



PLANNING COMMISSION

Regular Meeting Minutes
December 13, 2023

Chairman Saylor called the regular meeting to order at 7:00PM. Present were Commissioners Fialka, Guerrero, Caplinger, Doherty, Hamm, and Kirkpatrick. Commissioners Collins and Sargent were excused. Youth Advisors Sarahi Gutierrez and Catherine Doherty were present. Staff in attendance included Planning Director Clint Spencer, City Attorney Richard Tovey, and Planning Assistant Heather La Beau.

Elect Chair & Vice-Chair

Commissioner Hamm nominated Commissioner Fialka for the position of Planning Commission Chairman to begin January of 2024. There were no other nominations. Roll Call. Motion passed 6-1.

Commissioner Caplinger moved to nominate Commissioner Doherty for Vice-Chair. Commissioner Doherty in turn nominated Commissioner Caplinger for the position. Commissioner Hamm seconded the nomination of Commissioner Caplinger for Vice-Chair to begin January 2024. Roll Call. Motion passed unanimously.

Minutes

Commissioner Fialka moved, and Commissioner Caplinger seconded to approve the minutes of the October 11, 2023, regular meeting. Motion passed.

Youth Advisory Council

Chairman Saylor thanked the youth advisors for attending and asked Youth Advisor Doherty to introduce herself as this is her first meeting with the planning commission.

Major Variance & Subdivision Upland Meadows MonteVista Homes 4N2802A TL 500- 811 E Theater Lane

The Hermiston Planning Commission is holding a public hearing to consider a request for a major variance and subdivision plat for property located at 811 E Theater Lane and described as 4N2802A tax Lot 500. The property is zoned Medium High Density Residential (R-3) and is owned by the Hermiston Irrigation District. The applicant, MonteVista Homes LLC is requesting variances from Sections 154.18 and 154.19 (C) of the Hermiston Code of Ordinances which establishes the maximum block length and minimum lot width for lots in residential zones. The applicant requests 19 lots be approved with widths between 55 and 58.96 feet and four blocks with a length of approximately 800 feet. The planning commission will also consider the preliminary plat that proposes to create a 261-lot subdivision.

Commissioner Kirkpatrick declared a conflict of interest as she is the Hermiston Irrigation District Manager (property owner) and stepped down from the dais.

Chairman Saylor opened the hearing at 7:08 and read the hearing guidelines.

Planning Director Spencer presented the staff report with the aid of PowerPoint slides (attached). The hearing will consider both variances and the subdivision plat. This increases the noticing requirements and the evidentiary burden.

Discussion included various street layout options, points of pedestrian/vehicle/fire access, and the 60-foot-wide flag at the northwest corner of the property.

Testimony

Luke Pickerill 389 W Scalehouse Ct Suite 110 Bend OR 97702- Mr. Pickerill, the owner of MonteVista Homes, shared a PowerPoint presentation (attached). Mr. Pickerill described the topographical features of



PLANNING COMMISSION

Regular Meeting Minutes
December 13, 2023

the property and how it affects the proposed community. MonteVista Homes would like to donate the 60' wide flag to the school district while still providing pedestrian connectivity to the school. He stated the block length variance is necessary due to the alignment of NE 9th Place and the need to match grade throughout the development. Affordability is always a driver of the requests. Conforming to the block length would create an expensive street and reduce the number of lots. The community is walkable, with end lot driveways facing the east/west streets. The lot width reduction for the 19 lots is based on affordability. The Hope home is 45' wide and will fit on a 55' wide lot and meet the setback requirements of the R-3 zone. Three car garages and an RV pad are options on their home models and Luke estimates 50 to 75% of the homes built will opt to have a three-car garage. This is the same home plan built in Theater Park on lots 55' in width. Mr. Pickerill detailed the additional expenses of 2.5 feet of additional side yard.

In response to commissioner questions, Mr. Pickerill stated the subdivision is proposed to have on-street parking throughout and in his experience flag accesses are not well maintained and become unused. Pedestrians leaving the subdivision heading west can cross the street at 9th Place using a crossing beacon and use the existing sidewalk installed as part of the Loma Vista development.

Doug White 2098 NE 8th St- Mr. White owns property to the west of the proposed subdivision and requested clarification regarding sidewalk and vehicular access.

Commissioners discussed at length the 60' wide flag access and the discussions between the school district and developer. Ownership, installation, maintenance, fire access, pedestrian safety, and security were among the concerns. Commissioners recommend NE 9th Place be designated as No Parking.

Theater Park and Legacy are subdivisions with residential lots 50' wide. The narrower lot width aids the ability to keep homes more affordable, a prior goal of MonteVista Homes.

There was consensus that the longer block length is acceptable with the pedestrian access to the school at the northwest corner of the property.

Erica Nelson 389 W Scalehouse Ct Suite 110 Bend OR 97702- Ms. Nelson is an engineer with MonteVista Homes. The topographic and geometry consideration is key to the variance requests. The grade from south to north and the wider width needed on the east and west corner lots to allow for the high retaining walls contributes to the need for the variances.

The applicant was directed to develop more substantial Findings of Fact for both variances and determine a solution for the northeast corner access. Commissioner Doherty moved, and Commissioner Fialka seconded to continue the hearing to the January Planning Commission meeting. Motion passed.

Commissioner Kirkpatrick returned to the dais.

Replat Final Plat- CJ Evans Family Investments LLC 4N2824BB Tax Lots 800 & 900- 16 & 18 SE Campbell Drive

Planning Director Spencer presented the staff report. The replat is necessary to vacate the utility easement along the north/south lot line to allow the proposed building to be constructed over the area.

Findings of Fact
Design Standards



PLANNING COMMISSION

Regular Meeting Minutes
December 13, 2023

§154.15 Relation to Adjoining Street System.

The development is bounded by SE Campbell Drive and SE 10th St. No new streets are proposed as part of this replat. This criterion is not applicable to the decision to accept the plat.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the plat. The property is currently serviced by SE Campbell Drive and SE 10th St. No new streets are proposed as part of this replat. This criterion is not applicable to the decision to accept the plat.

§154.17 Easements.

There are multiple easements noted on the plat. The surveyor's narrative includes reference to an additional easement that is not depicted graphically on the plat. The existing easements are for utility purposes.

No new easements are proposed as part of this replat. The easement common to the existing Lots 8 and 9, Block 1, Highlander Center will be vacated as a result of this replat.

§154.18 Blocks.

No new streets are proposed or required. This criterion is not applicable to this decision to accept the plat.

§154.19 Lots.

The new lot will be approximately 2.83 acres in size. There are no lot size or dimensional standards in the C-2 or M-1 zones. The lot is of adequate size, width, and depth to provide a viable commercial and industrial site.

§154.20 Character of Development.

The property is currently vacant and used as a laydown yard/parking area for the warehouse on the lot directly to the south. Future development on the property as the business expands is anticipated. The lot is generally flat and well suited for industrial development.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any parks or schools in the vicinity of the proposed replat.

§154.22 Access Management

The existing access point will remain. This criterion is not applicable to the decision to accept the plat.

§154.35 Preliminary Plat Requirements



PLANNING COMMISSION

Regular Meeting Minutes
December 13, 2023

(A) Whenever any person desires to subdivide land into building lots and to dedicate streets, alleys or land for public use, the person shall submit four copies of the preliminary sketch plat conforming to the requirements of 154.15 through 154.21 to the Planning Commission before submission of the final plat. **The applicant has met the plat submission requirement.**

(B) The preliminary plat must be filed with the City Planner at least 30 days prior to the meeting of the Planning Commission. Minor partitions containing three lots or less may be exempted from the provisions of this section. **The applicant has met the plat submission date on October 30, 2023.**

(C) The preliminary plat shall show:

(1) The location of present property lines, section lines and the lines of incorporated areas, streets, buildings, water courses, tree masses and other existing features within the area to be subdivided and similar information regarding existing conditions on land immediately adjacent thereto; **Shown as required.**

(2) The proposed location and width of streets, alleys, lots, building and setback lines and easements; **Shown as required.**

(3) Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated in a general way upon the plat; **Existing infrastructure is not shown on the preliminary plat.**

(4) The title under which the proposed subdivision is to be recorded and the name of the subdivider platting the tract; **Shown as required.**

(5) The names and adjoining boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels of unsubdivided land; **Shown as required.**

(6) Contours referred to a City Engineer's bench mark with intervals sufficient to determine the character and topography of the land to be subdivided, but in no case shall the intervals be more than one foot; **Contours are not shown on the preliminary plat.**

(7) North point, scale and date; **Shown as required.**

(8) Grades and profiles of streets and plans or written and signed statements regarding the grades of proposed streets; and the width and type of pavement, location, size and type of sanitary sewer or other sewage disposal facilities; water mains and other utilities; facilities for storm water drainage and other proposed improvements such as sidewalks, planting and parks, and any grading of individual lots; **Not shown on preliminary plat.**

(9) All the above information unless waived by the Planning Commission. **Staff recommends the Planning Commission waive (3), (6), and (8) above. Review of civil drawings including infrastructure and drainage are required prior to development of the property.**



PLANNING COMMISSION

Regular Meeting Minutes
December 13, 2023

(D) After the preliminary plat has been submitted to the Planning Commission in accordance with these regulations, a final plat, together with copies of any deed restrictions, shall be prepared and submitted to the City Planner. The plat shall be filed in the office of the City Planner at least 14 days prior to the meeting of the Planning Commission at which approval thereof is asked. This final plat shall be submitted and prepared in accordance with the provisions of 154.45 through 154.46 hereof. **The applicant has met this requirement.**

Minimum Improvements Required

§154.60 Permanent Markers

Permanent markers shall be set as shown on the final plat in accordance with ORS 92.050 through 92.080.

154.61 General Improvements

SE Campbell Drive is a paved city street improved with curb and gutter. SE 10th St is a paved city street with no further improvements. At such time that construction occurs on each parcel which triggers the development standards of 157.163 of the Hermiston Code of Ordinances, street improvements are required along that parcel's frontages.

§154.62 Water Lines

A water line is available in SE 10th St.

§154.63 Sanitary Sewer System

A sewer line is available in SE 10th St.

Final Plat

Per §154.46 of the Hermiston Code of Ordinances, the final plat shall show:

- (A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**
- (B) The lines of all proposed streets and alleys with their width and names. **Shown as required**
- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**
- (D) The line of departure of one street from another. **Shown as required**
- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required**
- (F) All lot lines together with an identification system for all lots and blocks. **Shown as required**



PLANNING COMMISSION

Regular Meeting Minutes
December 13, 2023

- (G) The location of all building lines and easements provided for public use, services or utilities. **Shown as required**
- (H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**
- (I) All necessary curve data. **Shown as required**
- (J) The location of all survey monuments and bench marks together with their descriptions. **Shown as required**
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required.**
- (M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **No restrictions are proposed and none are referenced on the plat**
- (N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required.**
- (O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required.**

Chapter 157: Zoning

§157.041 Outlying Commercial Zone (C-2)/ §157.055 Light Industrial Zone (M-1)

Tax Lots 4N 28 24BB Tax Lot 800 and 4N 28 24BB Tax Lot 900 are each zoned C-2/M-1. There is no minimum or maximum lot size in this zone. The proposed lot is 2.83 acres in size.

