

MINUTES

Members Present: Commissioners Stassens, Butler, Chroust Masin, Hall, Pietz, Morgan, Tiedge, and Hillestad

Members Absent: Thomas

Staff Present: Mr. Montgomery and Ms. Lorenzen

**1. Approval of Minutes:** October 16, 2015

Chair Stassens called the meeting to order at 6:31 p.m., and noted that the Planning Commission Minutes from the October 16, 2015 Planning Commission Meeting were not available for action.

**2. Docket ZC 3-15 / S 3-15**

Request: Approval of a major change to the details of a previously approved Planned Development Ordinance (No. 4867) to permit certain exceptions to the City's street standards and lot depth to width ratio. Concurrently, the applicant seeks approval of a 29-lot single family residential tentative subdivision plan for the subject site.

Location: North of Cumulus Avenue, between the River Park subdivision to the west, and the Craftsman Landing subdivision to the east, and is more specifically described as Tax Lot 300, Section 22DD, T. 4 S., R. 4 W., W.M..

Applicant: Yamhill Community Development Corporation

Chair Stassens called the public hearing to order at 6:34 p.m. and called for abstentions, objections to jurisdiction, and disclosures. Three Planning Commissioners disclosed that they had visited the subject site. There being no abstentions or objections to jurisdiction, she requested the staff report. Planning Director Montgomery referred to his staff report and the application. For historical purposes, Mr. Montgomery reminded the Commission that in 2007, this same property was before the Planning Commission, at which time a zone change and 40-lot, tentative subdivision was approved for the property that is the subject of tonight's hearing. Subsequently, due to economic conditions, it failed to move past the tentative stage and was voided. He advised that this evening's proposal is different in that the number of lots has been reduced from 40 to 29; the streets are off-set; and the applicant proposes some bioswale storm water retention. Additionally, the streetscape will be less linear in terms of housing placement. In staff's opinion, this is a superior plan to the one previously approved for the property. He noted that the application meets all the criteria required for approval and that both the planned development amendment and tentative subdivision proposal are recommended for approval subject to the conditions noted in the staff report.

There was brief discussion about the application, and Chair Stassens called for the applicant's testimony.

Derrick Price, 521 Ferry Street, Dayton, stated that he was the Executive Director of the Yamhill Community Development Commission (YCDC). The Commission would like to create a first-rate subdivision called Whispering Meadows. He stated that his organization was very much in favor of the conditions listed in the staff report and he respectfully asked that the Commission adopt the application as presented.

Responding to Commissioner's inquiries, Mr. Price advised that the YCDC planned to develop the homes over a two and one-half year period. The conceptual mock-up shows that the homes will stagger back some five feet from one home to the next in order to add aesthetic appeal to the subdivision. He noted that at this point, the decision had not been made relative to which floor plan would be on which lot. The homes will primarily be two-story in order to encompass the needed square footage (1400 to 1600 square feet per home). He explained that the façade would be a craftsman style with nice front porches. And, further, as each home is built, it would be customized with shingles, gables, board and bat, and different porch stylings. The intention is to break up the façade of each home with architectural features. The garages will be placed in the front of the homes because of the relative narrowness of each lot. Due to their width, however, the garages on Lots 2 and 3 may be placed somewhat differently. The setbacks adhere to the R-4 zoning requirements of 20 feet in the front yard, with six-foot side yard setbacks. The rear yards will be quite deep – 40 to 60 feet.

Mr. Price explained how the YCDC's program works. He stated that the YCDC asks clients to become involved in the work. YCDC selects the floor plan, packages the loan, and involves the clients in the process. There will be four house plans from which to choose with different color palates. The homes will most likely be built in groups of ten at a time. The YCDC works with the clients to establish a homeowner's association and to make sure that the clients understand their responsibilities as it relates to maintenance of the parking strip and other common areas.

In response to the suggestion that perhaps the clients would not maintain the common areas, Mr. Montgomery interjected that before staff signs the final plat, staff would need to see the private covenants. It will not go forward if the maintenance issue is not addressed, as this is a condition for approval.

Larry Anderson, Larry Anderson Engineering, Inc., advised that he was the civil engineer who was working on the project. He said that although that it might seem odd that the project comes before the Planning Commission proposing to do more than is asked; however, this is a community-designed neighborhood group.

Commissioner Chroust Masin asked whether the Fire Department had commented on the length of the street. Mr. Montgomery responded that the Fire Department was comfortable with the length of the street as it is proposed.

A gentleman from the audience asked about school capacity and the capacity of Cumulus Avenue. Mr. Montgomery responded that the school district is routinely notified and they offered no comments. As it relates to Cumulus Avenue vehicular capacity, Mr. Montgomery noted that there were no plans to change Cumulus. In the near term, the street has more than enough capacity to incorporate the vehicles associated with the proposed subdivision, as well as other vacant lands in the vicinity. The long term plan for Cumulus Avenue upgrades will be

dependent on financing, street capacity, and load. He reiterated that at this point, there was no reason to extend Cumulus Avenue as a condition of this subdivision's approval.

Mr. Montgomery said that all public agency testimony had been included in the staff report, and those that warranted it had been converted into conditions of approval.

Mr. Price waived the seven-day time period to submit final written arguments in support of the application, and Chair Stassens closed the public hearing at 7:04 p.m.

Following a brief discussion, Commissioner Morgan MOVED, based on the application materials, the testimony received, the findings of fact, and the staff report to recommend the City Council APPROVE ZC 3/15 subject to the conditions as recommended by staff; SECONDED by Commissioner Tiedge. Motion PASSED unanimously.

Commissioner Morgan MOVED, based on the application materials, the testimony received, the findings of fact, and the staff report and recommendations, to APPROVE S 3-15, subject to the conditions of approval as noted in the staff report; SECONDED by Commissioner Butler. Motion PASSED unanimously.

### **3. Election of Officers**

- ◆ Chair
- ◆ Vice Chair
- ◆ Secretary

Chair Stassens opened the floor to nominations for the position of Chair. Commissioner Morgan nominated Chair Stassens as Chair and Commissioner Tiedge as Vice Chair and Planning Director Montgomery for the position of Secretary. Commissioner Butler MOVED to close the floor to further nominations, and to elect the slate of officers as presented; SECONDED by Commissioner Hall. Motion PASSED unanimously.

### **4. Old / New Business**

Planning Director Montgomery advised that staff was attempting to arrange a joint meeting of the Planning Commission and City Council to review and take testimony related to recently passed statewide marijuana legislation. In advance of that meeting, staff will use the December Planning Commission meeting as a work session to share the same information that the City Council has been given to date. This topic involves regulations surrounding the sale, wholesaling, producing and processing of recreational and medical marijuana.

### **5. Adjournment**

Commissioner Tiedge MOVED to adjourn the meeting; SECONDED by Commissioner Butler. Motion PASSED unanimously and Chair Stassens adjourned the meeting at 7:19 p.m.

---

Doug Montgomery  
Secretary