



**City of McMinnville**  
**Planning Department**  
 231 NE Fifth Street  
 McMinnville, OR 97128  
 (503) 434-7311

[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

**Landscape Review Committee**  
**Community Development Center, 231 NE 5<sup>th</sup> Street**  
**July 18, 2018**  
**12:00 PM**

Committee Members	Agenda Items
Rob Stephenson Chair	<b>1. Call to Order</b>
Sharon Gunter Vice-Chair	<b>2. Citizen Comments</b>
Josh Kearns	<b>3. Approval of Minutes</b>
RoseMarie Caughran	<b>4. Action Items</b>
Tim McDaniel	A. L 18-18 –Landscape Plan (Exhibit 1) 711 NE Highway 99W
	B. L 19-18 – Landscape Plan (Exhibit 2) 501 NW 14th Street
	<b>5. Discussion Items</b>
	<b>6. Old/New Business</b>
	<b>7. Committee Member Comments</b>
	<b>8. Staff Comments</b>
	<b>9. Adjournment</b>

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

\*Please note that these documents are also on the City’s website, [www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov). You may also request a copy from the Planning Department.



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## **EXHIBIT 1 - STAFF REPORT**

**DATE:** July 18, 2018  
**TO:** McMinnville Landscape Review Committee  
**FROM:** Jamie Fleckenstein, Associate Planner  
**SUBJECT:** Agenda Item 4A: L 18-18

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### **Report in Brief:**

An application for a landscape plan for a new commercial shell building (L 18-18) to be reviewed by the Landscape Review Committee.

### **Background:**

The applicant, Matthew Primbs, submitted a landscape plan review application to install landscaping on the site of a new commercial shell building. The property is located at 711 NE Highway 99, and is more specifically described as Tax Lot 2000, Section 16BC, T. 4 S., R. 4 W., W.M.

### **Discussion:**

The property is zoned C-3PD (General Commercial, Planned Development). The applicant is proposing a new 6,000 square foot commercial building in the northwest corner of the development site, with new parking to the building's south and west. The applicant is proposing to construct a shell building with two separate suites. The suites would be built out with tenant improvement building permits at a later date. The subject site can be seen below, and a smaller hatched area indicates the location of the proposed commercial structure:

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#### *Attachments:*

*Attachment A – Decision, Conditions of Approval, and Findings of Fact of the McMinnville Landscape Review Committee for Approval of a Landscape Plan for a New Commercial Shell Building at 711 NE Highway 99W (L 18-18)*

