



# CITY OF LYONS

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## PLANNING COMMISSION MEETING MINUTES

November 30, 2022 (*Continuation of November 15, 2022 meeting.*)

**Planning Commission Present:** Chair Ginger Griffith, Jerry Tabler, Ned Holt, & Mel Hanna

**Planning Commission Absent:** Sharon Durbin-excused

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

**Others Present:** Applicant's Engineer Norm Bickell

Chair Griffith called the meeting to order at 6:30 pm and re-opens the Hafner public hearing.

**Declarations of Ex Parte Contact, Conflicts of Interest or Bias:** None declared.

**Staff Report:** Planning Consultant Dave Kinney reviews the Alternative Sites Analysis. Areas 5, 6, and 7 were previously excluded as areas not likely to be good growth areas. Area 3 and Area 1A were identified as first priority areas. Areas 1B, 2, & 4 were identified as lesser priority.

Chong Brenner has signed the approval of annexation for her lot just south of Hafner's property.

Kinney responded to planning commission questions. He explained the 20-year inventory, as homes are built, new lots can be added. Property owners will need to request annexation. (*Rather than City requiring annexation.*) Kinney provided some information regarding the Water District's project. Once the Dogwood Street water main is completed, then they will be able to provide water to Area 1A. Completion is several years out.

Bickell agrees with the logical progression of the areas, concurring with Kinney. He has no additional comments.

Hearing Closed (*There were no public members present to add any comments.*)

Chair Griffith reads the four motions:

**Motion #1:** Motion to adopt the staff report for File 2022-01, that includes the updated exhibits, findings of fact, conclusions and Planning Consultant recommendations and recommend the City Council amend the Lyons Comprehensive Plan Map to adjust the Lyons Urban Growth Boundary as shown on Map 1 and listed in Table 1 of the staff report and findings document dated August 29, 2022. **Tabler motioned to approve – Holt seconded – All in Favor – None Opposed – motion passed.**

**Motion #2:** Motion to recommend the City Council designate the 28.12 acres added to the Lyons UGB as “Residential” on the Lyons Comprehensive Plan Map. *Tabler motioned to approve – Holt seconded – All in Favor – None Opposed – motion passed.*

**Motion #3:** Motion to recommend the City Council forward the City’s Ordinance of approval to Linn County with a recommendation that Linn County concur with the City’s decision and take appropriate action to modify the Lyons UGB, amend the Linn County Comprehensive Plan and Linn County Zoning for the affected parcels. *Tabler motioned to approve – Hanna seconded – All in Favor – None Opposed – motion passed.*

**Motion #4:** Motion to recommend that if Linn County concurs with the City decision and modifies the Lyons UGB, that the City Council adopt an ordinance to annex 35.24 acres as listed in Table 1 and concurrently rezone the property annexed to the City as Single Family Residential (SFR). *Tabler motioned to approve – Holt seconded – All in Favor – None Opposed – motion passed.*

Kinney briefly explains next steps.

Meeting adjourned at 7:02 pm.

*Summarized by CM Micki Valentine*