



**City of Lyons**

449 5th Street

Lyons, Oregon 97358

Phone: 503-859-2167 ♦ Fax: 503-859-5167

## **PROPOSED LAND USE ACTION**

### **Notice of Public Hearing before the Lyons City Council**

January 24, 2023 at 6:30 p.m.  
City Hall, 449 5th Street, Lyons, Oregon

December 26, 2022

- Proposal:
- (1) Urban Growth Boundary Amendment to add 28.12 +/- acres to the Lyons UGB.
  - (2) Lyons Comprehensive Map Amendment – Farm Forest (FF) to Residential
  - (3) Lyons Zoning Map Amendment – Farm Forest (FF) to Single-Family Residential (SFR)
  - (4) Annex 35.24+/- acres to the City of Lyons

Name of Applicant: Dan Hafner  
Property Owner: Neil Place I, LLC & Neil Place II, LLC  
Location of Request: 45409 E. Dogwood Street, Lyons, Oregon  
Assessor's Map #: T9S, R2E, Section 19A, Tax Lot 00247 and  
T9S, R2E, Section 18, Tax Lot 01100  
File #: 2022-01

TO: Adjacent Property Owners

The City of Lyons has received a land use application from Dan Hafner requesting approval of a proposal to add 22.88+/- acres to the Lyons Urban Growth Boundary (UGB), amend the Lyons Comprehensive Plan Map to redesignate the property from Farm-Forest (FF) to Residential, to annex the property into the City of Lyons and to rezone the entire property as Single-Family Residential (SFR). A map of the proposal is enclosed.

Approximately 7.12 acres of the applicants 30-acre property is located inside the Lyons UGB and is designated for single-family residential development on the Lyons Comprehensive Plan map. The applicant is proposing the remaining 22.88-acres of his property be included in the Lyons UGB, annexed to the City and then rezoned to allow for development of single-family homes. If the proposal is approved and the property is annexed to the City of Lyons, the property may be subdivided into single-family residential lots with a minimum ½-acre lot size, subject to septic suitability.

The City has included an adjacent 5.24-acre parcel at 45047 E. Dogwood Street in Lyons in the proposal. This parcel is just south of the Hafner property and adjacent to a private roadway extending from the end of E. Dogwood Street. Due to its location, the City of Lyons has included this parcel in the proposal to expand the Lyons UGB, designate the property for residential use and annex the site concurrently with the applicant's property.

A public hearing concerning the matter was held before the Lyons Planning Commission on November 30, 2022. The Lyons Planning Commission recommended to submit the proposal to the Lyons City Council for their approval.

The public hearing will be held at the Lyons City Hall, 449 5<sup>th</sup> Street, Lyons, Oregon. The application, decision criteria and staff report will be available at City Hall seven days prior to the hearing.

This proposal is an amendment to the Lyons Comprehensive Plan and Lyons Zoning Map. The criteria that apply to a comprehensive plan and zoning map amendment are found in Sections 18.50, 19.05 and 19.10 of the Lyons Code. In addition, the proposed amendment must be consistent with statewide planning goals and Oregon Administrative Rules that apply to local land use plans and urban growth boundary amendments. ORS 197.296, ORS 197.298, OAR 660-020-0060 through 660-020-0067 and OAR 660-024-0070 outlines the statutory requirements, process, standards and criteria for amending an Urban Growth Boundary. The Searchable City Code can be viewed under "Codes & Permits" at the City of Lyons website: [www.cityoflyons.org](http://www.cityoflyons.org)

Any person wishing to provide testimony must address the decision criteria. Failure to raise an issue precludes appeal and failure to specify to which criterion the comment is directed precludes appeal based on that criterion. At the conclusion of the public hearing, the City Council will deliberate and make a decision to either approve or deny the proposal.