### Site Reference Map



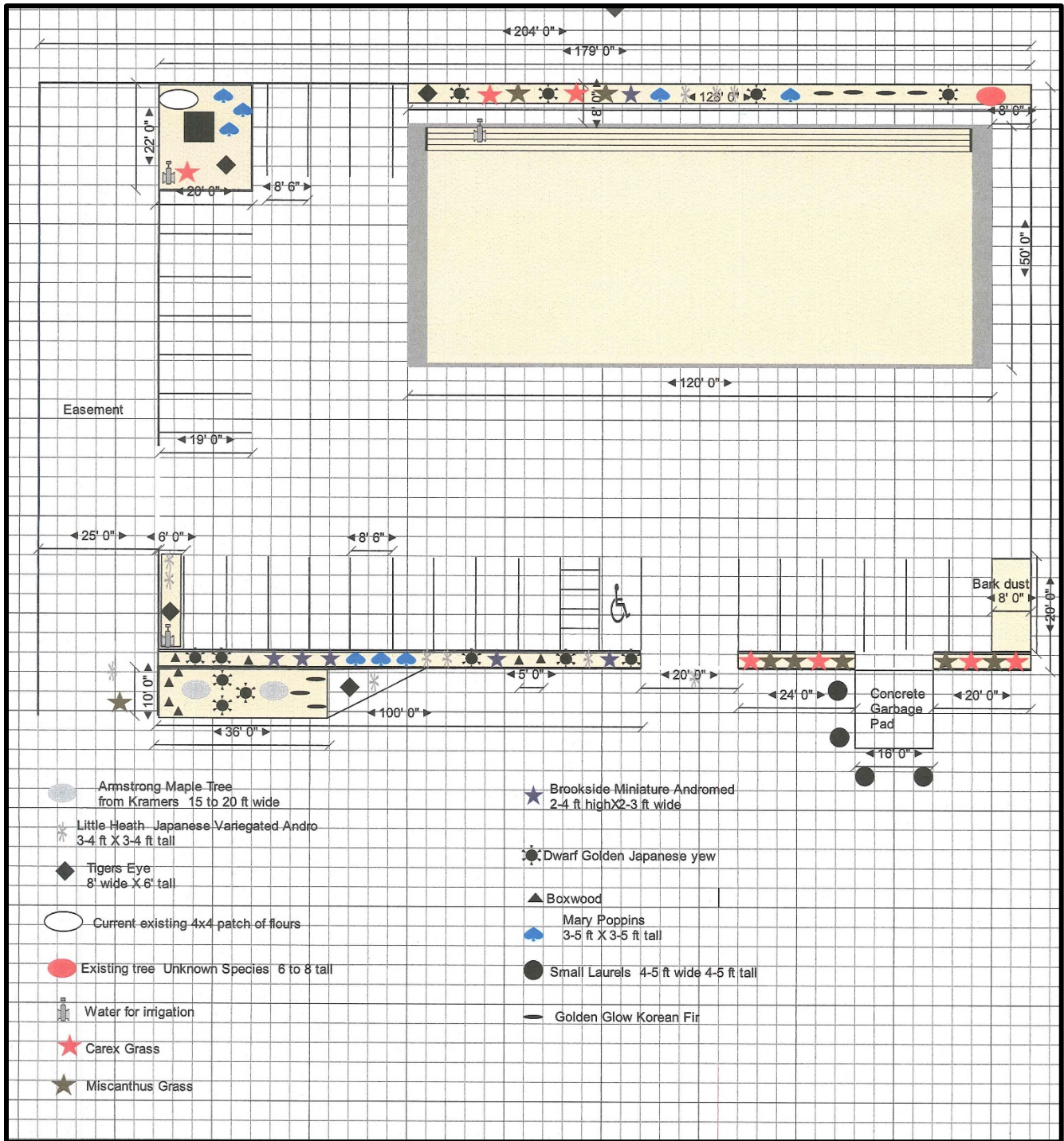
McMinnville Municipal Code (MMC) Section 17.57.070(A) (Area Determination-Planning Factors) requires that at least seven (7) percent of the gross area of a site being developed be landscaped. The landscape plan as proposed exceeds that requirement, as over nine (9) percent of the development site is proposed to be landscaped. The application indicates the area being developed is approximately 21,700 square feet, including the proposed commercial shell building, which is 6,000 square feet, and the total area being proposed for landscaping is approximately 2,078 square feet.

The landscaping that is being proposed can be seen below:

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1	Bed around Transformer. Bark dust and plants.	22X20	subtract the transformer 36 sq feet <b>Large Tigers Eye and 4 others</b>	<b>400 sq feet</b> <b>Drip</b>
2	By Easement 6'X19' Bark and		<b>3 plants</b>	<b>114 sq feet</b> <b>Drip</b>
3	Front 100X 3 ft 20'X3' and 24'X3' Mix of plants every 5' Bark		<b>29 plants</b>	<b>432 sq feet</b> <b>Drip</b>
<p>There will be no water on the 20' and 24' portion by the garbage. I will plant the ornamental grasses in those two beds. I have water with a hose but no drip system.</p>				
4	Back property line 128 ft X 4 ft		<b>20 plants plus existing tree</b>	<b>512 sq feet</b> <b>Drip</b>
5	front corner west side 36'X10' Plus 100ft odd shaped	Drip syst	<b>2 trees and 10 plants</b>	<b>460 sq feet</b> <b>Drip</b>
6	Front Eastern corner 20'X8'		<b>Bark dust only</b>	<b>160 sq ft</b> <b>No water</b>
Total sq foot of new land scape			<b>63 new plants added</b> <b>2 trees</b> <b>4 large Tiger Eyes</b> <b>4 laurels med</b>	<b><u>2,078 sq ft</u></b>
			<b><u>73 total planted</u></b>	
<p>This was developed with the help and advice of the owner of Kramers nursery (Carl)</p>				
<p>Total New Development 21,700 sq ft 2,078 landscaped Over 9% landscaped</p>				