Conditions of Approval

1. At such time that construction occurs on each parcel which triggers the development standards of 157.163 of the Hermiston Code of Ordinances, street improvements are required along that parcel's frontage on SE Campbell Drive.
2. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the plat.



PLANNING COMMISSION

Regular Meeting Minutes
December 13, 2023

After a clarifying discussion of existing easements, Commissioner Hamm moved, and Commissioner Doherty seconded to make the project file a part of the record. Motion passed. Commissioner Doherty moved and Commissioner Hamm seconded to adopt the Findings of Fact. Motion passed. Commissioner Fialka moved, and Commissioner Hamm seconded to impose the Conditions of Approval. Motion passed. Commissioner Fialka moved, and Commissioner Hamm seconded to approve the final plat subject to the conditions of approval. Motion passed.

Chairman Saylor called for a break at 8:52pm and reconvened the meeting at 8:58pm.

Parking Amendments Work Session

Planning Director Spencer reviewed the changes proposed during the first work session.

Preference was expressed to maintain a parking standard and review variances on specific cases as opposed to creating a change of use incentive.

Compact parking spaces are not something to consider. Bicycle parking requirement should be capped at 20. Additional restaurant categories can be added to accommodate different levels of parking requirements.

Planner Comments and Unscheduled Communication

Planning Director Spencer replied to a question that the former KFC property is being redeveloped to again be a KFC restaurant with drive-thru window.

The January meeting will include an annexation and comprehensive plan map amendment for property east of SE 10th St.

Adjournment

Chairman Saylor adjourned the meeting at 9:45PM.



