



PLANNING COMMISSION

Regular Meeting Minutes
November 09, 2022

Chairman Saylor called the regular meeting to order at 7:00PM. Present were Commissioners Doherty, Sargent, Collins, Kirkpatrick, Fialka, Caplinger, and Hamm. Commissioner Burns was excused. Staff in attendance included Planning Director Clint Spencer, City Attorney Richard Tovey, and Heather La Beau. Youth Advisory Member Elizabeth Doherty was present and Jeannine Heredia was absent.

Minutes

Commissioner Hamm moved and Commissioner Collins seconded to approve the minutes of the October 12, 2022, regular meeting. Motion passed. Chairman Saylor and Commissioner Fialka abstained.

Final Plat Cimmaron Terrace Phase V 4N2802DB Tax Lot 103- NE 8th St

Planning Director Spencer presented the staff report. The 24 townhome lots are consistent with the original PUD approval.

Commissioners mentioned their concern that no extra parking spaces are required for this phase. There is not a guarantee that the future phases will be built.

There was discussion regarding the planning commission's concerns surrounding parking, lot sizes, duplexes permitted in all residential zones and if the issues should be revisited with the state legislature. The City works with a lobbying group and is also affiliated with the League of Oregon Cities.

Commissioner Caplinger moved and Commissioner Fialka seconded to approve the final plat subject to the conditions of approval. Motion passed. Commissioners Doherty, Sargent, Collins, Kirkpatrick, Fialka, and Caplinger voted in favor. Commissioner Hamm opposed.

Work Session: Alternative Planned Unit Development incentives

The planning commission would like to develop an alternate development track that would help the City achieve some of their development goals through incentives for developers to encourage them to go above the minimum development standards. Any amendments would be made to the Planned Unit Development portion of code and possibly the Subdivision code.

Reviewing the three lot configurations presented in the staff report, commissioners discussed the various development standards that could be revised including a narrower street width, reduced lot size, setbacks, and lot coverage. The examples given were designed with a goal to increase the number of off-street parking spaces while not increasing the cost to the developer. Commissioners considered the pros and cons of each design.

Responding to questions regarding Bend's standards, Luke Pickerill of MonteVista Homes, stated that Bend's minimum lot size is 4,000 square feet and there are multiple provisions for cottage clusters. Developers prefer multiple ways to achieve density goals while having the most amount of flexibility to create neighborhoods that are livable and affordable that meet the objectives of the City. Mr. Pickerill cautioned that while considering driveway, alley and street widths, concept #2 as presented would cost approximately \$8500 per lot in grading preparation and driveway. Approving multiple options to achieve the goal allows the developer



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flexibility in working with various site conditions. Some of the development concepts would be cost prohibitive with certain lot topography.

While the City is working with MonteVista Homes on the proposed Prairie Meadows subdivision and has adopted the South Hermiston Urban Renewal Plan, the City's policy is to not use urban renewal as a development tool. Urban Renewal funding will be used to bring infrastructure to the site, not for any within the development.

Commissioners discussed the items they would like the alternate track to accomplish. The items (goals) included:

- Encourage Adequate Parking (off-street and close to the development)
- Safety
- Clear sidewalks (not impeded by vehicles)
- Reduce congestion
- Incentives (SDC credits, etc)
- Apply to all levels of housing, not just starter homes
- Multi-path options
- Increased density at a lower cost to develop

Mr. Pickerill shared a plat of Canyon Trails, a community MonteVista is developing in Redmond. It includes a mix of larger lots, starter homes, and cottage cluster housing, providing a wide variety of housing options. The layout of the subdivision takes advantage of the topography of the lot. A homeowner's association will be utilized for this development. Zero lot line dwellings typically have HOAs. Cottage clusters tend to only have shared parking that is easier to maintain which can reduce the assessment to the homeowner. The level of amenities, services offered, and maintenance determine the monthly cost of the HOA. He stated that the average Hermiston resident seems resistant to an HOA. He reiterated that multiple avenues are important for the developers to have flexibility to use options that best fit the particular site. Density bonuses are a major incentive for developers.

Commissioners would like to see the cottage cluster code of communities on both the east and west side of the state and receive ideas of other developers. Cities with a population of 25,000 and above must comply with state requirements regarding cottage clusters. A future work session will be scheduled.

Gratitude was expressed to Mr. Pickerill for his participation.

Planner Comments and Unscheduled Communication

After some discussion, Commissioners directed staff to begin the process of increasing the maximum award amount for façade grants. It was determined the maximum should be in the \$20,000 to \$25,000 range. Changing the criteria for the awards will also be considered.

