**Close Public Meeting: 7:08 PM**

**Open Public Hearing: 7:08 PM**

**Land Use File 2019-02 – Site Plan Review for Industrial Cabinet Shop and Office Development**

- **Staff Report** – Henry Hearley Assistant Planner for Lane Council of Governments, presented report and recommended approval of site plan as conditioned, for the proposed development of a cabinet shop and associated office in the Light Industrial Zone.
- **Applicant Comments** – Anthony Favreau, 3750 Norwich Ave., Eugene representing Court Gardner the applicant responded to Commissioners questions and asked questions regarding conditions.
- **Public Comments** – None

**Public Hearing Closed: 7:26 PM**

**Reconvene Public Meeting: 7:26 PM**

- **Commission Deliberation** - None
- **Commission Decision** – Commissioner Meyers moved that the Planning Commission approve this application for a development permit based on the standards, findings, conclusions and recommendation stated in the staff report, second by Commissioner Wallace. PASS 3:0

**Other Business:** None

**Adjourn: 7:28 PM**

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

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

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

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

**Staff Report**  
**Planning Commission Interpretation,**  
**September 4, 2019**

1. **ACTION REQUESTED.** The Planning Commission is being asked to render an interpretation of Lowell Development Code, Section 9.408 Non-Conforming Uses (a)(3), specifically, *“In the manufacturing-research or commercial district, a pre-existing dwelling may be altered or extended, provided that such alteration or extension shall not exceed the yard, lot coverage and building height requirements specified in the nearest adjacent Residential District.”*. Section 9.105 of the Lowell Development Code (LDC) outlines the processes and procedures to be followed for an official interpretation. Staff will outline each of the processes as indicated in LDC in this staff report.
2. **SUBJECT PROPERTY.** The subject property is located at 205 East Main Street in Lowell and is owned by Mary R. Lawson. The subject property is located on Assessor’s Map and Tax Lot 19-01-14-24-02100 and contains 0.21 acres. The subject property is zoned Commercial District (C-1) and contains an existing single-story home of 1,240 finished square feet that was originally built in 1940 and an effective year-built date of 1988. The home was last inspected on November 18, 2015 (see Attachment A for Regional Land Information Database, (RLID) printout).

The zoning classification of adjacent properties are as follows:

North: Vacant grassland; Backs up to West Boundary Road – no zoning classification per RLID  
East: Tax Lot 2200; Vacant grassland; Zoned C-1 Commercial District  
South: Tax Lot 4002; Residential dwelling; Zoned R-1 Single-Family Residential  
West: Tax Lot 4900; Residential dwelling; Zoned C-2 Downtown Commercial

3. **PROCESS.** An official interpretation made by Planning Commission is one that would apply in all cases. For example, if another individual who owned a home in the C-1 zone wished to alter or extend their home, the interpretation, as arrived at by Planning Commission, would apply. Any facts that the property owner has provided or that staff has investigated are included in the record and, as such, Planning Commission may consider them when making an interpretation. The facts relied upon in the present matter are:
  - 1) Information contained in RLID print out;
  - 2) Property owner’s request and offer of an opinion/recommended interpretation;
  - 3) The Lowell Development Code; and
  - 4) Any public testimony or comment that may be submitted before or at the public hearing.

**4. SECTION 9.105 INTREPRETATION.**

*(a) Where conditions imposed by any provision of this Code are less restrictive than comparable imposed by any other provisions of this Code or any other city ordinance, state law or federal law, the applicable provisions which are more restrictive shall govern.*

**Discussion:** This provision of the Code restates a general rule of interpretation that a more restrictive or specific provision controls over a less restrictive or more general provision. As discussed below, this rule of interpretation aids in this specific interpretation of the code being requested in this matter.

*(b) An oral opinion or interpretation of this Code or of the applicability of the Code to specific site situations may be made by the City Administrator. An oral interpretation may not be appealed unless it is first requested in writing as a request for official interpretation as provided for below.*

**Discussion:** The City Administrator has declined an opportunity to make an official interpretation and referred the matter to Planning Commission. The property owner has submitted an official written request via email for interpretation of LDC Section 9.408 Non-Conforming Uses(a)(3); an appeal is not precluded.