Hermiston Planning Commission

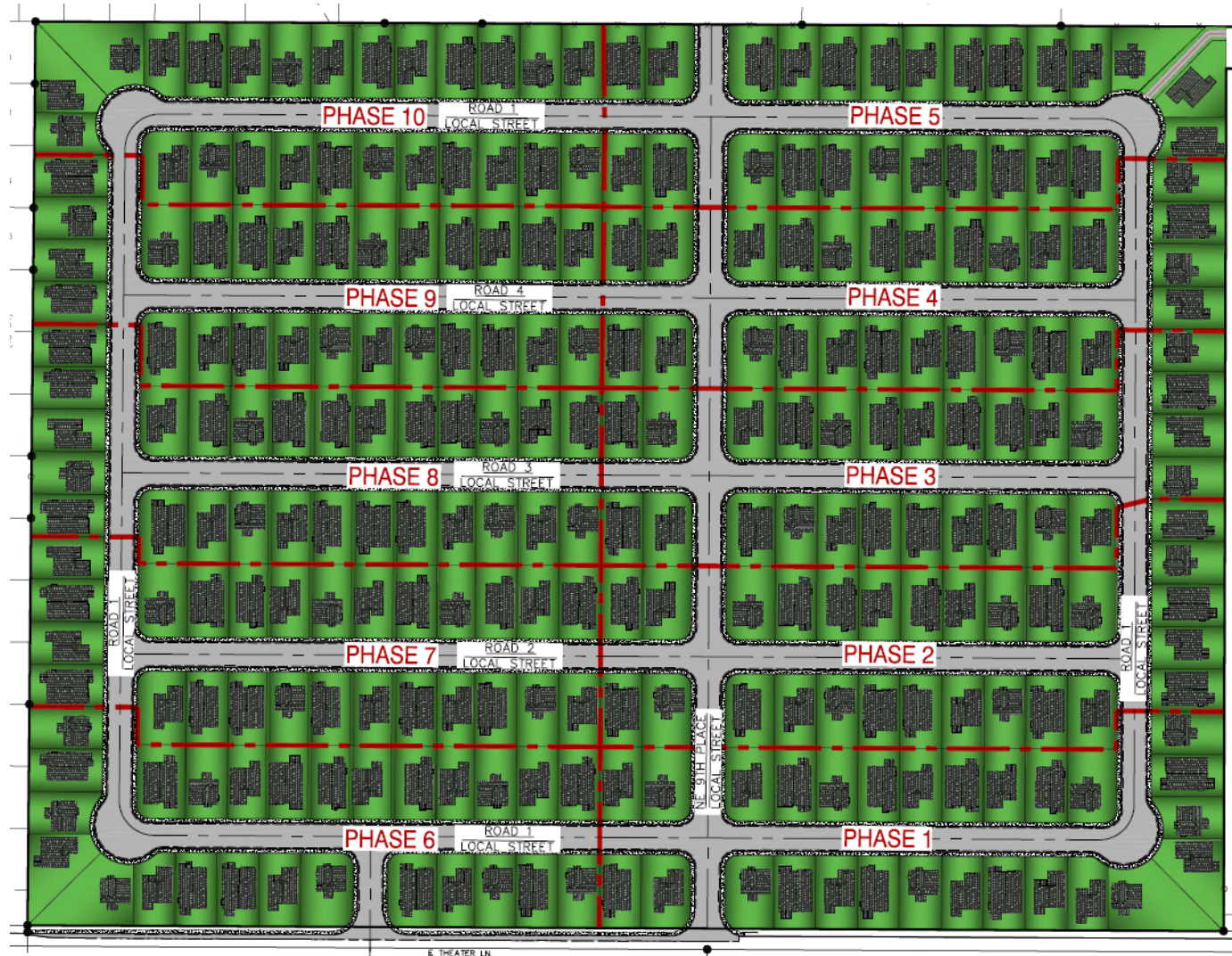
December 13, 2023



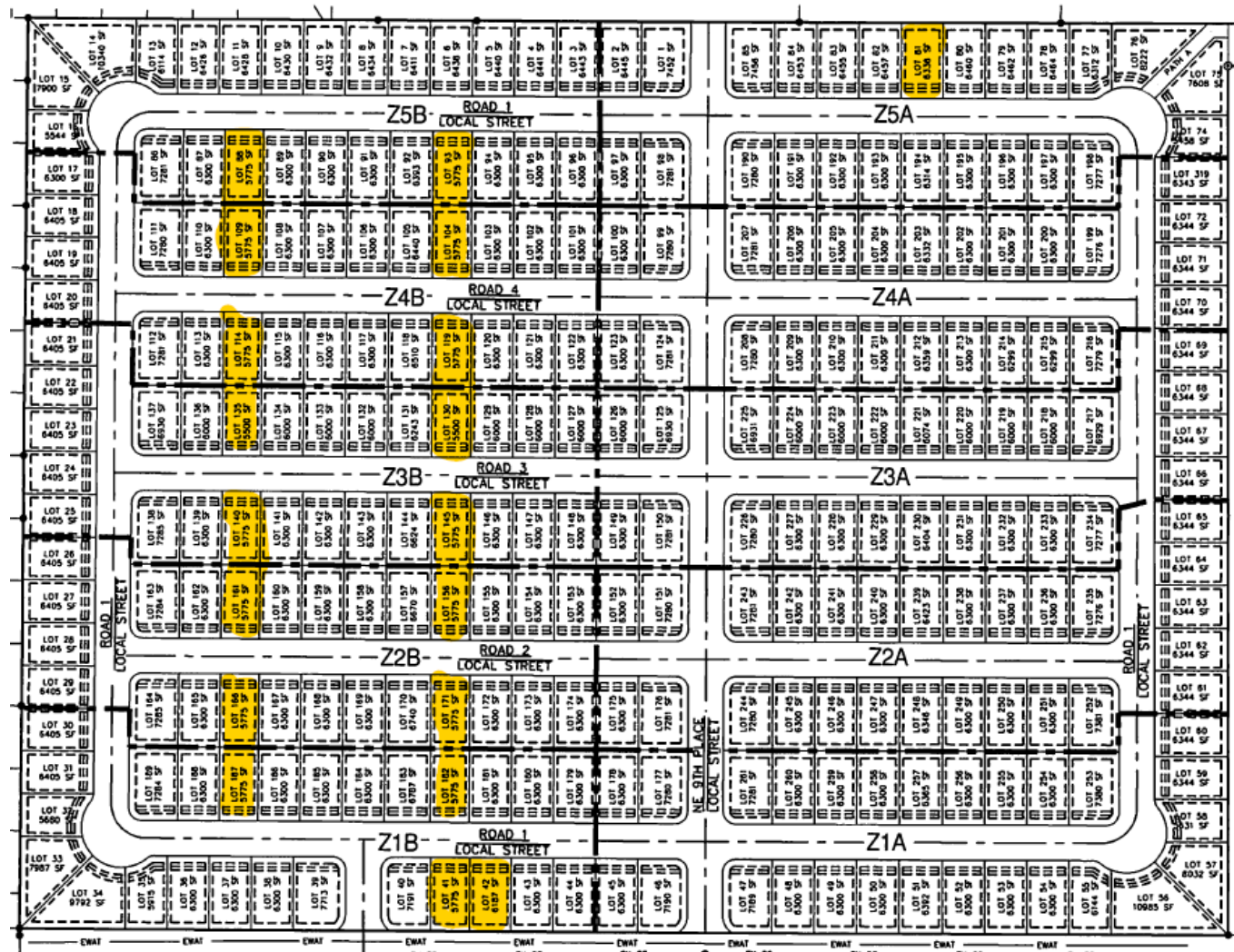
Upland Meadows Subdivision



Upland Meadows Subdivision



Upland Meadows Subdivision



Upland Meadows Subdivision



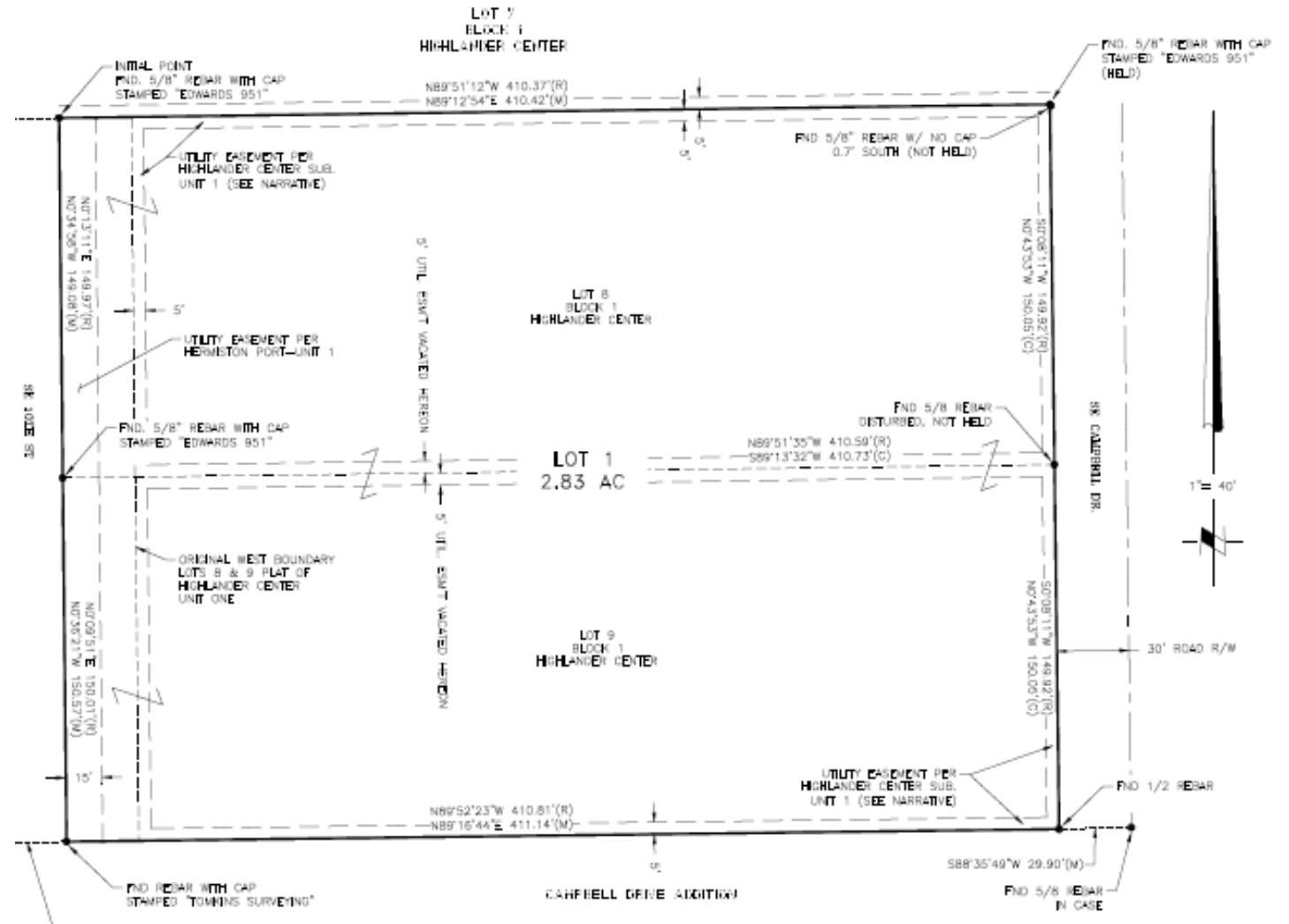
E
Theater
Lane
East and
West
Views



NE 10th St
Flag



CJ Evans Family Investments Replat





**Monte Vista
Homes**



**UPLAND
MEADOWS**





MonteVista Homes

is a thriving, award winning home builder and land development company.

01

We are a 2nd generation family owned and operated home builder based in Oregon. We build multi-generational homes designed for any new home buyer.

02

The initial company was established in 1989 and Luke Pickerill took sole ownership of the company in 2014. Since then, the company has grown significantly year over year while maintaining industry leading margins.

03

The key to our success is a combination of well communicated and achievable company wide goals, transparency in our successes and failures as it relates to sales and profit margins, and an experienced team of high level executives leading each branch of our business.

04

We provide a personal new home journey – creating real value in property and places. From our incredible onsite sales consultants who provide top-tier customer service to our back office production team who work diligently to ensure that every home is built multiple times before breaking ground. Our success lies in our teamwork and our commitment to our customers.

MISSION

To build the places where life's most important relationships are developed and our most treasured memories are made.





Monte Vista Homes WHO WE ARE



We build award winning homes and successful new home communities.

01

We are a group of experienced and strategic real estate and construction professionals with diverse backgrounds. Our team's combined knowledge offers decades of experience in:

- Land Acquisition and Development
- Home construction and construction management
- Strategic real estate market analysis, sales and marketing
- Expertise in financial and real estate sectors

02

With hands-on experience and a valuable network of relationships our team offers options and strategies to maximize profitable investments. Our credibility and professional reputation are second to none.

03

We are dedicated to building authentic, approachable homes. *Quality Elevated.* Personalized Choices enable our buyers to experience a remarkable new home journey.

04

Our even flow processes & curated customization ensure we deliver homes on-time, on budget and ever beautiful.



2022
2021
2020
2019
2018
2017

2022
2021
2020
2019
2013

UPSTAIRS LIVING ROOM
2022 COVERED PATIO & BACKYARD
2020 OPEN FLOOR PLAN
2018 UPSTAIRS BONUS ROOM



2021
2020
2016

2022
2021
2020

2021
2020



2022
2021

OUR COMMUNITIES



2014
North Crest
South Crest



2014
Eagle's
Landing



2014
Sundance
Meadows



2015
Angus Acres



2015
Viewpoint
Ridge



2015
Highland
Summit
6 & 7



2016
Boyd
Crossing



2016
Desert
Shadows



2017
Eastridge



2017
Rooster
Rock



2017
Forest Creek



2018
27 Elm



2018
Highland
Summit
8 & 9



2019
Mirage



2019
Red Hills
Estates



2020
Theater
Park



2020
Dry Canyon



2020
Willowbrook



2021
Legacy



2021
Acapella



2021
Moon
Mountain



2022
McClannahan
Summit



2023
Canyon Trails



2023
Feather
Ridge

OUR HOMES



MonteVista Homes sells turnkey, single family residential homes. Our home plans are innovated for cost efficiency and space utilization. The heart of our business is based on quality, offering affordable housing with optional upgrades for the customer.

01

We design each community with a core set of floor plans based both on the economic *and* general buying demographics.

02

We provide a curated home buying experience. Building a home and trying to make decisions with so many color and product choices often leads to a more stressful experience. Also, *'it just ain't fun'* for our homebuyer.

MonteVista Homes makes the design process easy, fun and stress-less. We can guarantee a beautiful, professional look by bringing together products and colors into finely curated packages. We offer our buyers confidence that their finished home will reflect their needs, style and taste!



WHITE OWL WHITE ACCENTS CURRENT ON TREND ENERGETIC

NEUTRAL UNCOMPLICATED STYLING COMBINES THE BEST OF BOTH WORLDS IN THIS 'ON TREND' FAMILY OF COLORS. RICH ESPRESSO CABINETS CONVEY WARMTH WHILE THE SPECKLED BRIGHT KITCHEN COUNTERTOPS EMIT BRIGHTNESS AND LIGHT. NATURAL TONES CONVEY SIMPLICITY, YET FAVOR THE RICH STYLING OF THE BEIGE MARBLED LOOKING TILE OF THE FIREPLACE PAIRED WITH THE NATURAL TIMBER LOOK OF THE GREIGE WOOD LAMINATE FLOORING.



FOSSIL GREIGE CHARCOAL SATIN FINISH CONTRASTS

CONTEMPORARY GREIGE PAINTED CABINETS WITH LIGHT AND BRIGHT QUARTZ KITCHEN COUNTERTOPS CREATE A SLEEK BLEND OF MID-TONE GREIGE AS THE UNDERLYING THEME IN THIS MODERN PALETTE. COMBINED WITH OUR SIGNATURE GLASS TILE BACKSPLASH AND THE MODERN TIMBER FEEL WOOD LAMINATE FLOORING, THE TILED CHARCOAL ACCENTS OF THE FIREPLACE SERVE AS CONTRAST IN THIS CHIC POLISHED COLOR SCHEME.



SAND TRADITIONAL WARM CLEAN & BRIGHT CLASSIC

WARM AND WELCOMING MID-TONE BROWNS BLEND GRACEFULLY WITH BRIGHT AND LIGHT SURFACES IN THIS REFRESHING TAKE ON CLASSIC STYLING. RICH ESPRESSO CABINETRY CREATES COUNTERPOINT TO THE EARTH TONED QUARTZ KITCHEN COUNTERTOPS AND THE NEUTRAL GLASS TILE BACKSPLASH. MARBLED FIREPLACE TILING ENHANCES THE RICH WARM FEELING THAT CHARACTERIZES THIS CLASSIC LOOK.

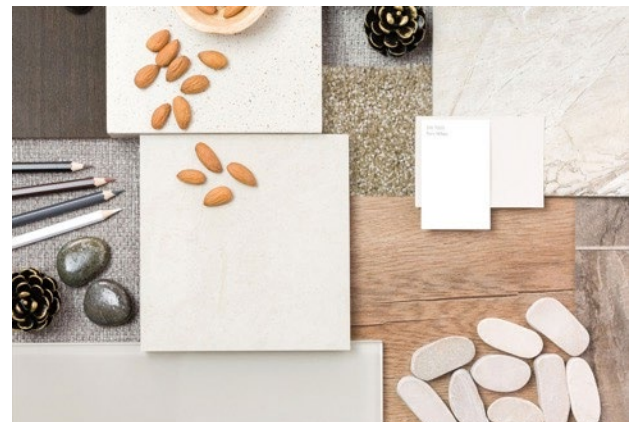
CURATED COLOR PACKAGES

Professionally designed and curated interior and exterior design packages lead with latest design trends. Focusing on 'Unique' and 'Individual', these cutting-edge, on-trend color packages commingle, cultivating a harmonic, elegant, and balanced ambience.



SUNSTONE GRAY WHITE CABINETS MODERN SERENE

WHITE WITH SUMMER-LIKE LIGHT COUPLED WITH TRUE GRAY TONED FEATURES IS THE HALLMARK OF THIS DYNAMICALLY CLEAN FEELING PALETTE. PEBBLED GRAY QUARTZ KITCHEN COUNTERTOPS GRACE THE TOPS OF PAINTED WHITE SLEEK CABINETRY SET TOP MODERN TIMBER-LOOKING WOOD LAMINATE FLOORING. WHITE ACCENTED TILING BLENDS WITH THE WHITE FIREPLACE MANTLE, CREATING A LIGHT AND BRIGHT FEELING.



