

**City of Lowell, Oregon**  
**Minutes of the Planning Commission Meeting**  
**April 7, 2021**

The meeting was called to order at 7:07 PM by Commissioner Chair Dragt.

**Members Present:** Lon Dragt, Mary Wallace, Suzanne Kintzley  
**Staff Present:** CA Jeremy Caudle, City Planner Henry Hearley LCOG

**Approval of Minutes:** Commissioner Kintzley moved to approve the minutes from March 3, 2021, second by Commissioner Wallace. PASS 3:0

**New Business:**

- **Land Use File 2021-03 (variance) – 586, 598, 614, and 622 Sunridge Lane**

**Close Public Meeting: 7:10 PM**

**Open Public Hearing: 7:10 PM**

- a. **Land Use File 2021-03 (variance) – 586, 598, 614, and 622 Sunridge Lane**

**Staff Report** – Henry Hearley City Planner, LCOG, presented report, with recommendation to approve a variance to the 10-foot front yard setback to allow for a minimum 5-foot front yard setback for the properties located at: 586 Sunridge Lane (Tax Lot 4600; Sunridge Lot 45), 598 Sunridge Lane (Tax Lot 4700; Sunridge Lot 47), 614 Sunridge Lane (Tax Lot 4800; Sunridge Lot 49) and 622 Sunridge Lane (Tax Lot 4900; Sunridge Lot 51) as seen in the applicant's application.

**Applicants Presentation** – Mia Nelson Lookout Point LLC, Land Developer, presented information and responded to questions of the commission. Dan Fischer property owner of Lot 49 & 51 spoke in favor of variance.

**Public Testimony** – None

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

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

**Commission Deliberation:** Commissioner Kintzley moved to approve variance on Land Use Application 2021-03 to the front yard setback for Lots 45, 47, 49 and 51 of the Sunridge Second Addition Subdivision. Second by Commissioner Wallace. PASS 3:0

- **Land Use File 2021-04 (vacation) – 622 Sunridge Lane; 19-01-14-13 TL 4900**

**Close Public Meeting: 7:25 PM**

**Open Public Hearing: 7:25 PM**

- b. **Land Use File 2021-04 (vacation) – 622 Sunridge Lane; 19-01-14-13 TL 4900**

**Staff Report** – Henry Hearley City Planner, LCOG, presented report regarding a request to vacate a slope easement that is recorded on the plat of the Second Addition Sunridge Subdivision, with recommendation to approve to City Council for final adoption per City Ordinance. Applicant will need to record the vacation at Lane County Deeds & Records.

**Applicants Presentation** – Mia Nelson Lookout Point LLC, Land Developer, presented information on need to vacate slope easement.

**Public Testimony** – Dan Fischer property owner, voiced support for vacate of slope easement.

**Public Hearing Closed: 7:35 PM**  
**Reconvene Public Meeting: 7:35 PM**

- **Commission Deliberation: Commissioner Kintzley moved to approve recommendation to City Council on Land Use Application 2021-04 regarding a request to vacate a slope easement that is recorded on the plat of the Second Addition Sunridge Subdivision. Second by Commissioner Wallace. PASS 3:0**

**Other Business: None**

**Adjourn: 7:37 PM**

Approved: Lon P Dragt  
Lon Dragt - Chair

Date: 6/3/21

Attest: Jeremy Caudle  
Jeremy Caudle, City Recorder

Date: 6/3/21