



CITY OF LYONS

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449 5TH STREET
LYONS, OREGON 97358

PLANNING COMMISSION MEETING MINUTES

November 22, 2021

This meeting was held in-person and via Zoom

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

Planning Commission Absent: Mel Hanna

Staff Present: City Manager Micki Valentine

Applicant: Bill MacHugh

Applicant Representatives: Laura LaRoque w/Udell Engineering (*via Zoom*)

Public Present: Laurie Toepfer, Shannon Waddle (*Residents of 19th Street*)

Chair Ginger Griffith called the meeting to order at 6:30 pm.

Introduction of Planning Commission members.

The hearing is to consider a proposal from William and Aimee MacHugh to partition a 2.27-acre tract of land into 3 parcels. The property is located in the 100 block of 19th Street in Lyons. A copy of the agenda and hearing procedures is available on the counter.

Chair Griffith opens the hearing at 6:31pm.

The hearing agenda and the detailed statement with the information required under ORS 197.73(5), is printed and available to the public.

There were no objections from the public regarding the statement or the proceedings.

No conflicts of interest, ex parte contact, or bias were declared by the planning commissioners.

Laura LaRoque from Udell Engineering provided the presentation of the plan.

Chair Griffith gives a brief Staff Report.

Proponents Comments – Bill MacHugh expresses his desire to work with the surrounding property owners. He concurs with the conditions. Ned Holt asks for clarification of access to the property. Discussed the flag strip.

Opponents Comments – Laurie Toepfer asks for clarification of items on the map. She has concerns about stormwater drainage and flooding.

General Testimony – Laurie Toepfer provides additional comments concerning the drainage. She is also concerned about additional housing and property values.

Clarification Items – Laurie LaRoque states that it is not in the flood zone. Items on the map are general information from aerial imaging. Gray area is gravel areas that were picked up in the aerial view. She also states that part of the conditions is for them to provide a stormwater drainage report, which they will do. Stormwater will be contained onsite and will not impact neighboring properties. Tabler responds to the housing concern, that Lyons is need of additional housing. Shannon Waddle’s concerns have already been answered.

Applicant Summary – Laura LaRoque provides the applicant summary - meets all city standards, adequate access, access to water and septic services, meets minimum standards. They are in agreement with the recommended conditions of approval for the development.

Chair Griffith closes the hearing at 7:07pm

Planning Commission Deliberation

Chair Griffith states that the Planning Commission’s decision may be appealed to the City Council within 14 days of the mailing of the Notice of Decision by the City. If no appeal is filed, the decision is final.

Griffith provides the Planning Commission’s options which are approval, approval with conditions, to continue deliberations to the next meeting, or denial of the application.

Sharon Durbin motions to approve the Minor Partition for William & Aimee MacHugh on *19th Street, adopt the findings of fact, conclusions, and recommended conditions of approval for File No. 2021-02. (**It was noted after the meeting that the street name was misstated, which was due to a scrivener’s error.*) Ned Holt seconded the motion. Motion passed with all in favor and none opposed.

The Final Order and written Notice of Decision will be sent to the applicant and all participants of record within 5 business days of the Planning Commission’s decision. The Planning Commission’s decision can be appealed to the Lyons City Council

Chair Griffith adjourned the meeting at 7:10pm.

Transcribed by Micki Valentine, City Manager