Chairman Saylor acknowledged Commissioner Kirkpatrick's 20 years of service with the Hermiston Irrigation District and Commissioner's Hamm letter published in recognition of the BMCC Foundation.



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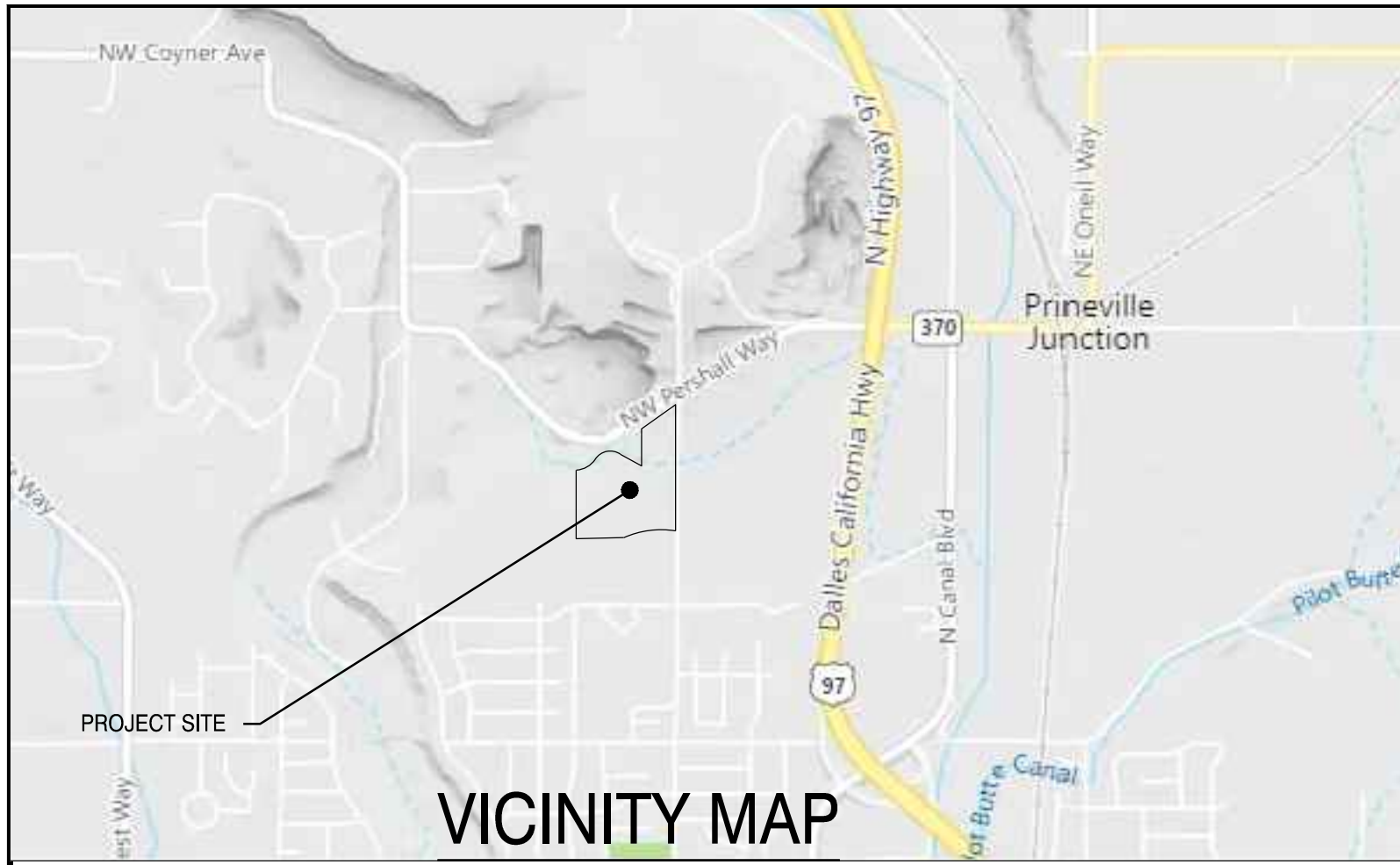
Updates were given for

- Moorehouse Apartments
- Santiago Manufactured Home Park
- Diamond Run
- Commercial Properties on NE 10th & Diagonal Blvd

Adjournment

Chairman Saylor adjourned the meeting at 8:42PM.

01:38:48 Luke Pickerill:Heather, I just emailed you an example of a subdivision that has a cottage cluster on one end if the commission would be interested in seeing it.



