



# CITY OF LYONS

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## PLANNING COMMISSION MEETING MINUTES September 30, 2025

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

**Planning Commission Absent:**

**Staff Present:** City Manager Micki Valentine

**Others Present:** Kirk Studach, Deanna Studach

**Others Present via Zoom:** Attorney Farley (Hampton), Realtor Drew Johnson (Hendrix)

Chair Ginger Griffith called the meeting to order at 6:36 pm.

**Hampton Hardship Time Extension Request** – Attorney Farley has requested an extension of time to provide proof of property title vesting. The process to clear the title has been slow due to the probate process. The letter from Attorney Farley requests the time limit be extended to February 1, 2026. *Jerry Tabler motioned to approve – Mel Hanna second – Holt, Durbin, Griffith, Hanna, & Tabler all in favor – none opposed – approved.*

**Property Line Adjustment (PLA) 628 13<sup>th</sup> St/Vacant lot - Hendrix** – The planning commission reviewed the property line adjustment request. The Staff Report was provided and reviewed. Both lots are owned by Hendrix. The report included the proposed map by the applicant and another map with adjustment to the property line as recommended by City Planner Dave Kinney. Applicant explained that currently there are buildings that cross the property line and requests to adjust the property line so that the buildings are included with the lot located at 628 13<sup>th</sup> Street. They explained their connection to Carol Hendrix. D.C. Hendrix is deceased. They have Power of Attorney to represent Carol Hendrix. Carol's son is agreeable to this action so that the property can be sold. They are agreeable to the Map 3 recommendation.

The Planning Commission reviewed the setbacks and agreed that the 5-foot setback would be appropriate for this situation.

The report shows that the request meets all criteria. Dave Kinney recommends approval subject to the following conditions of approval:

1. The property line adjustment shall be consistent with the map approved by the Lyons Planning Commission on September 30, 2025, as shown on Map 3.
2. A licensed surveyor in the State of Oregon shall prepare and record a property line adjustment map, consistent with Map 3, that complies with ORS 92 requirements and the Linn County Surveyor.

3. Final Plat Maps: A copy of the recorded property line adjustment survey shall be provided to the City of Lyons within 30 days of its recording.

*Jerry Tabler motioned to approve the property line adjustment and conditions of approval, as recommended by Dave Kinney – Ned Holt second – Griffith, Hanna, Tabler, Holt, & Durbin approved – none opposed – motion carried – approved.*

**Other Notices/Comments/Questions**

Chair Griffith asks if all members have completed their Ethics – Public Meetings training. They all affirmed that they have.

Chair Ginger Griffith adjourned the meeting at 6:56 pm.

Summarized by CM Valentine