TRAIL CLASSIC CONTEMPORARY RUSTIC EVERGREEN

RUSTIC SHADES AND TEXTURES WITH WARM AND WELCOMING OVERTONES HIGHLIGHT THE ESSENCE OF THIS TRADITIONAL WARM PALETTE. EVOCATIVE DARK BROWN CABINETRY EQUALS OUT THE FLECKED WHITE QUARTZ KITCHEN COUNTERTOPS AND THE NEUTRAL GLASS TILE BACKSPLASH THAT HARMONIZES SO PERFECTLY IN CLASSIC FORM. OAK-TONED WOOD LAMINATE FLOORING AND RICH MARBLED CREAM FIREPLACE TILING UNITES THIS PALETTE MASTERFULLY.



**AWARD WINNING
KITCHENS**





AWARD WINNING BATHS





- **261 Homesites**
- **R3 Zoning**
- **Onsite RV parking**
- **3 Car Garage Options**
- **Beautiful homes, affordably priced**

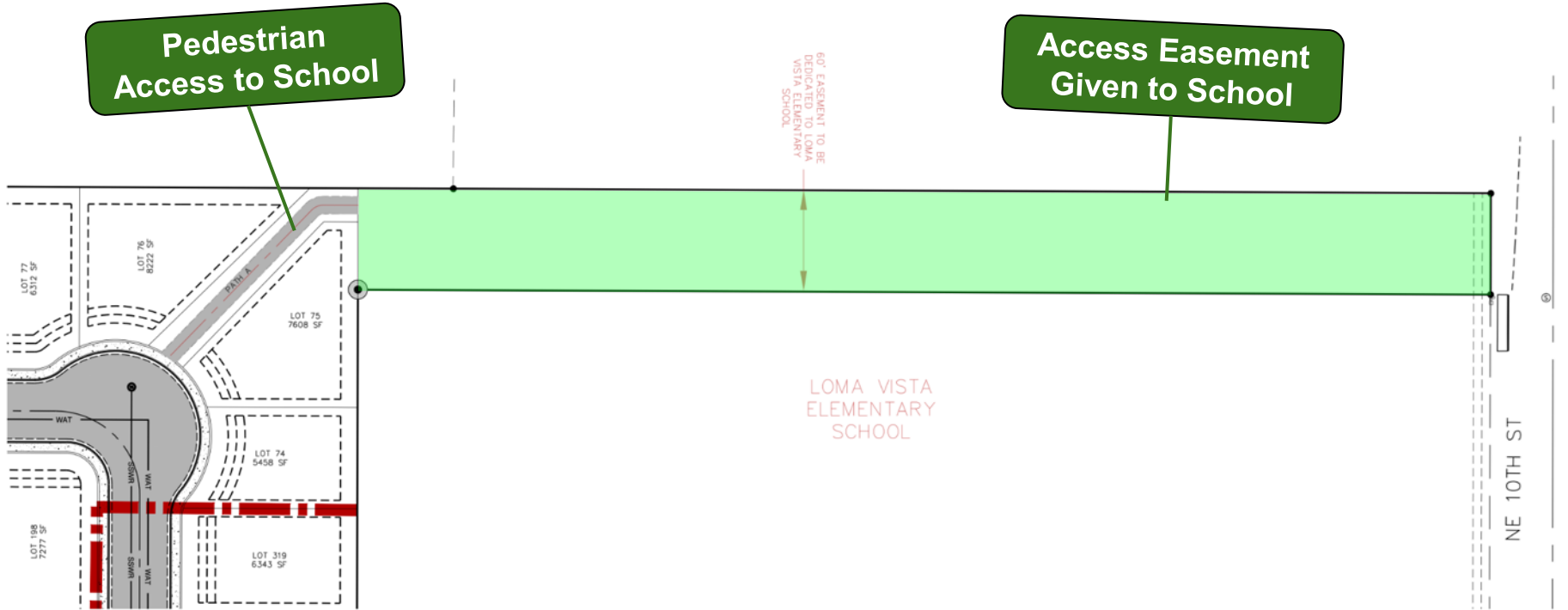




E THEATER LN.



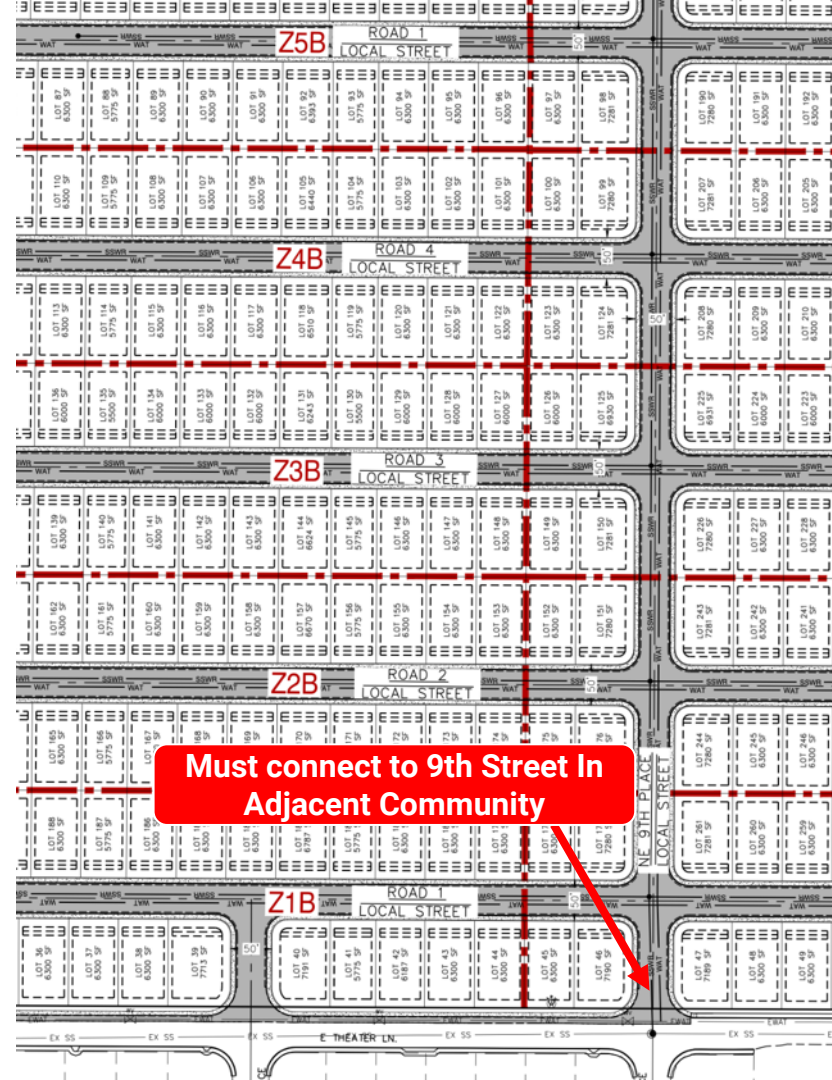
SCHOOL CONNECTIVITY



BLOCK LENGTH

We are proposing a variance to block length for the following reasons:

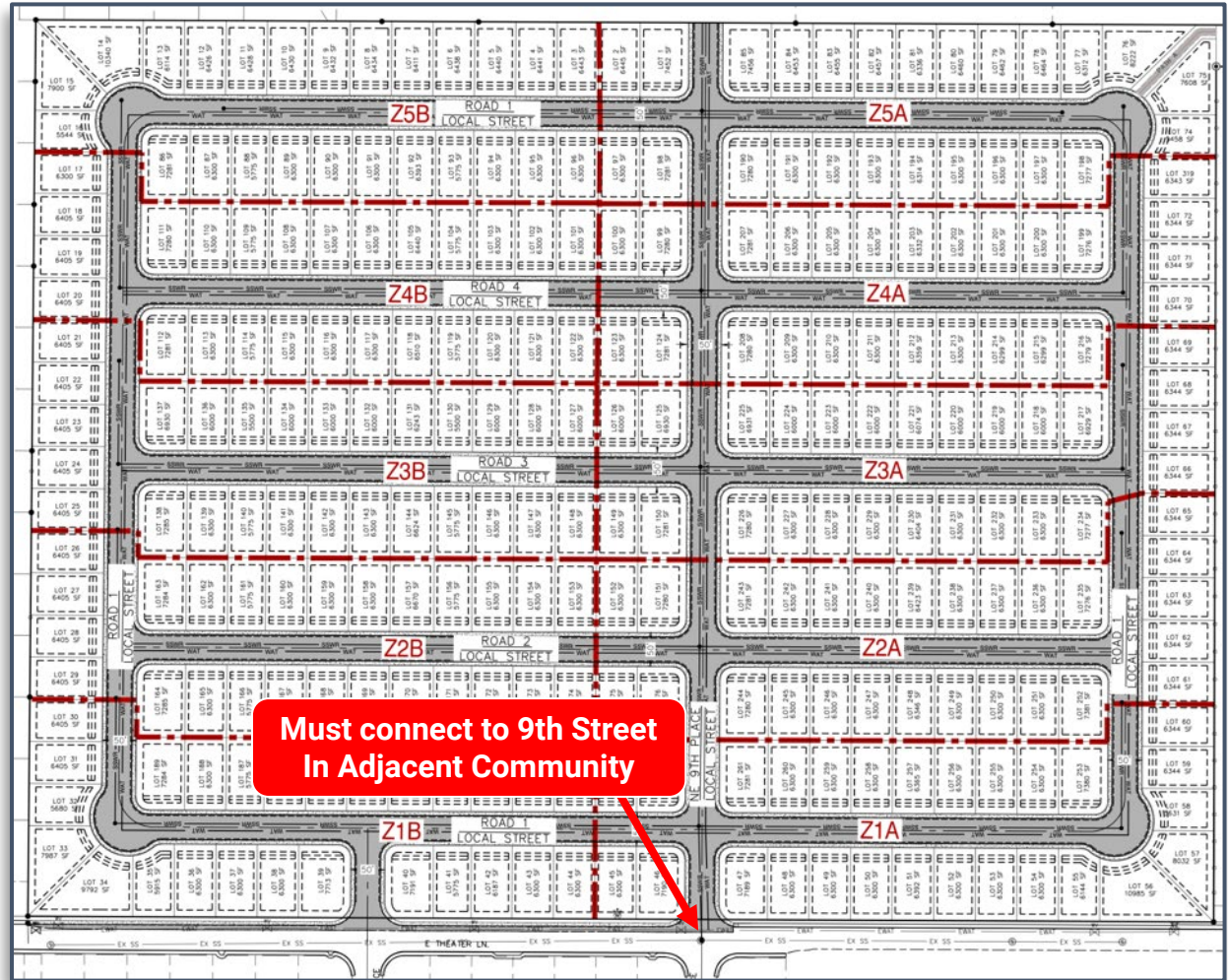
1. 9th Street Connection
2. Property Size / Shape
3. Property Topography
4. Affordability is Key!!!!
5. No Trails, a Maintenance Nightmare



BLOCK LENGTH

We are proposing a variance to block length for the following reasons:

1. 9th Street Connection
2. Property Size / Shape
3. Property Topography
4. Affordability is Key!!!!
5. No Trails, a Maintenance Nightmare



LOT WIDTH

5-ft reduction of the 60-ft lot width requirement, on 19 lots.