VICINITY MAP

NTS

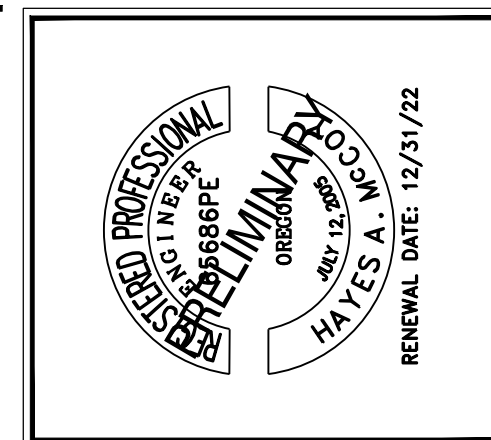
CANYON TRAILS

SUBDIVISION APPLICATION, MASTER PLAN, AND COTTAGE DEVELOPMENT

3627 NW 10TH ST, REDMOND, OR 97756

TAX LOT 300, MAP 141333C

OCTOBER, 2021



DRAWING STATUS:	DATE:
MASTER PLAN	12/9/21
No. REVISION:	DATE:
1	
2	
3	
4	
5	

LEGEND	
EXISTING CABLE	EXISTING CABLE
EXISTING GAS	EXISTING GAS
EXISTING IRRIGATION	EXISTING IRRIGATION
EXISTING OVERHEAD LINES	EXISTING OVERHEAD LINES
EXISTING POWER	EXISTING POWER
EXISTING SANITARY SEWER	EXISTING SANITARY SEWER
EXISTING STORM DRAIN	EXISTING STORM DRAIN
EXISTING TELECOMMUNICATIONS	EXISTING TELECOMMUNICATIONS
EXISTING WATER	EXISTING WATER
NEW CABLE	NEW CABLE
NEW GAS	NEW GAS
NEW IRRIGATION	NEW IRRIGATION
NEW POWER	NEW POWER
NEW SANITARY SEWER	NEW SANITARY SEWER
NEW STORM DRAIN	NEW STORM DRAIN
NEW TELECOMMUNICATIONS	NEW TELECOMMUNICATIONS
NEW WATER	NEW WATER
FENCE	FENCE
EXISTING RIGHT-OF-WAY	EXISTING RIGHT-OF-WAY
EXISTING EDGE OF GRAVEL	EXISTING EDGE OF GRAVEL
EXISTING EDGE OF PAVEMENT	EXISTING EDGE OF PAVEMENT
EXISTING CURB	EXISTING CURB
NEW RIGHT-OF-WAY	NEW RIGHT-OF-WAY
NEW EDGE OF GRAVEL	NEW EDGE OF GRAVEL
NEW EDGE OF PAVEMENT	NEW EDGE OF PAVEMENT
NEW CURB	NEW CURB
PROPOSED SANITARY SEWER MANHOLE	PROPOSED SANITARY SEWER MANHOLE
PROPOSED STORM DRAIN MANHOLE, DRYWELL	PROPOSED STORM DRAIN MANHOLE, DRYWELL
PROPOSED WATER VALVE, GAS VALVE	PROPOSED WATER VALVE, GAS VALVE
PROPOSED AIR RELEASE VALVE	PROPOSED AIR RELEASE VALVE
PROPOSED BACKFLOW PREVENTER	PROPOSED BACKFLOW PREVENTER
PROPOSED WATER METER, GAS METER	PROPOSED WATER METER, GAS METER
PROPOSED FIRE HYDRANT	PROPOSED FIRE HYDRANT
PROPOSED CATCH BASIN/CURB INLET	PROPOSED CATCH BASIN/CURB INLET
PROPOSED CLEAN OUT	PROPOSED CLEAN OUT
PROPOSED RAIN DRAIN	PROPOSED RAIN DRAIN
PROPOSED STREET LIGHT, PARKING LOT LIGHT	PROPOSED STREET LIGHT, PARKING LOT LIGHT
PROPOSED UTILITY POLE, GUY ANCHOR	PROPOSED UTILITY POLE, GUY ANCHOR
PROPOSED UTILITY VAULT	PROPOSED UTILITY VAULT
PROPOSED ELECTRICAL PEDESTAL	PROPOSED ELECTRICAL PEDESTAL
PROPOSED CABLE PEDESTAL	PROPOSED CABLE PEDESTAL
PROPOSED TELECOMMUNICATIONS PEDESTAL	PROPOSED TELECOMMUNICATIONS PEDESTAL
PROPOSED IRON ROD, IRON PIPE	PROPOSED IRON ROD, IRON PIPE
PROPOSED TREES	PROPOSED TREES
PROPOSED SIGN	PROPOSED SIGN
PROPOSED MAILBOX	PROPOSED MAILBOX

