



CITY OF LYONS

PHONE: (503)859-2167
FAX: (503)859-5167

449 5TH STREET
LYONS, OREGON 97358

PLANNING COMMISSION MEETING MINUTES

August 14, 2019

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

Absent:

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

Public Present: Norman Bickell, Mike Jarman, Rod & Diana Ramsey, Tom Hurt, Justin Hurt, Sharon & Ron Waters, Brian Cowan

Opened @ 6:30pm

Ginger opens the public hearing and asks for any Conflict of Interest or Ex Parte contact – none were declared.

Applicant Summary – Norman Bickell, representative for Thomas & Lisa Hurt, provides a summary of their request to partition the 2.81 acre lot into three separate lots. Two lots will be half acre and the third lot will be 1.81 acres. The property owners will not divide the larger lot in the future. The code only allows four dwellings to share a driveway.

Staff Report – Dave Kinney provides the staff report. The 2.18 acre will provide three lots. Water meters are to be placed on Juniper Street. The previous partition requires all property owners sharing responsibility of the driveway. The driveway is required to meet driveway standards for emergency vehicles. Linn County Environmental Health still needs to approve for septic. Partition is conditional on their approval of septic systems. The county may require that the smaller two sites be larger to accommodate the drainfield and reserve drainfield.

Proponent's Testimony – Rod Ramsey is in support of the partition, he has an easement to the driveway.

Opponent's Testimony – Mike Jarmin is concerned about the driveway easement – Tom Hurt reassures him that they will work with it. Brian Cowan is concerned about the drainage. Dave said this was addressed during the previous partition and they will need to comply with those conditions. Ron & Sharon Waters are concerned about the trees and their privacy – Tom Hurt said they are evaluating the trees and plan to remove the unhealthy trees and replant something in their place to ensure privacy. Dave adds that some trees will need to be permanently removed to accommodate items such as the houses and septic systems.

General Testimony of Individuals or Organizations – Norm Bickell and Tom Hurt provide concluding remarks.

Close of Public Hearing – Ginger closed the hearing at 6:48pm

Deliberation and Recommendation – Being no further deliberation needed, *Ned Holt motioned to approve the Partition – Gaye Gibby second – Dave Kinney restates the motion – motion carried with all in favor, none were opposed.*

Dave states that he will prepare the Notice of Decision and it will be sent out tomorrow. There is a 14 day appeal period where anyone may appeal the decision of the planning commission. A copy of the Notice will be provided to City Council.

Being no further business Ginger adjourned the meeting.

Adjourned @ 6:52 pm

Transcribed by Micki Valentine, City Recorder
MMV