1. Affordability is Key!!!
2. 95% of MVH home designs are 40' wide
3. Hope Floor Plan is 45' wide (fits a 55' lot)
 - a. 1906 Square Feet
 - b. 4 Bedroom / 2 Bath
 - c. 3 Car Garage
 - d. Additional Off Street Parking



MonteVista Homes
Built with You in Mind
www.MonteVistaHomes.com

HOPE TUV

4 BED 2 BATH 1,906 SQ FT

T - CRAFTSMAN

U - TRADITIONAL

V - FARMHOUSE

STANDARD FEATURES

- Spacious Single Story Layout with 4 Bedrooms
- Gourmet Kitchen
- Quartz Countertops Throughout Home
- Stainless Steel Appliances
- Kitchen Island with Sink
- Large Pantry
- Open Great Room with Gas Fireplace
- Primary Suite with Walk-in Closet
- Dedicated Laundry Room
- 3 Car garage
- Covered Front Porch
- A/C Pre-Wired

OPTIONAL FEATURES

Optional features are plan or lot specific:

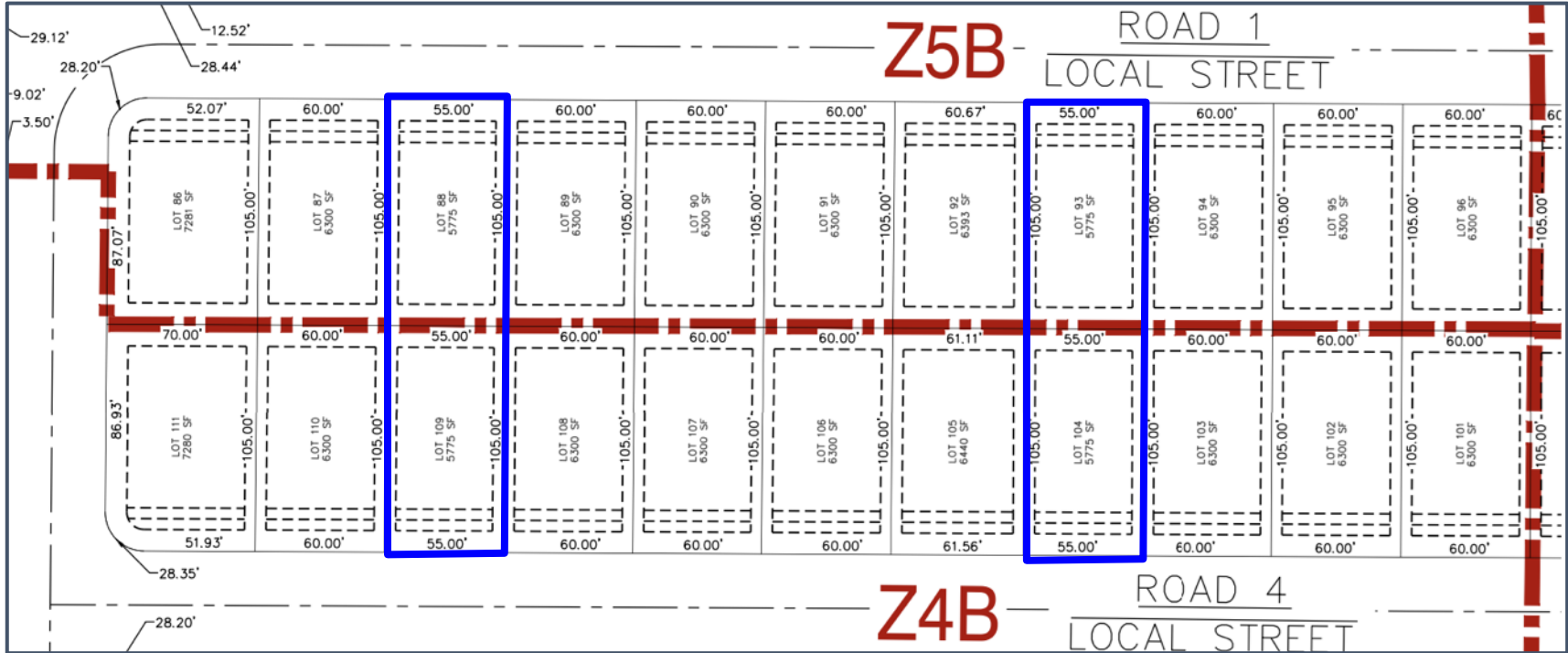
- Kitchen Island with Range & Hood
- Covered Rear or Side Patio
- Dining and Great Room with Vaulted Ceiling
- Coffered Ceiling in Primary Suite
- Primary Bath Closet
- Freestanding Soaking Tub
- Double Glass Doors for Bedroom 4/Den
- Built-in Bench
- Additional Bedroom Lighting
- Air Conditioning

www.MtVistaHomes.com

In a continual effort to improve our product, MonteVista Homes reserves the right to change product design, features, materials, dimensions, specifications, prices and terms without prior notice. Square footage stated on registered and approved. Images may be representative of future homes and show what's possible not what's included. Seller is a licensed real estate broker in the State of Oregon. Direct Model, principal broker for MtVista Realty Group.

CCBI 203799

LOT WIDTH





The Hope

55' Wide Lot

3 Car Garage

2x More Off Street Parking

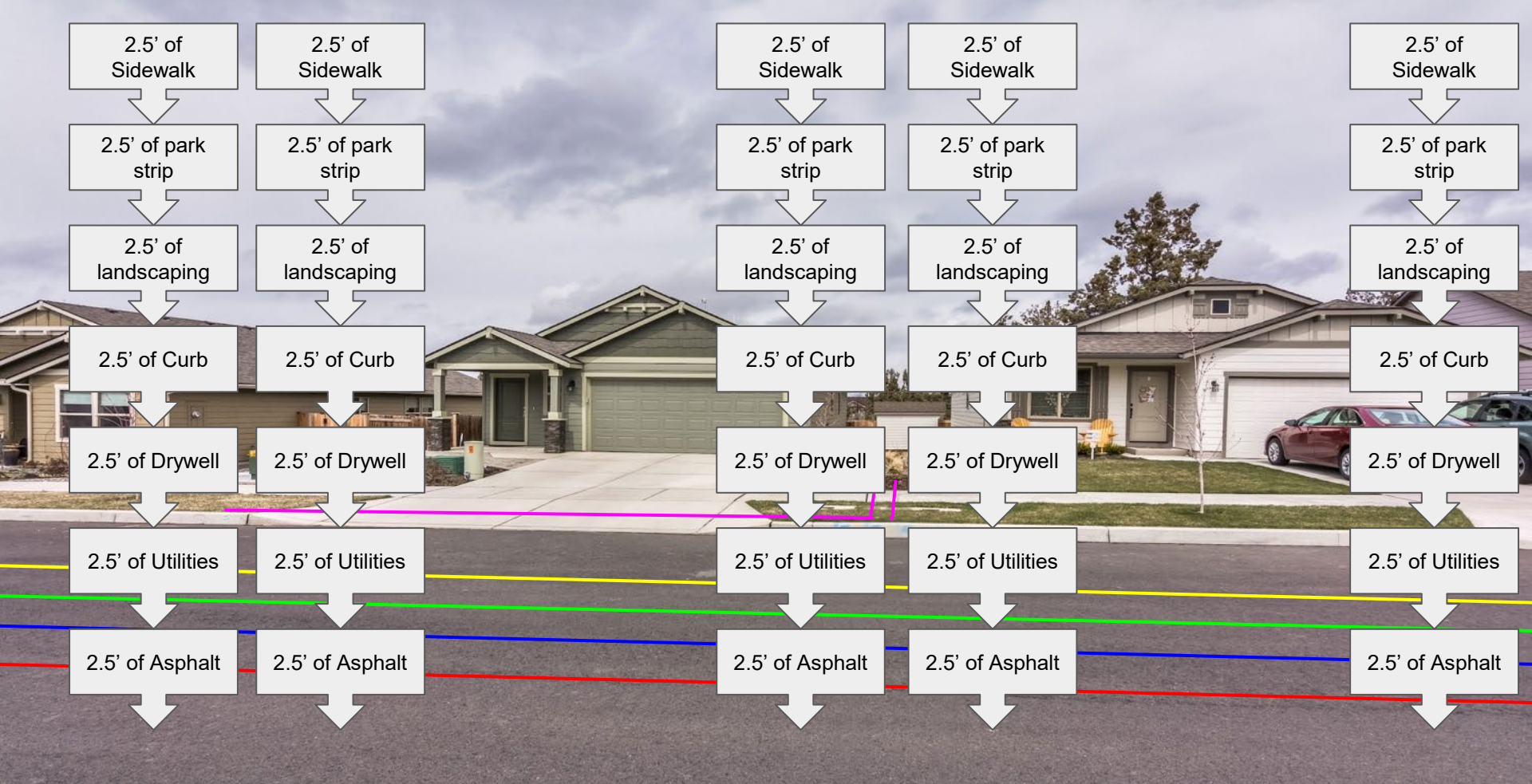
 MonteVista Homes
LIVE WITH THE HOPE



2.5'

5' side yard

55' Wide Lot



2.5' of Sidewalk

2.5' of Sidewalk

2.5' of Sidewalk

2.5' of Sidewalk

2.5' of Sidewalk

2.5' of park strip

2.5' of park strip

2.5' of park strip

2.5' of park strip

2.5' of park strip

2.5' of landscaping

2.5' of landscaping

2.5' of landscaping

2.5' of landscaping

2.5' of landscaping

2.5' of Curb

2.5' of Curb

2.5' of Curb

2.5' of Curb

2.5' of Curb

2.5' of Drywell

2.5' of Drywell

2.5' of Drywell

2.5' of Drywell

2.5' of Drywell

2.5' of Utilities

2.5' of Utilities

2.5' of Utilities

2.5' of Utilities

2.5' of Utilities

2.5' of Asphalt

2.5' of Asphalt

2.5' of Asphalt

2.5' of Asphalt

2.5' of Asphalt



**UPLAND
MEADOWS**



**Monte Vista
Homes**
Built with You in Mind



MonteVista Homes

“

THANK YOU ...

We sincerely appreciate your time and attention.



**Monte Vista
Homes**



**UPLAND
MEADOWS**





MonteVista Homes

is a thriving, award winning home builder and land development company.

01

We are a 2nd generation family owned and operated home builder based in Oregon. We build multi-generational homes designed for any new home buyer.