SITE INFORMATION

ADDRESS: 3627 NW 10TH ST, REDMOND, OR 97756
 TAX ASSESSORS MAP: TAX LOT 300, MAP 141333C
 PROPERTY SIZE: 19.23 ACRES
 ZONING: UH10
 PROPOSED ZONING: R4/COTTAGE DEVELOPMENT
 PROPOSED R4 NET AREA: 10.8 ACRES
 PROPOSED R4 DENSITY: 6.9 UNITS PER ACRE
 MAX ALLOWABLE R4 DENSITY: 10 UNITS PER ACRE
 PROPOSED COTTAGE NET AREA: 2.7 ACRES
 PROPOSED COTTAGE DENSITY: 6.4 UNITS PER ACRE
 ALLOWABLE COTTAGE DENSITY: 5 TO 12 UNITS PER ACRE

PROPOSED USE

MASTER PLAN 92-LOT SUBDIVISION FOR:
 75 SINGLE FAMILY HOMES AND
 17 COTTAGE LOTS

OWNER

NICKO PROPERTIES LLC
 4572 SW BADGER
 REDMOND, OR 97756

VERTICAL DATUM

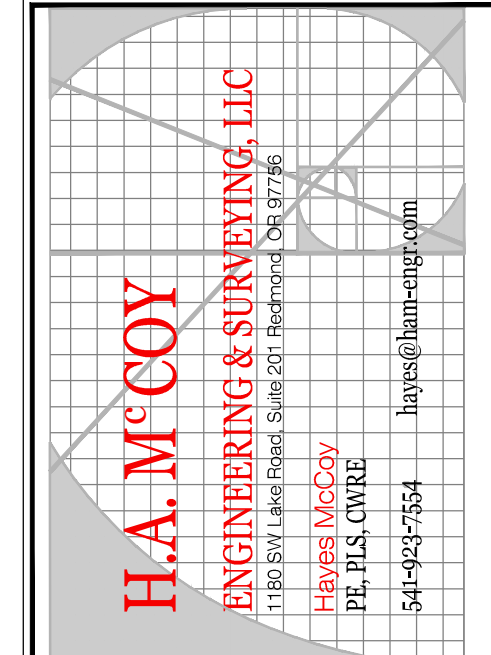
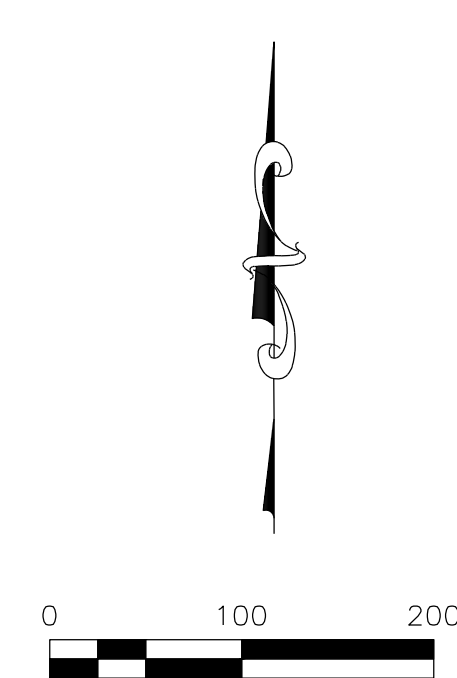
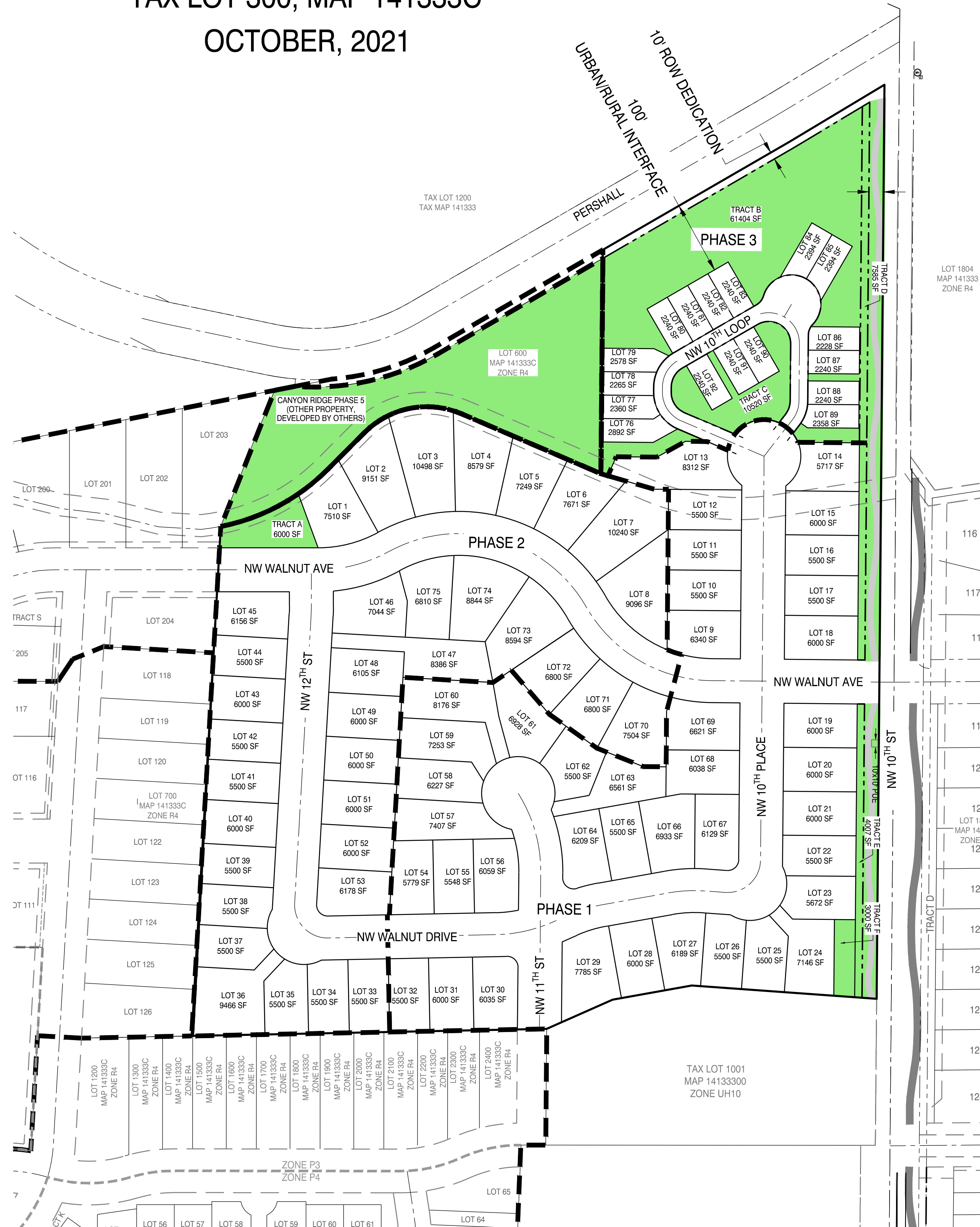
ELEVATIONS ARE BASED ON TIE TO CITY OF REDMOND BENCHMARK 8-M-2 BEING A 3" BRASS DISK SET IN CONCRETE ABUTMENT OF WING WALL AT THE SW CORNER OF CANAL BRIDGE AT THE INTERSECTION OF NW GREENWOOD AVE AND NW CANAL BLVD.
