



# CITY OF LYONS

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LYONS, OREGON 97358

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## PLANNING COMMISSION MEETING MINUTES

March 25<sup>th</sup>, 2019

**Planning Commission Present:** Chair Ginger Griffith, Sharon Durbin, Jerry Tabler, Ned Holt

**Absent:** Gaye Gibby

**Employees Present:** Micki Valentine – City Recorder, Dave Kinney – City Planning Consultant

**Public Present:** Dan Griffith, Mark Orr

**Opened @ 6:32pm**

**Roll Call:** Sharon, Jerry, Ned, and Ginger – present, Gaye is absent

### **Medical Hardship Review**

Mark Orr is present and explains the living situation remains the same and he has provided the Doctor's Certification to the City. The Planning Commission reviews the Staff Report and has no questions. *Sharon Durbin motions to approve – Jerry Tabler seconds – carried with all in favor and none opposed.*

### **Public Hearing      Amendment to the Lyons Zoning Code**

Proposal to Allow Accessory Dwelling Units (ADU) in SFR & MRF Residential Zones

**Staff Report** – Dave Kinney presents information on accessory dwelling units. Beginning July 1, 2018 cities with a population of 2,500 more were required to allow accessory dwellings in any zone that allows single-family homes. The City of Lyons is not required to do so. City Council has directed staff to draft amendments to the Lyons Zoning Ordinance to allow an accessory dwelling as a permitted use in the SFR and MFR Residential zones.

An Accessory Dwelling Unit is an interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a single-family dwelling. Only one unit per site is allowed and cannot exceed 900 square feet. The septic system must have adequate capacity to serve both the primary dwelling and the accessory dwelling unit. Linn County Environmental Health must certify to the system requirements. One additional off-street parking space is required.

A recreational vehicle or a manufactured home is not permitted as an accessory dwelling. A temporary placement of a manufactured home to allow for care of a resident due to a medical hardship or for elder care is allowed.

The Accessory Dwelling Unit must meet all other codes such building and zoning.

**Proponent's Testimony** – no comments were provided to the planning commission.

**Opponent's Testimony** – no comments were provided to the planning commission.

**General Testimony of Individuals or Organizations** – There was no other testimony, questions, or comments provided to the planning commission.

**Staff Summary** – Dave provided a brief summary.

**Close of Public Hearing** – Ginger closed the hearing at 6:53pm

**Deliberation and Recommendation** – Being no further deliberation needed, *Sharon motioned to approve the recommendation to move the Accessory Dwelling Unit ordinance to the Lyons City Council for their approval – Ned Holt second – motion carried with all in favor and none were opposed.*

**Next Meeting & Agenda Requests** – Ginger states that the planning commission will meet as needed.

**Adjourned @ 6:55 pm**

Transcribed by Micki Valentine, City Recorder