



CITY OF LYONS

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449 5TH STREET
LYONS, OREGON 97358

PLANNING COMMISSION MEETING MINUTES

August 4, 2021

This meeting was held in-person and via Zoom

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

Staff Present: Planning Consultant Dave Kinney, City Manager Micki Valentine

Applicant Representatives: Pace Engineers Rep Brian Lee via Zoom, EM Architecture Rep Erik Matthews via Zoom

Public Present: none

Introductions

Chair Ginger Griffith opened the meeting at 6:28 pm.

PUBLIC HEARING: File No. 2021-01

Applicant: Pacific Timber Products

Site Plan Review

133 24th Street, Lyons, OR

Hearing opened at 6:30 pm. Chair Griffith provides hearing instructions. This public hearing is to consider Land Use File #2021-01, a proposal from Pace Engineers on behalf of Pacific Timber Products to construct a one-story 14,986 square foot metal building (76' x 196') for wood products manufacturing and storage use. The property is located at 133 24th Street in Lyons, Oregon.

Chair Griffith asks for potential conflict of interest, bias, or ex parte contact. None declared.

APPLICANT'S PRESENTATION: Brian Lee, Engineer for Pace Engineers, provides description of their project which is to construct an approximately 15,000 sq foot metal building. The client, Pacific Timber Products, will be used for their wood products business. They have outgrown their current location and want to move into this space to continue their operations. Eric Matthews adds that it will be wood and wood products. It's a wood products shop.

STAFF REPORT: Dave Kinney provides the Staff Report. Wood products is a permitted use for the industrial zone. A Site Plan Review by the Planning Commission is required. He notes that the city engineer requests that the driveway needs to be upgraded and a stormwater drainage report needs to be provided which he will add as a condition of approval. They will need to meet the stormwater design standards and drainage report will be needed. Lyons-Mehama Water District requires an 8" main waterline to service the building. They are working with a neighboring property owner on sharing the cost of the waterline. They are working with Lyons-

Mehama Water District. Public comments were received from Gary Rychard would like them to take care of the vegetation along the north property line – potential fire hazard. Larry Nydegger is concerned about the noise and hours of operation. He is also concerned about the drainage. Kinney does not foresee any permits other than the building permit needed. The proposal meets basic zoning requirements for the industrial use. Vision clearance at the driveway will need to be maintained, which includes maintaining the vegetation. Brian Lee requests confirmation that they will work with the city to remove vegetation in the right-of-way. Kinney states there is an issue with the ten parking spaces. City code requires more however ten are sufficient for the use. The planning commission may reduce if appropriate to the location and use. Kinney recommends reducing the number of spaces. Water coming off the building needs to be drained properly. Buffering and screening is unnecessary due to the surrounding area – it’s already an established industrial zone, previous use was wood products, and compatible with nearby uses. He recommends approval. Confirmed there are rest room facilities available. The question was asked about handicap parking. They will provide one space and walkway to the entrance of the building. The parking will be moved to the west side of building. The exterior lights will need to point downward. Kinney recommends modified approval by planning commission. Moving the handicapped space will be made in the future. Lee states that a hydrant will be placed at the end of the waterline as requested by the water district. Restroom facilities are already provided in the existing building. The septic tank has not been inspected due to it being preexisting and assumed to be working properly. The building will have a sprinkler system and is the reason for upgrading the waterline. The line will go to the building with a riser in the building with a backflow device. They do not see any problem with stormwater runoff. They will ensure everything is sized and working properly. Chair Griffith notes that it is in the industrial area with expectation of some level of noise.

PROPONENT’S TESTIMONY: Gary Rychard is in support of the project, just needs to address vegetation for fire hazard.

OPPONENT’S TESTIMONY: none opposed

GENERAL TESTIMONY OF INDIVIDUALS/ORGANIZATIONS: no testimony

QUESTIONS OF CLARIFICATION FROM THE PLANNING COMMISSION OR STAFF:
No further questions or clarifications needed.

STAFF SUMMARY: no further comments

Chair Griffith closed the public hearing at 6:59 pm.

DELIBERATION: Kinney recommends approval with conditions, including the handicapped parking spot. Ned Holt motioned to approve as modified – Sharon Durbin second – approved with all in favor, none opposed.

The planning commission had no other business and no new items added.

Chair Griffith adjourned the meeting at 7:02 pm.

Transcribed by Micki Valentine, City Manager