02

The initial company was established in 1989 and Luke Pickerill took sole ownership of the company in 2014. Since then, the company has grown significantly year over year while maintaining industry leading margins.

03

The key to our success is a combination of well communicated and achievable company wide goals, transparency in our successes and failures as it relates to sales and profit margins, and an experienced team of high level executives leading each branch of our business.

04

We provide a personal new home journey – creating real value in property and places. From our incredible onsite sales consultants who provide top-tier customer service to our back office production team who work diligently to ensure that every home is built multiple times before breaking ground. Our success lies in our teamwork and our commitment to our customers.

MISSION

To build the places where life's most important relationships are developed and our most treasured memories are made.





UPLAND
MEADOWS





Monte Vista Homes

WHO WE ARE



We build award winning homes and successful new home communities.

01

We are a group of experienced and strategic real estate and construction professionals with diverse backgrounds. Our team's combined knowledge offers decades of experience in:

- Land Acquisition and Development
- Home construction and construction management
- Strategic real estate market analysis, sales and marketing
- Expertise in financial and real estate sectors

02

With hands-on experience and a valuable network of relationships our team offers options and strategies to maximize profitable investments. Our credibility and professional reputation are second to none.

03

We are dedicated to building authentic, approachable homes. *Quality Elevated.* Personalized Choices enable our buyers to experience a remarkable new home journey.

04

Our even flow processes & curated customization ensure we deliver homes on-time, on budget and ever beautiful.



OUR COMMUNITIES



2014
North Crest
South Crest



2014
Eagle's
Landing



2014
Sundance
Meadows



2015
Angus Acres



2015
Viewpoint
Ridge



2015
Highland
Summit
6 & 7



2016
Boyd
Crossing



2016
Desert
Shadows



2017
Eastridge



2017
Rooster
Rock



2017
Forest Creek



2018
27 Elm



2018
Highland
Summit
8 & 9



2019
Mirage



2019
Red Hills
Estates



2020
Theater
Park



2020
Dry Canyon



2020
Willowbrook



2021
Legacy



2021
Acapella



2021
Moon
Mountain



2022
McClannahan
Summit



2023
Canyon Trails



2023
Feather
Ridge

OUR HOMES



MonteVista Homes sells turnkey, single family residential homes. Our home plans are innovated for cost efficiency and space utilization. The heart of our business is based on quality, offering affordable housing with optional upgrades for the customer.

01

We design each community with a core set of floor plans based both on the economic *and* general buying demographics.

02

We provide a curated home buying experience. Building a home and trying to make decisions with so many color and product choices often leads to a more stressful experience. Also, *'it just ain't fun'* for our homebuyer.

MonteVista Homes makes the design process easy, fun and stress-less. We can guarantee a beautiful, professional look by bringing together products and colors into finely curated packages. We offer our buyers confidence that their finished home will reflect their needs, style and taste!



WHITE OWL WHITE ACCENTS CURRENT ON TREND ENERGETIC

NEUTRAL UNCOMPLICATED STYLING COMBINES THE BEST OF BOTH WORLDS IN THIS 'ON TREND' FAMILY OF COLORS. RICH ESPRESSO CABINETS CONVEY WARMTH WHILE THE SPECKLED BRIGHT KITCHEN QUARTZ COUNTERTOPS EMB BRIGHTNESS AND LIGHT. NATURAL TONES CONVEY SIMPLICITY, YET FAVOR THE RICH STYLING OF THE BEIGE MARBLED LOOKING TILE OF THE FIREPLACE PAIRED WITH THE NATURAL TIMBER LOOK OF THE GREIGE WOOD LAMINATE FLOORING.



FOSSIL GREIGE CHARCOAL SATIN FINISH CONTRASTS

CONTEMPORARY GREIGE PAINTED CABINETS WITH LIGHT AND BRIGHT QUARTZ KITCHEN COUNTERTOPS CREATE A SLEEK BLEND OF MID-TONE GREIGE AS THE UNDERLYING THEME IN THIS MODERN PALETTE. COMBINED WITH OUR SIGNATURE GLASS TILE BACKSPLASH AND THE MODERN TIMBER FEEL WOOD LAMINATE FLOORING, THE TILED CHARCOAL ACCENTS OF THE FIREPLACE SERVE AS CONTRAST IN THIS CHIC POLISHED COLOR SCHEME.



SAND TRADITIONAL WARM CLEAN & BRIGHT CLASSIC

WARM AND WELCOMING MID-TONE BROWNS BLEND GRACEFULLY WITH BRIGHT AND LIGHT SURFACES IN THIS REFRESHING TAKE ON CLASSIC STYLING. RICH ESPRESSO CABINETS CREATES COUNTERPOINT TO THE EARTH-TONED QUARTZ KITCHEN COUNTERTOPS AND THE NEUTRAL GLASS TILE BACKSPLASH. MARBLED FIREPLACE TILING ENHANCES THE RICH WARM FEELING THAT CHARACTERIZES THIS CLASSIC LOOK.

CURATED COLOR PACKAGES

Professionally designed and curated interior and exterior design packages lead with latest design trends. Focusing on 'Unique' and 'Individual', these cutting-edge, on-trend color packages commingle, cultivating a harmonic, elegant, and balanced ambience.



SUNSTONE GRAY WHITE CABINETS MODERN SERENE

WHITE WITH SUMMER-LIKE LIGHT COUPLED WITH TRUE GRAY TONED FEATURES IS THE HALLMARK OF THIS DYNAMICALLY CLEAN FEELING PALETTE. PEBBLED GRAY QUARTZ KITCHEN COUNTERTOPS GRACE THE TOPS OF PAINTED WHITE SLEEK CABINETS SET AGAINST MODERN TIMBER-LOOKING WOOD LAMINATE FLOORING. WHITE ACCENTED TILING BLENDS WITH THE WHITE FIREPLACE MANTEL, CREATING A LIGHT AND BRIGHT FEELING.



TRAIL CLASSIC CONTEMPORARY RUSTIC EVERGREEN

RUSTIC SHADES AND TEXTURES WITH WARM AND WELCOMING OVERTONES HIGHLIGHT THE ESSENCE OF THIS TRADITIONAL WARM PALETTE. EVOCATIVE DARK BROWN CABINETS TRY EQUALS OUT THE FLECKED WHITE QUARTZ KITCHEN COUNTERTOPS AND THE NEUTRAL GLASS TILE BACKSPLASH THAT HARMONIZES SO PERFECTLY IN CLASSIC FORM. OAK-TONED WOOD LAMINATE FLOORING AND RICH MARBLED CREAM FIREPLACE TILING UNITES THIS PALETTE MASTERFULLY.



AWARD WINNING KITCHENS





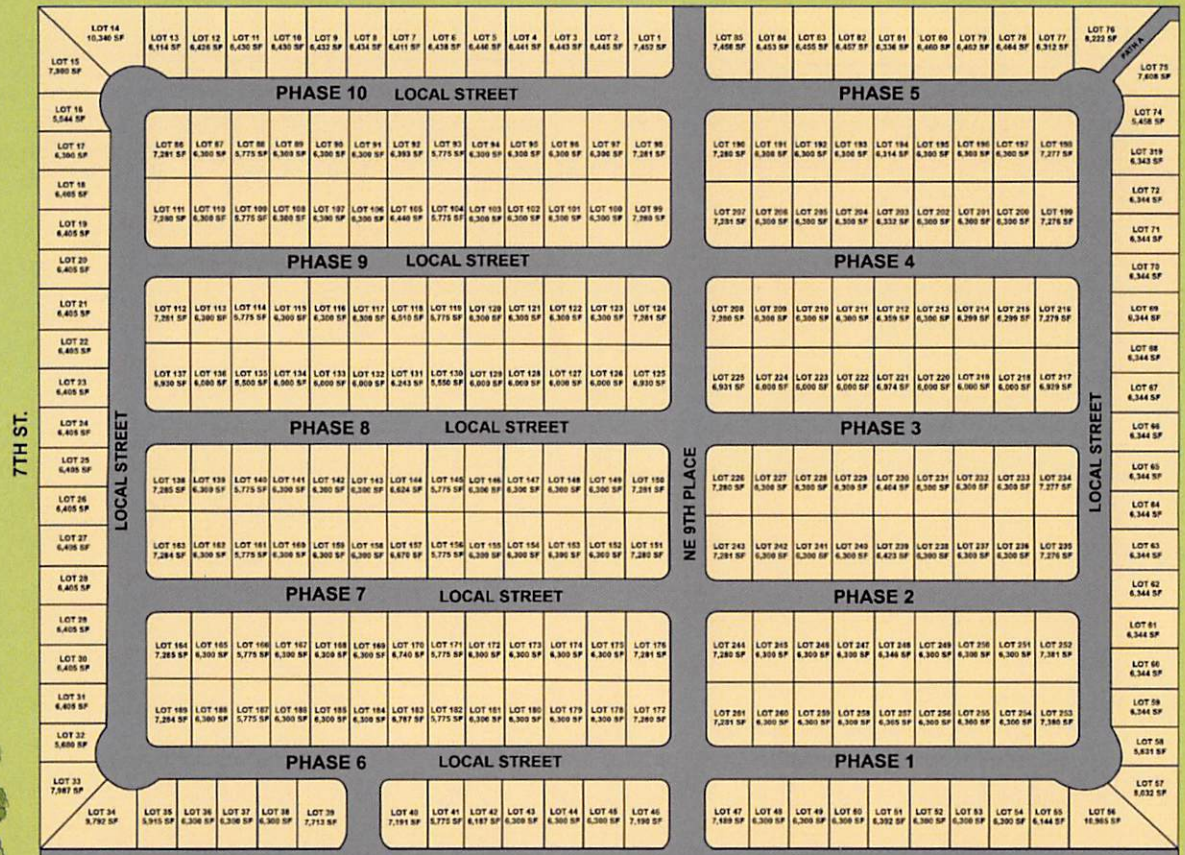
AWARD WINNING BATHS





- **261 Homesites**
- **R3 Zoning**
- **Onsite RV parking**
- **3 Car Garage Options**
- **Beautiful homes, affordably priced**





E THEATER LN.

7TH ST.