*(c) A request for an official interpretation of the content or applicability of this Code, the Comprehensive Plan or any applicable provision of law shall be made to the City Administrator.*

**Discussion:** Consistent with the provisions contained in LDC 9.105, the property owner of the subject property has submitted an official request for interpretation of this Code.

*(d) A person requesting an official interpretation shall submit the request in writing and may offer an opinion or recommendation. The fee for an interpretation shall be paid in compliance with Section 9.109 clarifications and interpretations of this Code or the Comprehensive Plan may be made by the City Administrator or may be referred to the Planning Commission. Public notifications and a public hearing by the Planning Commission will be scheduled for interpretations affecting adjacent property owners.*

**Discussion:** The property owner has offered an opinion on the interpretation as contained in the official request. As noted earlier, the City Administrator has declined an opportunity to provide an official interpretation and has referred the matter to the Planning Commission as provided for in subsection (d), above. A public hearing has been scheduled and appropriately noticed per LDC standards. The City of Lowell's current fee schedule does not include a fee for an official interpretation; therefore, no fee is required on behalf of the property owner.

*(e) The City Administrator shall issue a written response as soon as possible, but within a maximum of 45 days from receipt of the request for review of the interpretation. A City Administrator interpretation shall be made in writing and transmitted to the person requesting the interpretation.*

**Discussion:** The resulting official interpretation as requested, will be made by Planning Commission. The interpretation will be made in writing and accompany a set of findings used to arrive at the interpretation. Notice of decision of the interpretation will be mailed to the property owner that has requested the official interpretation within 45 days.

*(f) Appeal of an interpretation may be filed in compliance with Section 9.309.*

**Discussion:** As discussed above, the City Administrator has declined to make an official interpretation and let Planning Commission hear the matter as part of a public hearing. Per LDC 9.309(c) an action or ruling of Planning Commission may be appealed to City Council within 15 days after notification of the Planning Commission decision is mailed. Therefore, the property owner requesting an official interpretation is not precluded from filing an appeal to City Council.

*(g) Interpretations shall be issued in writing and shall be binding on the City and the petitioner unless appealed. A Record File shall be maintained for written interpretations.*

**Discussion:** The interpretation issued by Planning Commission will be written and be maintained on file at City Hall.

#### **5. STAFF REVIEW OF SECTION 9.408 NON-CONFORMING USES (a)(3)**

The applicant wishes to increase the footprint of her home, which is located on a property zoned C-1 (Commercial District). The C-1 zone does not permit single-family dwellings. However, per the RLID records, the home was first built in 1940, which pre-dates any formal zoning standards in Lowell. Accordingly, the house is a legal nonconforming use.<sup>1</sup>

The applicant seeks an interpretation of Section 9.408(a)(3), which provides:

*“In the manufacturing-research or commercial district, a pre-existing dwelling may be altered or extended, provided that such alteration or extension shall not exceed the yard, lot coverage and building height requirements specified in the nearest adjacent Residential District.”*

Specifically, the question presented is whether the expansion of the footprint of a residential dwelling in the C-1 zone is considered an “alteration” or “extension,” and thus allowed under Section 9.408(a)(3).

In general, non-conformities are usually allowed to remain as-is, so long as they are not enlarged, or altered, –(i.e. allowed to become a greater non-conformity). Section 9.408(a)(1) states this general rule, but includes a specific exception: “Subject to the provisions of this section, a nonconforming use of a structure or a nonconforming use, may be continued and maintained, but shall not be altered or extended except as provided herein.”

Section 9.408(a)(3) sets forth one of those exceptions. So in commercial districts, the council has specifically stated that nonconforming dwellings may be altered or extended. There are three reasons that lead staff to believe an increase in footprint as requested by the property owner may be warranted under this Section.

---

<sup>1</sup> The definition of “nonconforming structure, lot or use” is set forth in the code as follows: “A lawful existing structure, lot, or use, at the time this Code, or any amendment thereto, becomes effective which does not conform to the standards in the zone or district in which it is located.” Section 9.190.