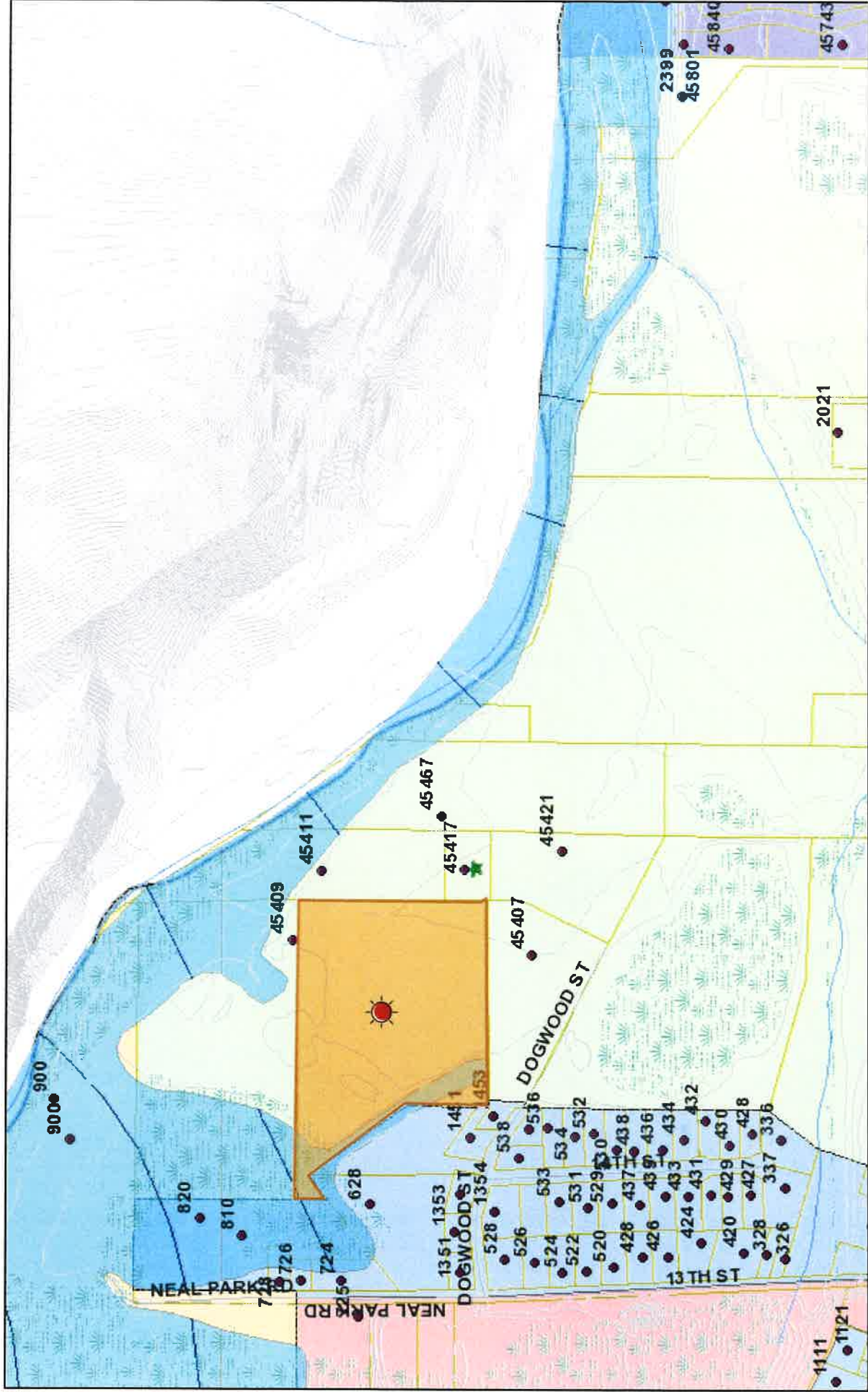
City Hall is accessible to persons with disabilities. Please call City Hall (503)859-2167 by noon the day before the meeting if you need an interpreter for the hearing impaired or any other special accommodation or if you have any questions related to the application.

Sincerely,

MICKI VALENTINE  
City Manager

Enclosure - map

# Hafner Site - Lyons, OR



2/2/2022, 9:40:57 AM

- Address
- Highways
- ★ LOMAs
- Roads
- Railways
- Contours 5ft

1:9,028



Linn County GIS