In reviewing a landscape plan, MMC Section 17.57.050(B) (Area Determination – Planning Factors) requires the Landscape Review Committee to also consider the following factors:

1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

The subject site is surrounded by commercially zoned properties on all sides. The area of proposed development is located in the northern half of the subject site. Directly south of the development site (on the same lot) is an existing sandwich restaurant and its associated parking. The subject property abuts Highway 99W right-of-way to the south, from where the proposed development and landscaping would be visible from the street. To the east of the site is a dental office and parking lot. A line of existing mature trees provides a buffer and screen between the proposed development and the office. To the

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west, across an easement drive, is another dental office and associated parking. To the north of the development site is a church and its parking lots.

The landscape plan proposes planting around the perimeter of the proposed development site. In the southeastern corner of development, the applicant is proposing a landscape strip in front of the new parking and planting on 2 sides of a proposed concrete garbage pad, and an 8' x 20' area of bark dust at the end of the parking spaces. The width of the proposed planting strip in front of the parking is 3', and plants proposed for this location are Carex grass (species not indicated) and Miscanthus grass (species not indicated). The width of the planting bed around the garbage area is not indicated. The applicant is proposing four (4) small laurels (species not indicated) in this location.

Along the southwest edge of development, more landscaping is being proposed in front of the new parking. In a landscape strip measuring 3' wide, the applicant is proposing a combination of Dwarf Golden Japanese Yew (*Taxus cuspidata* 'Nana Aurescens') growing 3 feet tall by 5 feet wide at maturity, Brookside Miniature Andromeda (*Pieris japonica* 'Brookside Miniature') growing 2-4' x 2-3', Little Heath Japanese Variegated Andromeda (*Pieris japonica* 'Little Heath') growing 3-4' x 3-4', Boxwood (species not indicated), Mary Poppins Azalea (*Rhododendron* 'Mary Poppins') growing 3-4' x 3-4', and a single Tigers Eye (botanical name not provided). In a larger landscaping area on the SW corner of development, the applicant is proposing two (2) Armstrong Maples (*Acer rubrum* 'JFS-KW78') a columnar tree growing 35-40' tall. Under the trees, Boxwood, Dwarf Golden Japanese Yew, Golden Glow Korean Fir (*Abies koreana* 'Golden Glow') growing 6' x 12', Little Heath Japanese Variegated Andromeda, and a Tigers Eye (botanical name not provided).

At the northwest corner of the proposed development, the applicant has proposed a landscaping area measuring 22' x 20' around an existing transformer and a new water meter. Proposed plants in this area include Carex grass, Tigers Eye (botanical name not provided), and Mary Poppins Azalea. The applicant is also proposing to keep an existing 4' x 4' patch of flowers. No indication of the variety of existing flowers is made.

Along the north side of the building, a planting strip measuring 128' x 4' is proposed. Planting suggested for this area include a combination of Tigers Eye (no botanical name provided), Dwarf Golden Japanese Yew, Carex grass, Miscanthus grass, Brookside Miniature Andromeda, Mary Poppins Azalea, Little Heath Japanese Variegated Andromeda, and Golden Glow Korean Fir. The site plan indicates an existing tree of unknown species and 6-8' in height will remain at in the northeast corner of the proposed development area.

More information is required to determine if the proposed landscape plan will be compatible with the proposed project and the abutting uses. Landscape areas in front of new parking spaces may not be appropriately sized for proposed plants.

2. Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.