1) *“In the manufacturing-research or commercial zone”* – The mere existence and mention of “commercial zone” lead staff to believe that when zoning districts were first implemented, decision makers were aware that homes existed in areas that were slated to become commercial zoning, and thus creating legally existing non-conformities.

2) *“a pre-existing dwelling may be altered or extended”* –The language clearly states that a pre-existing dwelling located in a commercial zone may be altered or extended. The word “altered” is not as clear as is the word “extended” because it’s entirely possible an alteration could occur within the existing footprint of a home (and exclusively on the interior), but as the remaining language cited below makes clear, “extended” implies an actual extension of the existing footprint, i.e., an enlargement.

3) *“provided that such alteration or extension shall not exceed the yard, lot coverage and building height requirement specified in the nearest adjacent Residential District”* –The reference to yard and lot coverage regulations anticipates that the “extension” or “alteration” would or could include an increase in the footprint of the building. That is because it is only an increase in the footprint of the dwelling that would result in exceeding the yard or lot coverage requirements.

**Conclusion:** Section 9.408(a)(1) sets forth the general rule that nonconforming uses can be continued as-is notwithstanding new zoning regulations that would make the original use illegal under the code. However, in general, nonconforming uses should not be expanded, increased, or changed in such a way that increases the nonconformity. That said the code carves out a very specific exception for nonconforming dwellings in commercial zones. This specific exception overrides the general rule precluding expansion of a nonconforming use. See Section 9.105(a), cited above. For the reasons explained above, the term “extension” in Section 9.408(a)(3) includes the ability to increase the footprint of a conforming dwelling in the C-1 zone, so long as the new footprint does not violate yard, lot coverage, and building height requirements in the nearest adjacent Residential district.

## **10. ATTACHMENTS**

*Attachment A: RLID printout*

*Attachment B: Property owner’s letter*

Detailed Property Report

# ATTACHMENT A

**Site Address** 205 E Main St Lowell, OR 97452-9756  
**Map & Taxlot#** 19-01-14-24-02100  
**SIC** N/A  
**Tax Account#** 0816247

**Property Owner 1**  
 Lawson Mary R  
 205 E Main St  
 Lowell, OR 97452  
 Tax account acreage 0.21  
 Mapped taxlot acreage† 0.21

† Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

**Map & Taxlot # 19-01-14-24-02100**



**Business Information**

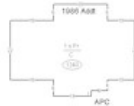
RLID does not contain any business data for this address

**Improvements**

**Dwelling 1 / Building Type » Class 3 dwelling**

Assessor Photo

Assessor Sketch



Click to enlarge photo

Inspection Date	11/18/2015	Bedrooms	3	Roof Style	Hip
Building Class	3	Full Bath(s)	1	Roof Cover	Comp shingle medium
Year Built	1940	Half Bath(s)	1	Masonry Fireplace(s)	No
Effective Year Built	1988	Depreciation	15%	Percent Complete as of Jan 1st	100 %
				Heat	Heat pump

**Floor Characteristics**

**Other Square Footage**

	<u>Base Sq Ft</u>	<u>Finished Sq Ft</u>	<u>Exterior</u>				
1st Floor	1240	1240	Wood siding	Detached Garage	N/A	Attached Garage	N/A
Total Sq Ft	1240	1240		Basement Garage	N/A	Carport	N/A
				Paved Patio	N/A	Paved Driveway	N/A

**Site Address Information**

205 E Main St  
 Lowell, OR 97452-9756

House #	205	Suffix	N/A	Pre-directional	E
Street Name	Main	Street Type	St	Unit type / #	N/A
Mail City	Lowell	State	OR	Zip Code	97452
Zip + 4	9756				

Land Use 1111 Single Family Housing  
**USPS Carrier Route** H065

**General Taxlot Characteristics**

Geographic Coordinates  
 X 4320501 Y 828846 (State Plane X,Y)