NE 9TH PLACE

LOCAL STREET

LOCAL STREET

PHASE 10 LOCAL STREET

PHASE 5

PHASE 9 LOCAL STREET

PHASE 4

PHASE 8 LOCAL STREET

PHASE 3

PHASE 7 LOCAL STREET

PHASE 2

PHASE 6 LOCAL STREET

PHASE 1

SCHOOL CONNECTIVITY

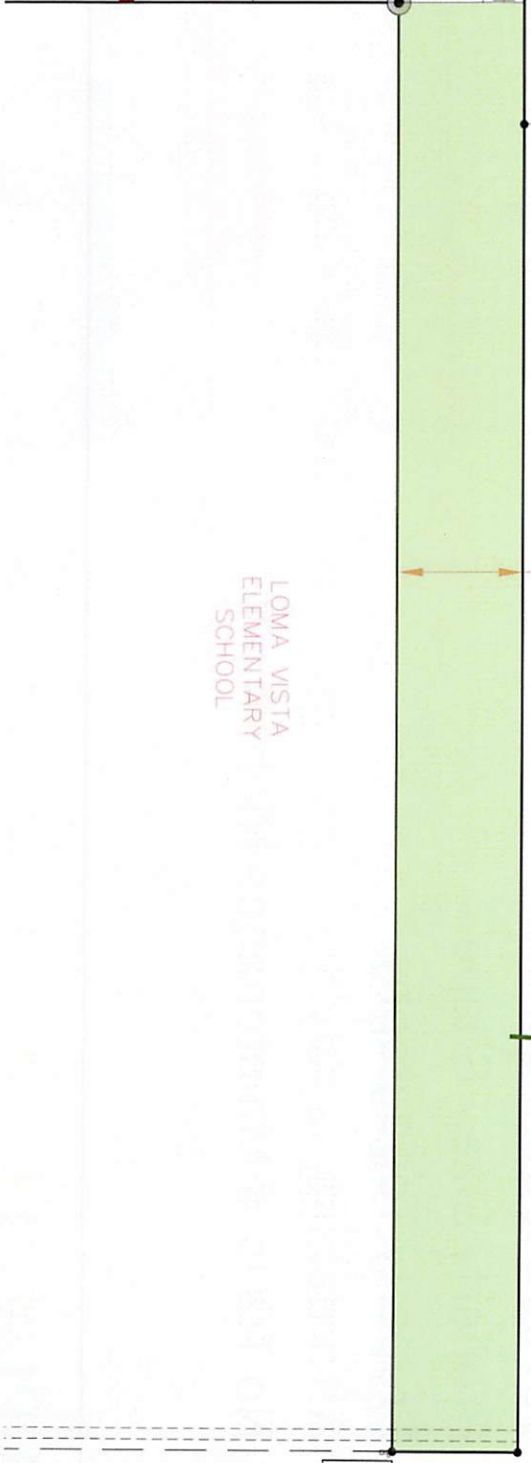
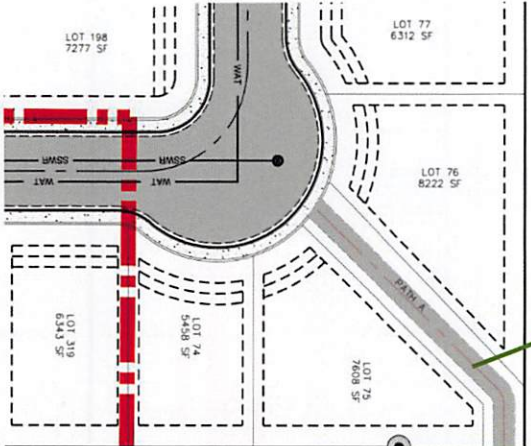
Pedestrian Access to School

Access Easement Given to School

60' EASEMENT TO BE DEDICATED TO LOMA VISTA ELEMENTARY SCHOOL

LOMA VISTA ELEMENTARY SCHOOL

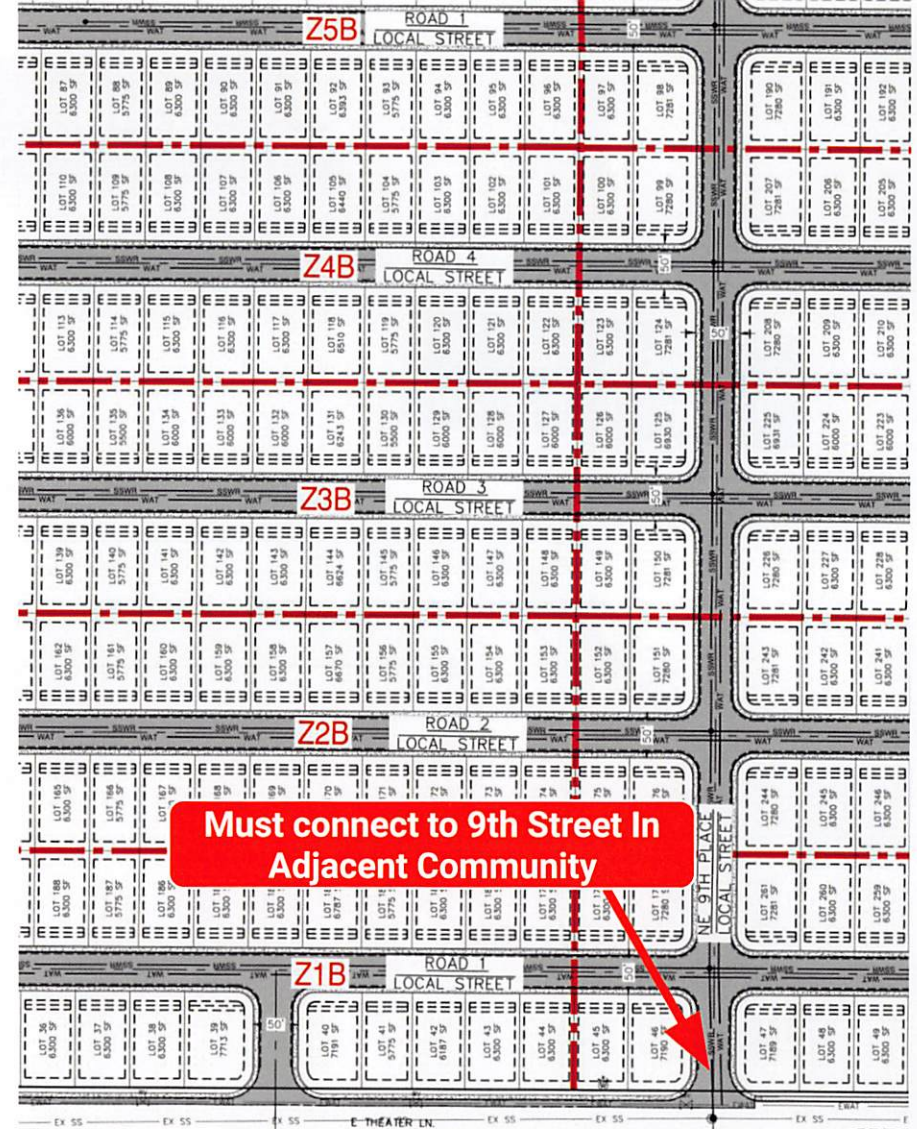
NE 10TH ST



BLOCK LENGTH

We are proposing a variance to block length for the following reasons:

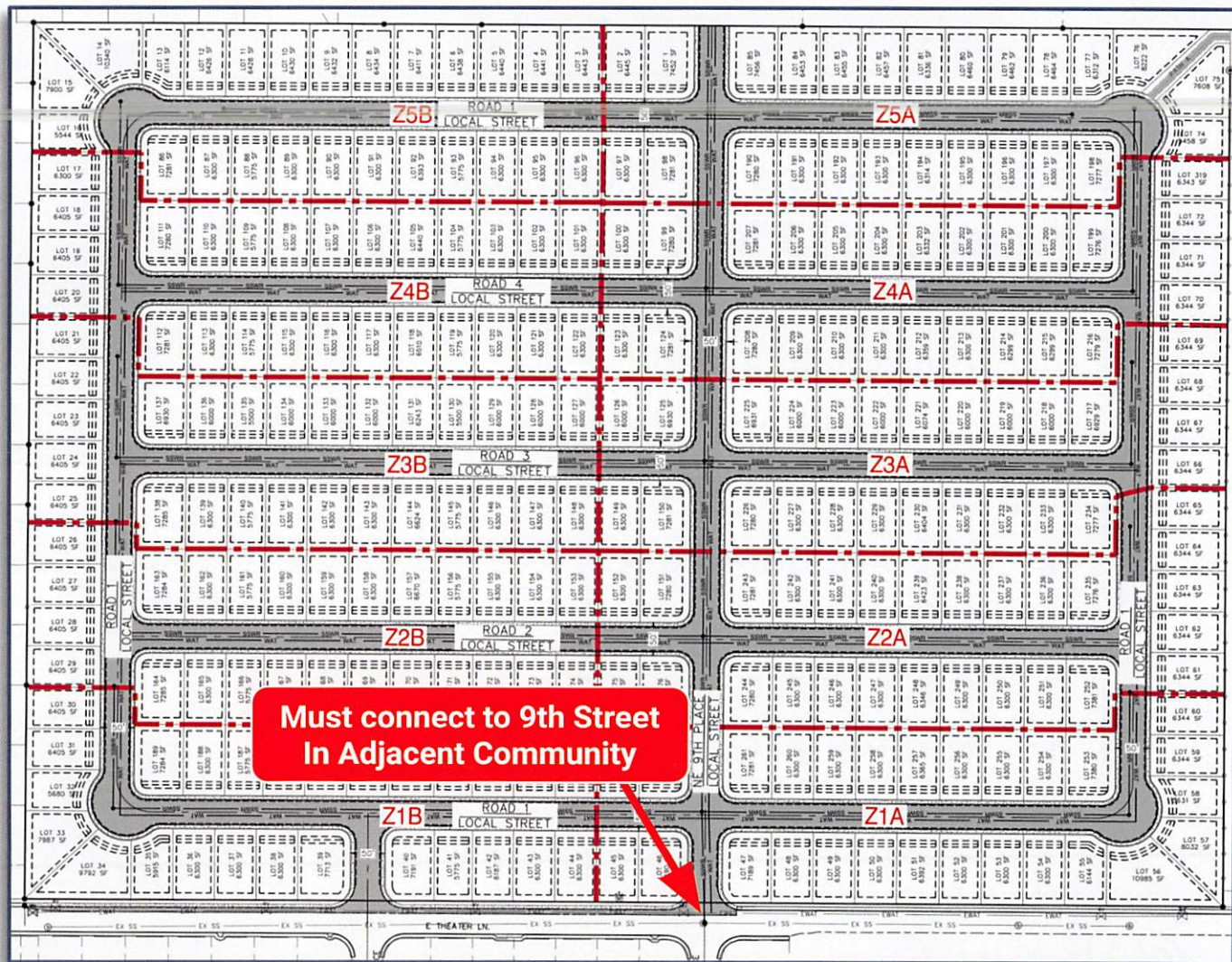
1. 9th Street Connection
2. Property Size / Shape
3. Property Topography
4. Affordability is Key!!!!
5. No Trails, a Maintenance Nightmare



BLOCK LENGTH

We are proposing a variance to block length for the following reasons:

1. 9th Street Connection
2. Property Size / Shape
3. Property Topography
4. Affordability is Key!!!!
5. No Trails, a Maintenance Nightmare



LOT WIDTH

5-ft reduction of the 60-ft lot width requirement, on 19 lots.