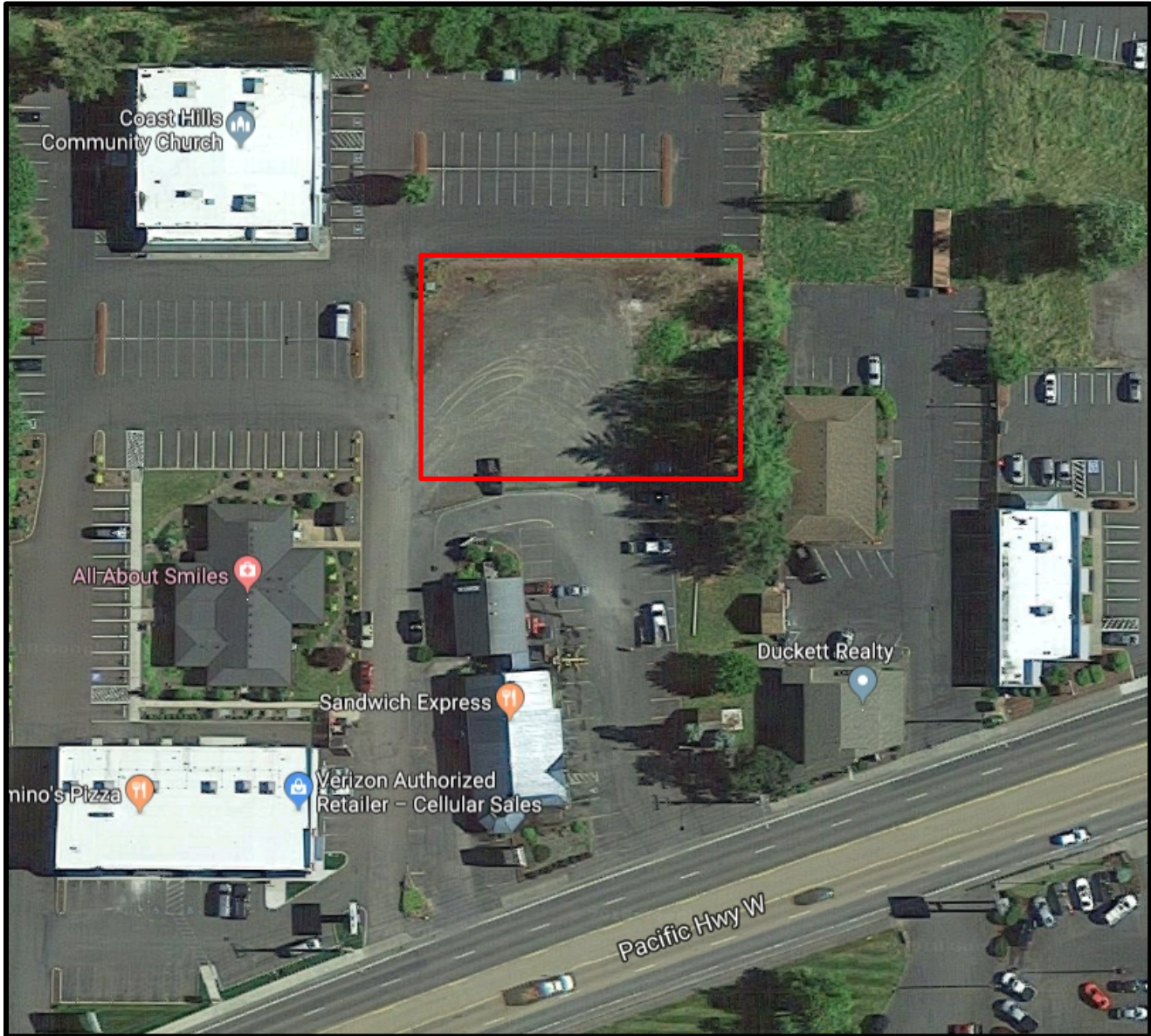
Based on the information provided in the application, it does not appear that the proposed use will be adequately screened. No landscaping areas are proposed adjacent to the building. No planting is proposed along the western edge of the development to screen new parking from adjacent properties. Without clarification of specific plant species, the amount of screening provided by the proposed landscaping on the south edge of the developed area is difficult to determine. The two (2) proposed columnar maple trees in the SW corner of the site will provide some screening and shading of the adjacent parking. No fencing or other screening methods are indicated on the site plan. An existing row of mature trees screens and buffers the eastern edge of the property, but there is no indication of

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the status of these trees on the site plan. A close up view of this area, and the vegetation that exists along the property line, can be seen below:



3. The retention of existing trees and natural areas that may be incorporated in the development of the project. The existing grade should be preserved to the maximum practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.