**Taxlot Characteristics**

Incorporated City Limits Lowell  
 Urban Growth Boundary Lowell



<b>Latitude</b> 43.9184 <b>Longitude</b> -122.7802	<b>Year Annexed</b> 1954
<b>Zoning</b>	<b>Annexation #</b> N/A
<b>Zoning Jurisdiction</b> Lowell	<b>Approximate Taxlot Acreage</b> 0.21
Lowell	<b>Approx Taxlot Sq Footage</b> 9,148
<b>Parent Zone</b> C1 Commercial District	<b>Plan Designation</b> Commercial District
	<b>Eugene Neighborhood</b> N/A
	<b>Metro Area Nodal Dev Area</b> No
<b>Land Use</b>	<b>Septic</b> data not available
<b>General Land Use</b>	<b>Well</b> data not available
<b>Code</b> <b>Description</b>	<b>Landscaping Quality</b> Fair
data not available data not available	<b>Historic Property Name</b> N/A
	<b>City Historic Landmark?</b> No
<b>Detailed Land Use</b>	<b>National Historical Register?</b> No
<b>Code</b> <b>Description</b>	
data not available data not available	

**Service Providers**

<b>Fire Protection Provider</b> Lowell RFPD
<b>Ambulance Provider</b> Springfield Dept of Fire & Life Safety
<b>Ambulance District</b> EC
<b>Ambulance Service Area</b> East/Central
<b>LTD Service Area?</b> Yes
<b>LTD Ride Source?</b> Yes

**Environmental Data**

<b>FEMA Flood Hazard Zone</b>
<b>Code</b> <b>Description</b>
X Areas determined to be outside of 500-year flood.
<b>FIRM Map Number</b> 41039C1695F
<b>Community Number</b> 410125
<b>Post-FIRM Date</b> 06/02/1999
<b>Panel Printed?</b> Yes
<b>Soils</b>
<b>Soil Map Unit# Soil Type Description % of Taxlot Ag Class Hydric %</b>
34 Courtney gravelly silty clay loam 100% 4 97

**Schools**

<b>Code</b> <b>Name</b>
School District 71 Lowell
Elementary School 598 Lundy
Middle School 599 Lowell
High School 599 Lowell

**Political Districts**

<b>Election Precinct</b> 764	<b>State Representative</b> 7	<b>Emerald PUD Board Zone</b> N/A
<b>City Council Ward</b> N/A	<b>District</b>	<b>Heceta PUD Board Zone</b> N/A
<b>City Councilor</b> N/A	<b>State Representative</b> Cedric Hayden	<b>Central Lincoln PUD Board Zone</b> N/A
<b>County Commissioner District</b> 5 (East)	<b>State Senate District</b> 4	<b>Zone</b>
<b>County Commissioner</b> Heather Buch	<b>State Senator</b> Floyd Prozanski	<b>Soil Water Cons. Dist/Zone</b> Upper Willamette / data not available
<b>EWEB Commissioner</b> N/A		
<b>LCC Board Zone</b> 4		

**Census Information**

The information provided below is only a small sampling of the information available from the US Census Bureau. The links at the end of each section below will take you to source tables at American Fact Finder, with additional details. Those links will take you to the most current estimates, but estimates for several previous years will also be available.

To view more Census detail about this tract, visit [Census Reporter](#).

<b>Demographic Characteristics</b>	<b>Tract 1600</b>		<b>Lowell</b>		<b>Lane County</b>		<b>Oregon</b>	
	<b>Estimate</b>	<b>Margin of Error</b>	<b>Estimate</b>	<b>Margin of Error</b>	<b>Estimate</b>	<b>Margin of Error</b>	<b>Estimate</b>	<b>Margin of Error</b>
Total Population	4,991	+/-490	1,240	+/-292	363,471	*****	4,025,127	*****
Percent age 5 and Under	4.7%	+/-1.9	7.7%	+/-4.0	5.0%	*****	5.8%	+/-0.1
Percent Age 18 and Over	81.3%	+/-3.5	70.9%	+/-7.7	81.0%	*****	78.5%	+/-0.1
Percent Age 65 and Over	19.7%	+/-3.7	16.2%	+/-7.0	17.7%	+/-0.1	16.3%	+/-0.1
Median Age	48.7	+/-3.3	39.8	+/-7.2	39.4	+/-0.2	39.2	+/-0.2

For a complete breakdown of population by age, gender, race, ethnicity and more, visit [American Fact Finder](#).

