



CITY OF LYONS

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PLANNING COMMISSION MEETING MINUTES February 11, 2025

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

Planning Commission Absent:

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

Others Present: Diane Hyde, Mark Orr, Jerry Flickinger, Bruce Davenport, Josue Gabriel Mago, and others who did not sign-in.

Ginger Griffith called the meeting to order at 6:31 pm.

Confirm PC Members & Chairperson: City council approved reappointing Ginger Griffith and Ned Holt to three-year terms. *Sharon Durbin motioned to appoint Ginger Griffith as Chairperson – Ned Holt second – all in favor – none opposed – approved.*

Hardship Renewal Orr/Foltz – The Planning Commission reviewed the request to renew the medical hardship permit allowing for temporary placement of a manufactured home. The hardship continues as verified by the physician. Jerry Tabler asks if we can renew for a longer period than two years. Dave Kinney responds that it is required by ordinance, therefore it would require a change in the ordinance. *Jerry Tabler motioned to approve – Sharon Durbin second – all in favor – none opposed – approved.*

Property Line Adjustment (PLA) 848 5th/970 5th St – Hyde/Mego-Aranibar-Magee – The planning commission reviewed the property line adjustment request. Dave Kinney presented the Staff Report. The map was reviewed. Property owners provided comments. There were comments suggesting the property owners' opposition to the PLA. They were informed they could withdraw their request. They did not choose to withdraw. Dave Kinney explained that the request meets all criteria and he recommends approval subject to the following conditions of approval:

1. A licensed surveyor in the State of Oregon must prepare and record a property line adjustment map, consistent with Map 2 above, with the Linn County Surveyor that complies with ORS 92 requirements and the Linn County Surveyor.
2. 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 – Mel Hanna second – Griffith, Hanna, Tabler, & Durbin approve – Holt nay – motion carried – approved.

Dave Kinney informed the property owners that they have ten days to appeal the decision to City Council.

Public Hearing – Pre-Implementation Compliance Measures (PICM) – Model Ordinance – Ginger Griffith opens the public hearing at 6:56 pm. Dave Kinney presented the Staff Report and answered questions from the public and commissioners. This ordinance will satisfy new requirements by FEMA for floodplain protection. The Oregon Department of Land Conservation and Development is coordinating implementation of the PICM. Cities have three choices: not allow any development, adopt the model ordinance, or use the permit-by-permit method. The area within 170' of the high-level mark of the river (*or other waterbody*), in the 100-year flood area is subject to the new requirements. The model ordinance will allow some development but will have certain criteria that will need to be met to protect fish habitat areas. The city has chosen to adopt the model ordinance. The ordinance needs to be adopted by June 30. FEMA may amend the model ordinance due to appeals in progress. Comments received from the public with questions answered. Questions from the planning commissioners were answered. The hearing was closed at 7:40 pm.

Mel Hanna motioned to postpone deliberations to the end of March or April – Jerry Tabler second – motion carried with all in favor – none opposed – approved.

Other Notices/Comments/Questions

CM Valentine reminds the planning commission members that the annual ethics reporting is coming up soon and provided handouts. They were informed of the fines that are assessed for not reporting on time. They were also notified of the ethics training requirement. Currently, we are not required to do the training because we are under the \$1,000,000 in expenditures, however, with the Safe Routes to School project, the expenditures will go over that. The training is only required once during their term. Training can be found on the OGEC website. In-person training can be requested.

The Safe Routes to School project was explained – a sidewalk will be placed in front of Mari-Linn School, the crosswalk will be moved closer to the school, and will have flashing beacons.

Chair Ginger Griffith adjourned the meeting at 7:50 pm.

Summarized by CM Valentine