



# CITY OF LYONS

PHONE: (503)859-2167  
FAX: (503)859-5167  
[www.cityoflyons.org](http://www.cityoflyons.org)

449 5<sup>TH</sup> STREET  
LYONS, OREGON 97358  
[cityoflyons@wavecable.com](mailto:cityoflyons@wavecable.com)

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## PLANNING COMMISSION MEETING MINUTES

February 3, 2026

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

**Planning Commission Absent:** Ginger Griffith

**Staff Present:** Planner Dave Kinney, City Manager Micki Valentine

**Others Present:** Bill Lulay, Teresa Gjonne, Eric Gjonne, & Dick Voltin

Planning Commissioner Jerry Tabler called the meeting to order at 6:30 pm.

### **Wilderness Meadows Subdivision Public Hearing Continuation**

Introduction of Planning Commissioners

**Declaration of Conflict of Interest/Ex-Parte Contact:** None declared.

#### **Staff Report:**

Dave Kinney provides review and update of the subdivision staff report. He reports that the Lyons City Council has reviewed the staff report and possible park dedication. The council does approve of the property for park dedication.

Kinney stated that street improvement for the Gjonne property was paid for when the Elmer subdivision occurred. The City Council will have to decide whether to make that improvement to coincide with the new subdivision or postpone it to another time.

PC members had questions regarding the land for the park dedication. The map was reviewed which identified the non-buildable land. The non-buildable land is wetland and would be added to the city-owned park property.

*Tabler called for the motion. Holt motioned to approve the Wilderness Meadows Subdivision on 7<sup>th</sup> Street, adopt the findings of fact, conclusions and recommended conditions of approval for File No. 2025-05 – Durbin second – Hanna, Tabler, Durbin, and Holt in favor – none opposed – approved.*

Tabler states that the Planning Commission's decision action may be appealed to the City Council within 14 days of the mailing of the notice of decision by the City. If no appeal is filed, the decision is final.

#### **Other Notices/Comments/Questions: none**

Jerry Tabler adjourned the meeting at 6:43pm.

Summarized by CM Valentine