Housing Characteristics	Tract 1600		Lowell		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied Housing Units	1,909	+/-142	445	+/-79	148,752	+/-787	1,571,631	+/-4,213
Vacant Housing Units	313	+/-125	14	+/-19	11,688	+/-774	161,410	+/-3,975
Percent Owner Occupied Housing Units	85.2%	+/-4.9	88.8%	+/-6.4	58.8%	+/-0.7	61.7%	+/-0.3
Percent Renter Occupied Housing Units	14.8%	+/-4.9	11.2%	+/-6.4	41.2%	+/-0.7	38.3%	+/-0.3
Homeowner Vacancy Rate	0.0%	+/-1.9	0.0%	+/-7.9	1.3%	+/-0.3	1.5%	+/-0.1
Rental Vacancy Rate	0.0%	+/-10.9	0.0%	+/-41.9	3.9%	+/-0.7	3.7%	+/-0.2
Median House Value (dollars)	241,400	+/-40,807	172,400	+/-20,089	232,800	+/-2,334	265,700	+/-1,159
Median Monthly Mortgage (dollars)	1,218	+/-107	1,103	+/-80	1,454	+/-16	1,594	+/-6
Median Monthly Rent (dollars)	854	+/-78	1,021	+/-265	921	+/-11	988	+/-4

For a complete breakdown of housing by tenure, number of bedrooms, year built and more, visit [American Fact Finder](#).

Economic Characteristics	Tract 1600		Lowell		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Median Household Income (dollars)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Unemployment Rate	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Poverty Rate	13.4%	+/-4.4	6.4%	+/-3.5	18.8%	+/-0.7	14.9%	+/-0.3

For a complete breakdown of incomes, poverty, employment, commute patterns and more, visit [American Fact Finder](#).

Social Characteristics	Tract 1600		Lowell		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Percent Bachelor Degree or Higher	23.4%	+/-4.5	22.9%	+/-7.4	29.6%	+/-0.6	32.3%	+/-0.2
Percent High School Graduate or Higher	89.8%	+/-4.5	91.1%	+/-4.7	91.5%	+/-0.5	90.2%	+/-0.2

For a complete breakdown of educational attainment, school enrollment, marital status, ancestry and more, visit [American Fact Finder](#).

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled, and a margin of error is not provided.

**Liens**

None. RLID displays liens issued by Cottage Grove, Florence, the City of Springfield and Springfield Utility Board. Additional liens can be found in Deeds and Records.

**Building Permits**

RLID does not contain any building permit data for this jurisdiction

**Land Use Applications**

RLID does not contain any landuse application data for this jurisdiction

**Petitions**

RLID does not contain any petition data for this jurisdiction

**Tax Statements & Tax Receipts**

Account#: 0816247  
View tax statement(s) for: [2018](#) [2017](#)

**Tax Receipts**

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/08/2018	\$1,249.22	\$1,249.22	\$38.64	\$0.00	\$1,287.86
11/10/2017	\$1,105.41	\$1,105.41	\$34.19	\$0.00	\$1,139.60
11/14/2016	\$1,072.84	\$1,072.84	\$33.18	\$0.00	\$1,106.02
11/13/2015	\$1,052.54	\$1,052.54	\$32.55	\$0.00	\$1,085.09
11/13/2014	\$1,033.64	\$1,033.64	\$31.97	\$0.00	\$1,065.61
03/03/2014	\$345.02	\$345.02	\$0.00	\$0.00	\$345.02
02/05/2014	\$345.02	\$345.02	\$0.00	\$0.00	\$345.02

