



CITY OF LYONS

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449 5TH STREET
LYONS, OREGON 97358

PLANNING COMMISSION MEETING MINUTES

September 6, 2022

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

Planning Commission Absent:

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

Others Present: Norm Bickell, Chong Brenner, Angela Kostoutchenko, Karen Kennard

Chair Ginger Griffith called the meeting to order at 6:32 pm.

Introduction of planning commission members.

HAFNER PUBLIC HEARING

Public Hearing opened at 6:33 pm to consider Land Use File #2022-10, a proposal from Dan Hafner to amend the Lyons Comprehensive Plan Map to add 34.24+/- acres to the Lyons Urban Growth Boundary. If the UGB expansion is approved, the applicant proposes to rezone the property to Single Family Residential zone and annex the parcel to the City. The property is located in the 45000 block of E. Dogwood Street in Lyons.

No objections to the notice or jurisdiction of the planning commission to hear and consider this case.

There were no declarations of conflict of interest, ex-parte contact, or bias by any members of the planning commission.

Applicant's Presentation

Applicant's representative, Norm Bickell presents the proposal. Applicant originally planned to request only one lot be annexed however, Linn County required that he annex both lots. The land will be used for single family residential lots. Lyons-Mehama Water District cannot currently supply water to the area, however, after their current upgrade project is completed, they will be able to service the area. All housing units will be on septic systems. The road will need to be upgraded to allow for increased use. Angela clarifies that the road is owned by the Brenner family and Hafner has an easement. Bickell states that only about 19 acres can be developed. Bickell is aware of DLCDC concern.

Staff Report

Dave Kinney, provides the staff report. He explains the process – after the Planning Commission approves the plan, it will then go to City Council for the review and approval. If approved, it will be forwarded to the Linn County Commissioners for their approval. Then it will come back to the city to complete the annexation and subdivision process. Septic approvals, water service, and access to the property will be needed. The road will need upgraded. Hafner and Brenner will

need to come to an agreement. It is likely that the City will require the road be paved. Kinney is working with Alyssa Boles with Linn County Planning & Building. Kinney reports that we received a letter from DLCDD (*Department of Land Conservation & Development*). The letter states that we will be required to provide an analysis of alternative sites.

Proponents/Opponents/General Testimony

The Brenner family will schedule a meeting with Kinney to review the planning process.

Karen Kennard provides comment regarding current buildable lots within the city and losing farmland.

Planning Commission questions – no additional questions

Applicant’s Summary and Rebuttal

Nothing to add, at this time.

Staff Summary

Kinney recommends continuing the hearing to a later date after he has prepared the analysis.

Griffith continues the hearing to October 18th 6:30 pm, at Lyons City Hall.

Kinney stated that he talked with Steve Wills – Linn County Planning & Building, about a program he is considering where small cities like Lyons, would be served by Linn County Planning & Building for their planning needs. Valentine is interested. Planning Commission would be interested in learning more about it.

Durbin motioned to adjourn – Holt second – All in favor
Chair Griffith adjourned the meeting at 7:17 pm.

Summarized by Micki Valentine
MV