The portion of the subject property being developed consists mainly of a gravel lot and a landscape area with a row of existing mature trees. The applicant has indicated on the site plan that a small tree and a small patch of flowers that exist currently are to be retained. No indication is made of the status of the row of existing mature trees on the eastern property line, or their proximity to the proposed development.

4. The development and use of islands and plantings therein to break up parking areas.

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The site plan indicates 25 new parking spaces are proposed around the new commercial building. The applicant has proposed landscape areas at some ends of the parking bays, and there are no internal islands shown. Planting strips in front of parking spaces to the south are 3' in width, and there is no proposed planting in front of new parking spaces to the west.

- 5. The use of suitable street trees in the development of new subdivisions, shopping centers and like developments. Certain trees shall be prohibited in parking areas: poplar, willow, fruit, nut, birch, conifer, and ailanthus.

There are no street trees proposed for the subject site. The portion of the site being developed with the new commercial building is internal to the property at 711 NE Highway 99W.

- 6. Suitable watering facilities or irrigation systems must be included in or near all planted areas.

The applicant proposes a drip irrigation system for all new landscape areas, except in the southeast corner of the developed area. There, applicant proposes no irrigation and will water the 24'x3' and 20'x3' planting areas in front of the parking and the planting around the garbage area by hand. No water would be necessary for the 20' x 8' area where only bark dust is proposed.

**Fiscal Impact:**

None.

**Committee Options:**

- 1) **APPROVE** the application, per the decision document provided which includes the findings of fact and conditions of approval.
- 2) **APPROVE** the application with additional conditions of approval, providing findings of fact for the inclusion of additional conditions.
- 3) **CONTINUE** the application, requesting the applicant to submit more information or details for review.
- 4) **DENY** the application, providing findings of fact for the denial in the motion to deny.

**Recommendation/Suggested Motion:**

Based on the findings described above, staff is recommending that the landscape plan be continued. The continuation of the landscape plan is being recommended so that additional information can be provided to determine whether the landscape review criteria are being satisfied. Specifically, staff suggests that the Landscape Review Committee request the following additional information:

- 1. Botanical names of all plant materials being proposed.
- 2. Revision of planting area dimensions to accommodate proposed plant material, or revision of proposed plant material.
- 3. Clarification on status of existing mature trees and their inclusion on the landscape plan.
- 4. Addition of planting area to break up new parking spaces to the west.

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5. Photos or clarification of existing plants recommended for saving.

Suggested Motion:

**THAT BASED ON THE FINDINGS OF FACT, MATERIALS SUBMITTED BY THE APPLICANT, AND THE ADDITIONAL ITEMS REQUIRED TO DETERMINE WHETHER THE LANDSCAPE REVIEW CRITERIA ARE BEING SATISFIED, THE LANDSCAPE REVIEW COMMITTEE CONTINUE L 18-18 ON THE BASIS THAT THE ADDITIONAL INFORMATION BE PROVIDED AS RECOMMENDED BY STAFF.**

JF:sjs

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<b>Office Use Only:</b>	
File No.	18-18
Date Received	5/29
Fee	145 <sup>00</sup>
Receipt No.	810109
Received by	[Signature]

## Landscape Plan Review Application

### Applicant Information

**Applicant is:**  Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name Matthew Primbs Phone 971-237-6529

Contact Name ~~#~~ Matthew Primbs Phone \_\_\_\_\_  
*(If different than above)*

Address 711 NE Hwy 99 W

City, State, Zip McMinnville OR 97128

Contact Email primbs22@gmail.com

### Property Owner Information

Property Owner Name Same Phone \_\_\_\_\_  
*(If different than above)*

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

*(If metes and bounds description, indicate on separate sheet)*

Property Address Same as above

Assessor Map No. R4 416 - BC - 02000 Total Site Area ~~20,000~~ 21,480

Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot 2000

Comprehensive Plan Designation Com Zoning Designation C-3


**Landscaping Information**

1. Total Landscaped Area: 1,972 Sq ft
2. Percent Landscaped: 9.2%
3. Building Floor Area:  
New Structure: 6000 Existing Structure: None Addition: \_\_\_\_\_
4. Architect Name South Valley Engineering Phone 503 302 7020  
*(Landscape Architect, Engineer, or Other Designer)*  
Contact Name Stephen Henryford Phone \_\_\_\_\_  
Address 4742 Liberty Rd S #151  
City, State, Zip Salem OR 97302  
Contact Email www.southvalleyengineering.com

