

**City of Lowell, Oregon  
Minutes of the Planning Commission Meeting  
May 2, 2018**

The meeting was called to order at 7:00 PM by Commission Chair Bjornstad

**Members Present:** Jerry Bjornstad, Don Swain, Stacie Harris, Mary Wallace

**Administer Oath of Office:** CA Cobb administered Oath of Office to Stacie Harris and Jerry Bjornstad.

**Selection of Commission Chair - Mary Wallace nominated Jerry Bjornstad for Commission Chair, second by Don Swain. PASS 4:0**

**Selection of Commission Vice-Chair – Jerry Bjornstad nominated Mary Wallace for Vice-Chair, second by Stacie Harris. PASS 4:0**

**Approval of Planning Commission Minutes: Commissioner Swain moved to approve minutes from November 1, 2017, second by Commissioner Harris. PASS 4:0**

**Old Business: None**

**New Business: 7:34 PM**

- a. Land Use File 2018-001 – Site Plan Review for Two Duplexes at Moss St. & 4<sup>th</sup> Street.**

Planning Commission Meeting Closed: 7:08 PM

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

- Staff Report – Henry Hearley, LCOG presented report, staff recommends the Planning Commission Approve a site plan review as conditioned, for the proposed development of two duplexes on a single lot in the R-3 zone. William George, the applicant, responded to Commissioners questions, Lon Dragt, property owner adjacent to proposed development inquired if owner would consider changing the proposed chain fence, to a wooden fence. Mr. George agreed to place a wooden fence.

**Public Hearing Closed: 7:25 PM**

Planning Commission Meeting Open: 7:26 PM

- Commission Deliberation – Discussion followed in regard to wetlands.
- Commission Decision – **Commissioner Harris move to approve with the three conditions, and also the change to the fence on the westside of property, being a solid wood fence, second by Commissioner Swain. PASS 4:0**

Jared Cobb removed himself from the meeting table, and was seated in the audience, being the applicant for the following variance and property line adjustment.

- b. Land Use File 2018-02 – Variance & Property Line Adjustment at 188 E 2<sup>nd</sup> Street.**

Planning Commission Meeting Closed: 7:28 PM

**Public Hearing Open: 7:28 PM**

- Staff Report – Henry Hearley, LCOG presented report, staff recommends the Planning Commission Approve, in conjunction, a property line adjustment, and a variance request to the 7,000 square foot lot minimum in the preliminary property line adjustment plat submitted by the applicant. Jonathan Oakes, Poage Engineering, the representative for applicant was present. A condition was made to dedicate an easement for utilities to serve the other parcel, and a final survey to be submitted to the County

**Public Hearing Closed: 7:40 PM**

Planning Commission Meeting Open: 7:40 PM

- Commission Deliberation – none
- Commission Decision – **Commissioner Swain move to approve the application with the one condition, second by Commissioner Wallace. PASS 4:0**

CA Cobb returned to the meeting table.

- c. Discussion of 2018 Work Plan – CA presented work plan as provided. **Commissioner Harris move to accept the 2018 Planning Commission Work Plan, second by Commissioner Bjornstad. PASS 4:0**


**Other Business:** Commissioner Bjornstad stated there is a request for a Commissioner to be part of the Parks & Rec. Master Plan and the Downtown Master Plan Steering Committees. Commissioner Swain volunteered to be on the Downtown Master Plan Steering Committee. Commissioner Wallace volunteered to be on the Parks & Rec Master Plan Steering Committee.

**Adjourn: 7:48 PM**

Approved: \_\_\_\_\_

  
Chair Jerry Bjornstad

Attest: \_\_\_\_\_

  
Jared Cobb – City Recorder