Data source: Lane County Assessment and Taxation

**Owner/Taxpayer**

**Owners**

Owner	Address	City/State/Zip
Lawson Mary R	205 E Main St	Lowell, OR 97452

**Taxpayer**

Party Name	Address	City/State/Zip
Lawson Mary R	205 E Main St	Lowell, OR 97452

Data source: Lane County Assessment and Taxation

**Account Status**

**Status** Active Account Current Tax Year

Account Status none  
 Remarks none  
 Special Assessment Program N/A

Data source: Lane County Assessment and Taxation

**General Tax Account Information**

Tax Account Acreage 0.21  
 Fire Acres N/A  
 Property Class 101 - Residential, improved  
 Statistical Class 130 - Class 3 single family dwelling  
 Neighborhood 711500 - Lowell Urban Mixed Grade  
 Category Land and Improvements

Data source: Lane County Assessment and Taxation

**Township-Range-Section / Subdivision Data**

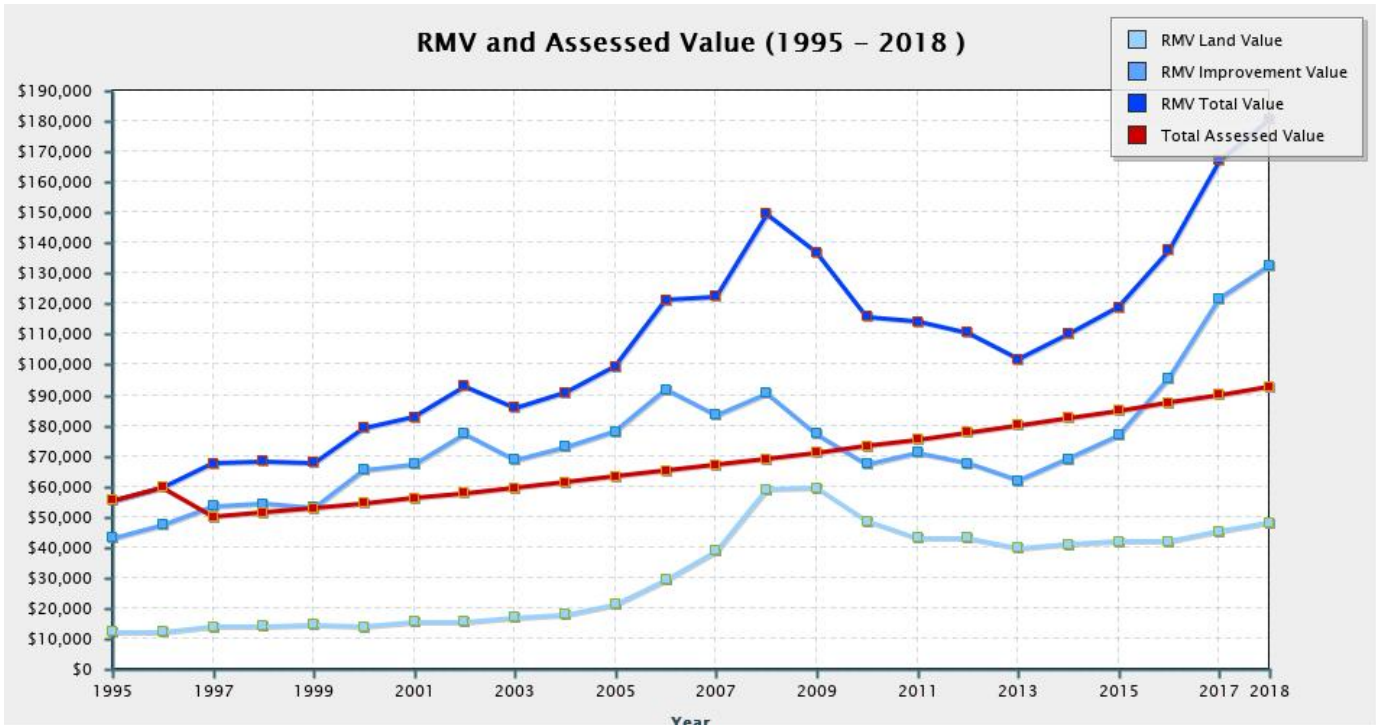
Subdivision Type N/A      Subdivision Name N/A      Subdivision Number N/A  
 Phase N/A      Lot/Tract/Unit # TL 02100      Recording Number N/A