In addition to this completed application, the applicant must provide the following:

- Two (2) copies of the proposed landscape plan containing the information listed in the information sheet and Chapter 17.57 (Landscaping) of the Zoning Ordinance.
- Payment of the applicable review fee, which can be found on the Planning Department web page

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

  
\_\_\_\_\_  
Applicant's Signature

5/23/18  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property Owner's Signature

5/23/18  
\_\_\_\_\_  
Date

Gravel Area being developed

- 21,480 sqft = Added Landscape - 1972 <sup>sq</sup> <sub>ft</sub>

X - 3 trees medium (Maple variety) Paper Bark maple  
X - 1 Tree medium ( " " )

O - Mix Small variety - ~~4~~ Spread 4-5'  
Dwarf Golden Japanese yew, Golden Glow Korean Fir  
~~Compact~~ Escallonia, Boxwoods, David Eye

□ - Tiger Eyes Sumak

△ - Small Laurels Sneer new garbage  
Otto Luyken Laurel

▬ - 12 ft Boxes Variety with drip

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Corner 532 sqft (Maple and Variety of Plants)

Back 4x153 612 sqft Small Variety

Easement Patch 350 sqft 3 med Maples  
Mix Small Variety

Front Border 2x100 ~~378~~ <sup>200</sup> sqft Small Variety

West Patch 17x10 170 sqft

East border 54x2 108 sqft  
Small Plants that handle dry  
5' apart

Boxes 4 - 12' Boxes in front of building  
Variety plants (extra sq Footage above)  
n. 1977

Irrigation All landscaping will be on a timed drip system as is the front lot where Sandwich Express is.

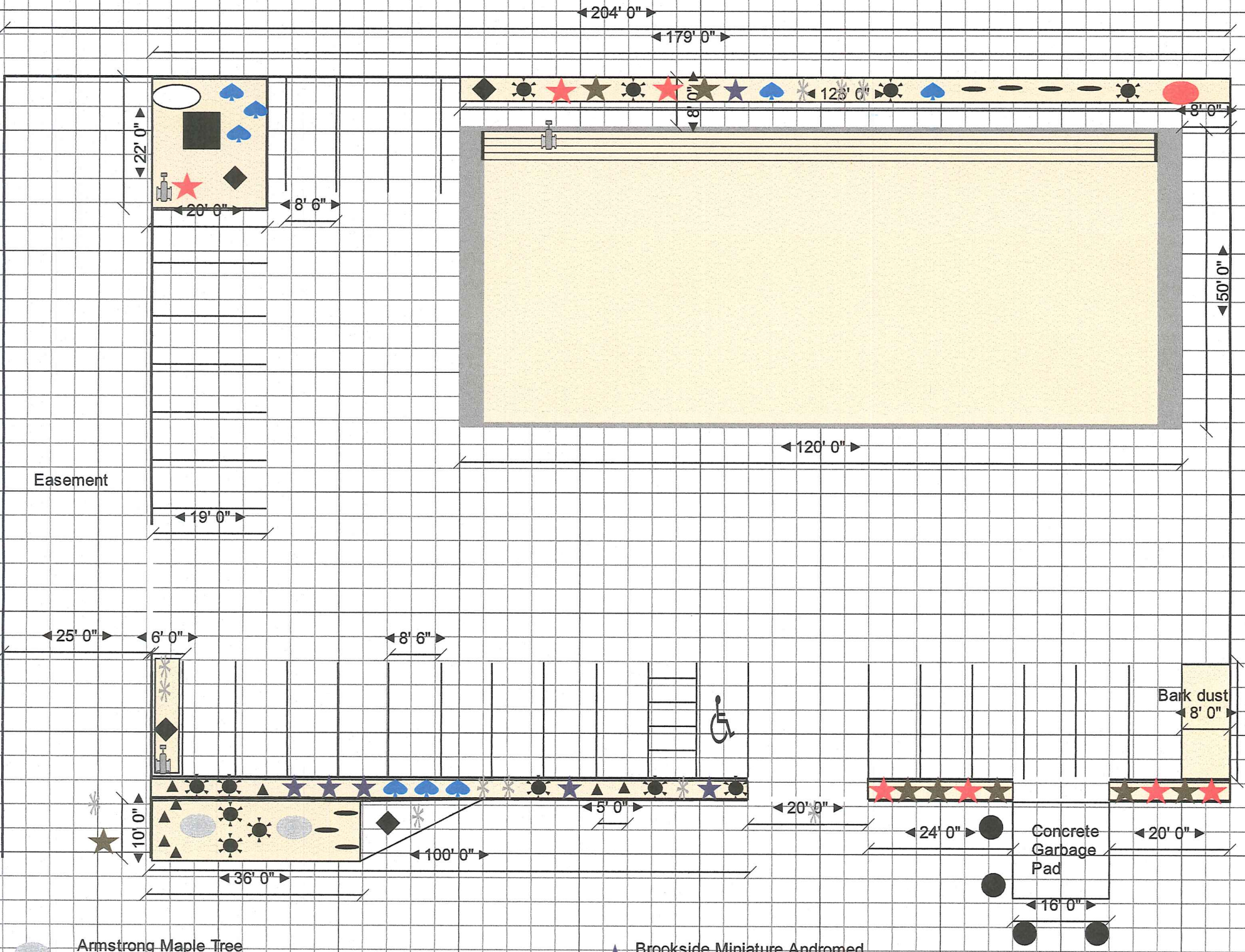
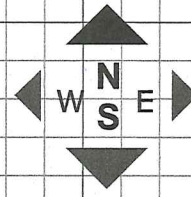
With the exception of the East boundary. I will hand water the Laurels the first year or two.