 ELEVATION = 2990.38' (NGVD29)

SHEET INDEX

MP1.0	COVER SHEET
MP1.1	EXISTING CONDITIONS PLAN
MP1.2	STREET AND UTILITY PLAN
MP1.3	TENATIVE SUBDIVISION PLAT
MP1.4	HOUSING DEVELOPMENT PLAN
MP1.5	LANDSCAPE AND TREE REMOVAL PLAN
MP1.6	COTTAGE SITE PLAN

CIVIL ENGINEER

H.A. MCCOY ENGINEERING & SURVEYING
 CONTACT: HAYES MCCOY
 1180 SW LAKE ROAD
 SUITE 201
 REDMOND, OR 97756
 PH: 541-923-7554



PROJECT: CANYON TRAILS MASTER PLAN
 PROJECT LOCATION: REDMOND, OR
 CLIENT: MONTE VISTA HOMES

SHEET TITLE: COVER SHEET

JOB NO. 20-247
 DRAWN BY: EDN
 DRAWING: MP1.0

GOALS

- ENCOURAGE

PARKING
(OFF STREET)
(ADEQUATE)

- SAFETY

- CLEAR

SIDEWALKS

- REDUCE

CONGESTION

- NOT JUST

FOR

INCENTIVES

STARTER HOMES

- MULTIPATH OPTIONS

- DENSITY = LOWER COST