Data source: Lane County Assessment and Taxation

**Property Values & Taxes**

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvement	Total		
2018	\$48,016	\$132,581	\$180,597	\$92,840	\$1,287.86
2017	\$45,255	\$121,758	\$167,013	\$90,136	\$1,139.60
2016	\$41,966	\$95,618	\$137,584	\$87,511	\$1,106.02
2015	\$41,966	\$76,905	\$118,871	\$84,962	\$1,085.09
2014	\$40,856	\$69,111	\$109,967	\$82,487	\$1,065.61
2013	\$39,767	\$61,944	\$101,711	\$80,084	\$1,035.05
2012	\$43,068	\$67,486	\$110,554	\$77,751	\$ 962.34
2011	\$43,068	\$71,134	\$114,202	\$75,486	\$ 935.63
2010	\$48,551	\$67,300	\$115,851	\$73,287	\$ 927.95
2009	\$59,569	\$77,250	\$136,819	\$71,152	\$ 909.45
2008	\$59,020	\$90,500	\$149,520	\$69,080	\$ 888.69
2007	\$38,847	\$83,520	\$122,367	\$67,068	\$ 864.14
2006	\$29,430	\$91,780	\$121,210	\$65,115	\$ 853.83
2005	\$21,173	\$78,110	\$99,283	\$63,218	\$ 833.83
2004	\$17,944	\$73,000	\$90,944	\$61,377	\$ 851.08
2003	\$16,929	\$68,870	\$85,799	\$59,589	\$ 843.51
2002	\$15,675	\$77,380	\$93,055	\$57,853	\$ 817.17
2001	\$15,520	\$67,290	\$82,810	\$56,168	\$ 807.49
2000	\$13,860	\$65,330	\$79,190	\$54,532	\$ 729.14
1999	\$14,590	\$53,110	\$67,700	\$52,944	\$ 706.74
1998	\$14,030	\$54,190	\$68,220	\$51,402	\$ 707.57
1997	\$13,890	\$53,650	\$67,540	\$49,905	\$ 688.62
1996	\$12,290	\$47,480	\$59,770	\$59,770	\$ 718.72
1995	\$12,290	\$43,160	\$55,450	\$55,450	\$ 683.97



Current Year Assessed Value \$92,840  
 Less Exemption Amount \* N/A  
**Taxable Value \$92,840**  
 \* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

**Tax Code Area & Taxing Districts**

Tax Code Area (Levy Code) for current tax year 07107  
 Taxing Districts for TCA 07107  
 City of Lowell  
 Lane Community College  
 Lane County  
 Lane Education Service District  
 Lowell Rural Fire Protection District  
 Lowell School District 71

**\*\*NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

**Sales & Ownership Changes**

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
06/03/2015	\$149,900	2015-25097		Y	No	Beekman Craig D & Leslie K	Lawson Mary R
02/18/2014	\$110,554	2014-6911		Y	No	Beekman Leslie K	Beekman Craig D & Leslie K
04/28/2007	\$0	2010-19913		8	No	Phillips Ted Gene	Whom

Data source: Lane County Assessment and Taxation

# ATTACHMENT B

**HEARLEY Henry O**

---

**From:** Mary Lawson <marylawson900@gmail.com>  
**Sent:** August 8, 2019 11:40 AM  
**To:** HEARLEY Henry O; COBB Jared  
**Cc:** Archie Lawson  
**Subject:** Request for interpretation

Good morning,

I'm emailing today to ask for an interpretation of LDC Section 9.408 (a)(3). My husband, Archie Lawson and I would like to change the footprint of our home at 205 E Main St by adding on a bigger kitchen and also by building a garage. The verbiage in the code is stated as "***pre-existing dwelling may be altered or extended***" which leaves me thinking the word "may" is not definitive therefore, I request for interpretation.

We enjoy living in Lowell but would like to make the house our own.

Thank you for your time and consideration.

Mary and Archie Lawson

*Mary Lawson*

*Please excuse any typos as I sometimes reply from my iPhone.*