I may put ground cover ~~or~~ rock on the east border. No water will be available for drip in this smaller side.

All Plants will be purchased at Kramers in Merrimack.

There will be bark and/or decorative rock in all the beds.

Site Plan with Landscape and parking  
1"=20'



- Armstrong Maple Tree  
from Kramers 15 to 20 ft wide
- Little Heath Japanese Variegated Andro  
3-4 ft X 3-4 ft tall
- Tigers Eye  
8' wide X 6' tall
- Current existing 4x4 patch of floors
- Existing tree Unknown Species 6 to 8 tall
- Water for irrigation
- Carex Grass
- Miscanthus Grass
- Brookside Miniature Andromed  
2-4 ft high X 2-3 ft wide
- Dwarf Golden Japanese yew
- Boxwood
- Mary Poppins  
3-5 ft X 3-5 ft tall
- Small Laurels 4-5 ft wide 4-5 ft tall
- Golden Glow Korean Fir

1	Bed around Transformer. Bark dust and plants.	22X20 subtract the transformer 36 sq feet <b>Large Tigers Eye and 4 others</b>	<b>400 sq feet</b> <b>Drip</b>
2	By Easement 6'X19' Bark and	<b>3 plants</b>	<b>114 sq feet</b> <b>Drip</b>
3	Front 100X 3 ft 20'X3' and 24'X3' Mix of plants every 5' Bark	<b>29 plants</b>	<b>432 sq feet</b> <b>Drip</b>

There will be no water on the 20' and 24' portion by the garbage. I will plant the ornamental grasses in those two beds. I have water with a hose but no drip system.

