



CITY OF LYONS

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PLANNING COMMISSION MEETING MINUTES December 17, 2025

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

Planning Commission Absent: Sharon Durbin

Staff Present: Planner Dave Kinney, City Manager Micki Valentine

Others Present: Caleb Hollenbeck, Bill Lulay, Sheila Lorraine-Twist, Donald Twist, Teresa Gjonnes, Eric Gjonnes, Dick Voltin, & Toby Elmer

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

Roll Call of Planning Commissioners

Wilderness Meadows Subdivision Public Hearing

Chair Griffith provides introductory information and instructions for the public hearing.

Declaration of Conflict of Interest/Ex-Parte Contact

None declared.

Applicant's Statement

Bill Lulay provides Applicant's Statement, including description of proposal. He answers questions. The city code does not require sidewalk, therefore there are no planned sidewalks. The intersection at Elm Street and 7th Street will be widened which should improve visibility in the corner. Visibility at the corner of 5th and Elm, is not located within the subdivision proposal, so it will not be addressed through this process. In response to the tree removal question, Lulay said this process does not include tree removal. (2007 Partition) It will be up to the individual property owner when the lot is sold. He doesn't see any reason why the trees in question, would be removed. In the proposed plan, it is shown that Elm Street will link up to 6th Street to the north. This is just a possible scenario of what could happen there, if the property were ever to be sold and subdivided.

Staff Report

Dave Kinney provides the staff report. He recommends the Planning Commission continue the public hearing. This will provide time for the City Engineer, Bill Lulay, and himself to finalize the engineering plans. It is a City Council decision to widen 7th Street beyond the proposed subdivision. They will need to obtain Water District approval of the water pipe layout and fire hydrant locations. Consideration of donating the wetlands area to be added to the park that is owned by the City. He explained that the properties with slopes, each have enough buildable space to meet the ½ acre requirement to accommodate septic systems. Some elements of the proposal will need to go to City Council for approval. Questions were answered.

Chair Griffith states the hearing will be continued to January 21, 2026 at 6:30pm. No public testimony will be heard. It will be open to the public.

Members of the audience would like the intersection of 5th St and Elm St be made safer with hedges removed or cut back and street lighting added.

Other Notices/Comments/Questions

None

Chair Ginger Griffith adjourned the meeting at 7:35pm.

Summarized by CM Valentine