1. Affordability is Key!!!
2. 95% of MVH home designs are 40' wide
3. Hope Floor Plan is 45' wide (fits a 55' lot)
 - a. 1906 Square Feet
 - b. 4 Bedroom / 2 Bath
 - c. 3 Car Garage
 - d. Additional Off Street Parking

MonteVista Homes
Built with You in Mind
www.MonteVistaHomes.com


HOPE TUV

4 BED 2 BATH 1,906 SQ FT


T - CRAFTSMAN



U - TRADITIONAL



V - FARMHOUSE



STANDARD FEATURES


- Spacious Single Story Layout with 4 Bedrooms
- Gourmet Kitchen
- Quartz Countertops Throughout Home
- Stainless Steel Appliances
- Kitchen Island with Sink
- Large Pantry
- Open Great Room with Gas Fireplace
- Primary Suite with Walk-in Closet
- Dedicated Laundry Room
- 3 Car garage
- Covered Front Porch
- A/C Pre-Wired

OPTIONAL FEATURES

Optional features are plan or lot specific.

- Kitchen Island with Range & Hood
- Covered Rear or Side Patio
- Dining and Great Room with Vaulted Ceiling
- Coffered Ceiling in Primary Suite
- Primary Bath Closet
- Freestanding Soaking Tub
- Double Glass Doors for Bedroom 4/Den
- Built-in Bench
- Additional Bedroom Lighting
- Air Conditioning

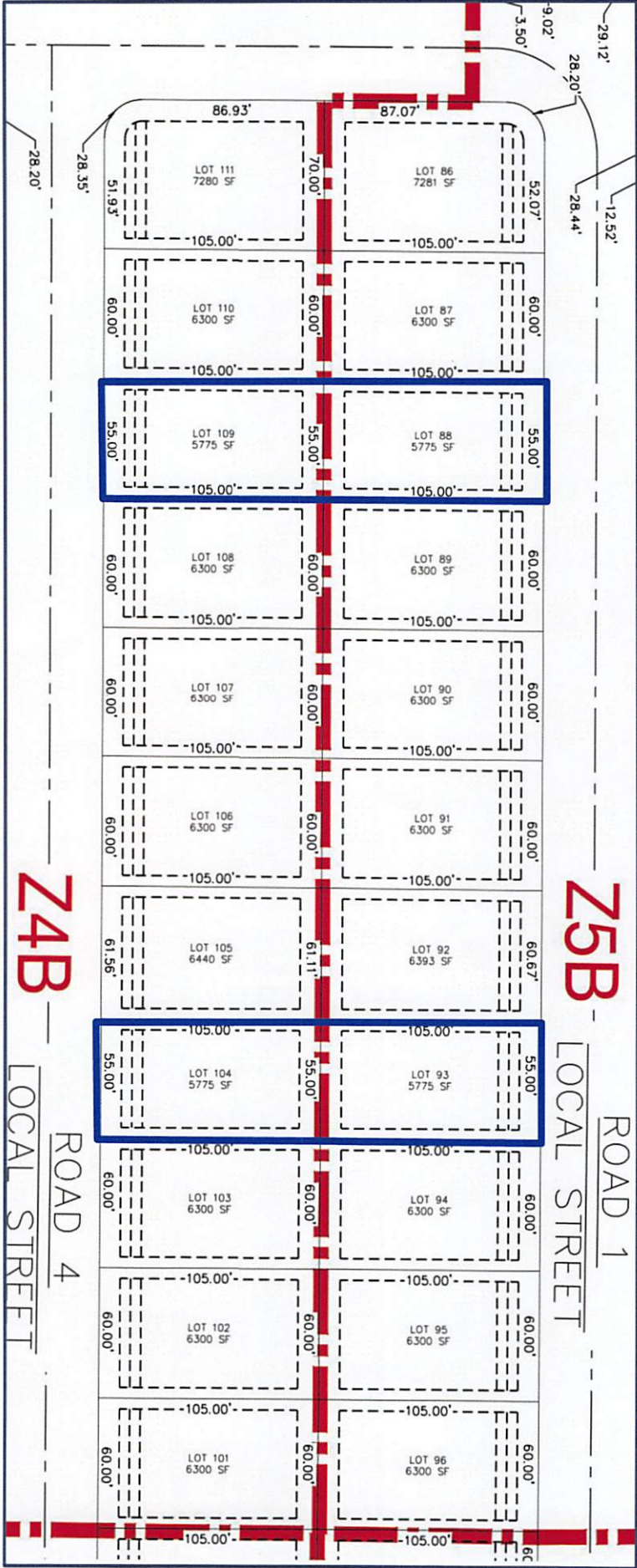
Photos of a similar home



www.MtVistaHomes.com

In a continual effort to improve our product, MonteVista Homes reserves the right to change product design, features, materials, dimensions, specifications, prices and terms without prior notice. Square footage stated or implied are approximate. Images may be representative of future home and show what's possible not what's included. Seller is a licensed real estate broker in the State of Oregon. Steven Wilson, principal broker for the North Realty Group.

CCB# 203709
3.11.22



LOT WIDTH



The Hope
55' Wide Lot
3 Car Garage
2x More Off Street Parking

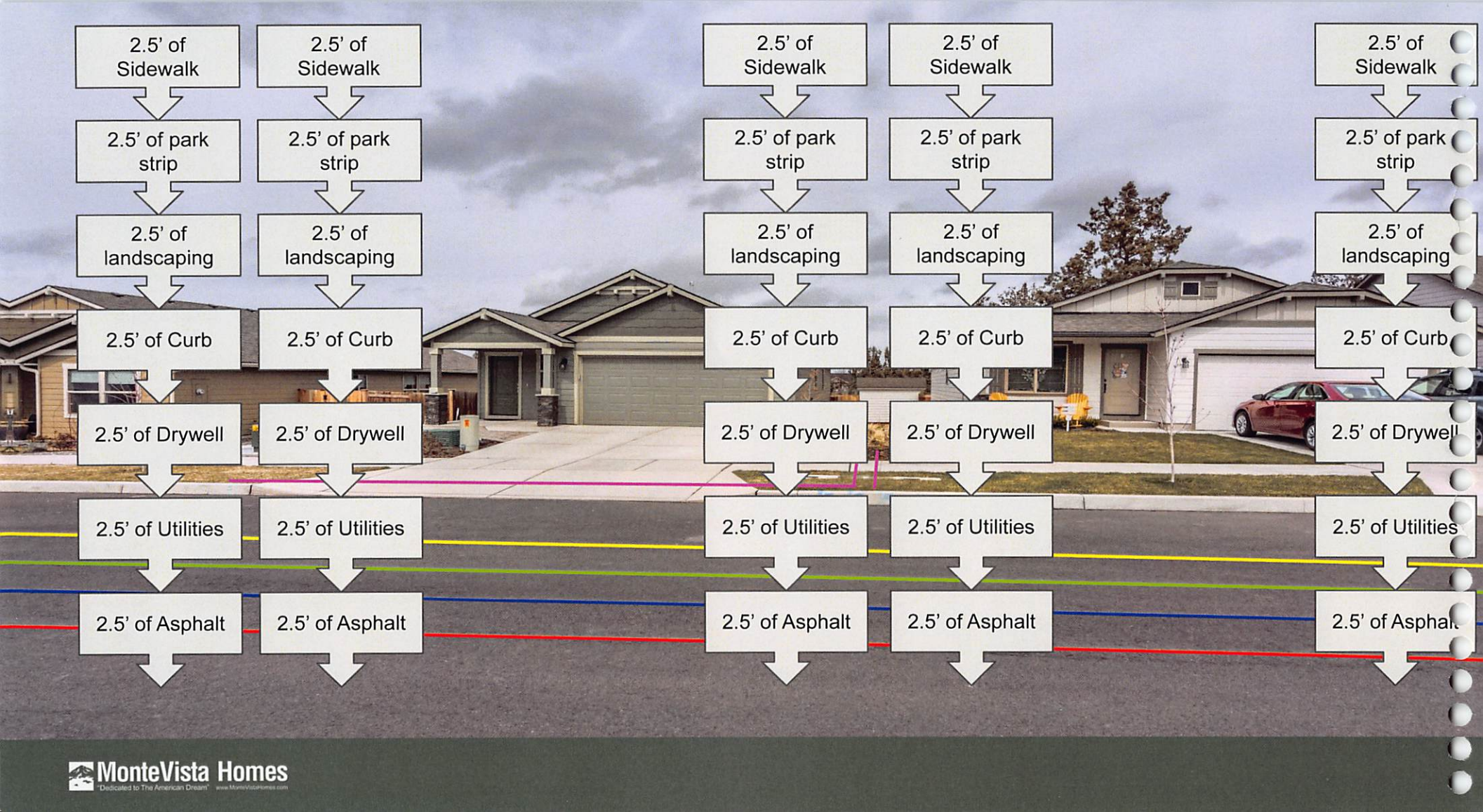
MonteVista Homes



2.5'

5' side yard

55' Wide Lot



2.5' of Sidewalk

2.5' of Sidewalk

2.5' of Sidewalk

2.5' of Sidewalk

2.5' of Sidewalk

2.5' of park strip

2.5' of park strip

2.5' of park strip

2.5' of park strip

2.5' of park strip

2.5' of landscaping

2.5' of landscaping

2.5' of landscaping

2.5' of landscaping

2.5' of landscaping

2.5' of Curb

2.5' of Curb

2.5' of Curb

2.5' of Curb

2.5' of Curb

2.5' of Drywell

2.5' of Drywell

2.5' of Drywell

2.5' of Drywell

2.5' of Drywell

2.5' of Utilities

2.5' of Utilities

2.5' of Utilities

2.5' of Utilities

2.5' of Utilities

2.5' of Asphalt

2.5' of Asphalt

2.5' of Asphalt

2.5' of Asphalt

2.5' of Asphalt

PLACE MAKES A DIFFERENCE!

Place triggers action. People's love of place and sense of place leads to a desire to fight for their place. The impact on public health, civic pride and economic well-being is imperative to building thriving communities.

Place is also unique. Every community, large or small, has a distinctive character. Natural and man-made physical elements, social makeup, and combinations of public and private institutions both create and constrain opportunities for expanding and maintaining quality of life.

Upland Meadows will be a **place** people will choose to call “**home**”.





UPLAND
MEADOWS



Monte Vista
Homes
Built with You in Mind



Monte Vista Homes

“

THANK YOU ...

We sincerely appreciate your time and attention.