4	Back property line 128 ft X 4 ft	<b>20 plants plus existing tree</b>	<b>512 sq feet</b> <b>Drip</b>
5	front corner west side 36'X10' Plus 100ft odd shaped	Drip syst <b>2 trees and 10 plants</b>	<b>460 sq feet</b> <b>Drip</b>
6	Front Eastern corner 20'X8'	<b>Bark dust only</b>	<b>160 sq ft</b> <b>No water</b>

Total sq foot of new land scape	<b>63 new plants added</b> <b>2 trees</b> <b>4 large Tiger Eyes</b> <b>4 laurels med</b>	<b><u>2,078 sq ft</u></b>
	<b><u>73 total planted</u></b>	

This was developed with the help and advice of the owner of Kramers nursery (Carl)

Total New Development 21,700 sq ft 2,078 landscaped Over 9% landscaped



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## **EXHIBIT 2 - STAFF REPORT**

**DATE:** July 18, 2018  
**TO:** McMinnville Landscape Review Committee  
**FROM:** Jamie Fleckenstein, Associate Planner  
**SUBJECT:** Agenda Item 4B: L 19-18

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### **Report in Brief:**

An application for a landscape plan for a new modular building at Memorial Elementary School (L 19-18) to be reviewed by the Landscape Review Committee.

### **Background:**

The applicant, Jeff Soukup of LCG Pence Construction, LLC on behalf of the McMinnville School District #40, submitted a landscape plan for a new modular building being constructed on the Memorial Elementary School property. The subject site is located at 501 NW 14<sup>th</sup> Street, and is more specifically described as Tax Lot 4900, Section 17DD, T. 4 S., R. 4 W., W.M.

### **Discussion:**

Memorial Elementary School is proposing to place a new modular classroom structure similar to, and in the same vicinity as, an existing modular classroom structure on the school property. The new modular classroom structure will accommodate students and staff from Memorial Elementary School. The subject site can be seen below, and a smaller hatched area indicates the location of the proposed modular classroom structure:

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### **Attachments:**

*Attachment A – Decision, Conditions of Approval, and Findings of Fact of the McMinnville Landscape Review Committee for Approval of a Landscape Plan for a New Modular Classroom at Memorial Elementary School (L 19-18)*



### Site Reference Map



As a minor change to an existing Conditional Use Permit, the Planning Director has requested the proposed site plan and landscaping be reviewed. McMinnville Municipal Code (MMC) does not require landscape area determination for this conditional use in the R-1 zone. The landscape plan indicates that 44 percent of the total disturbed area will be landscaped, which exceeds the landscape area standards set for all other zones. The area being developed with the modular classroom structure is approximately 4,500 square feet, including the modular classroom which is 1,770 square feet. The landscape area being proposed around the modular classroom is approximately 2,000 square feet.

The landscaping that is being proposed can be seen below:

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**Attachments:**

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In reviewing a landscape plan, MMC Section 17.57.050(B) (Area Determination – Planning Factors) requires the Landscape Review Committee to also consider the following factors:

1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

The subject site is surrounded by single family residences on all sides. The area of proposed development is located in the south-eastern quadrant of the subject site. Directly north of the development site are single family homes whose rear yards abut the playfield where the development is proposed. These homes all have fences between their yards and the school property. East of the development site, across NW Birch Street, are single family homes that face the proposed development. A line of existing trees provides a buffer and screen from the school property. South of the development site is an existing modular classroom building, and two single family homes. A fence and a line of small trees provides a buffer and screen from the school property. Memorial Elementary School sits immediately west of the proposed development site. The perimeter of the adjacent modular classroom building is planted with a mix of medium sized shrubs, and small and medium sized trees.

The landscape plan proposes planting around the perimeter of the modular classroom building and repair of grass areas of the playfield damaged by construction. On the west side of the proposed modular classroom, the applicant is proposing two large deciduous shade trees (*Fraxinus oxycarpa* 'Raywood'/Raywood Ash) and 4 evergreen shrubs (*Viburnum tinus* 'Dwarf'/Dwarf Laurustinus). Raywood Ash grow to approximately 70 feet tall, and Dwarf Laurustinus will grow to 5-6 feet tall and wide in maturity. Along the north and east sides of the proposed modular classroom, the applicant is proposing alternating groupings of evergreen shrubs (*Cotoneaster parneyi*/Parney Cotoneaster) and deciduous shrubs (*Cornus stolonifera* 'Kelseyii'/Kelsey's Redtwig Dogwood). Parney Cotoneaster will grow to 8-10 feet tall and 10 feet wide in maturity. Kelsey's Redtwig Dogwood will reach 2-3 feet tall and wide in maturity. Along the south side of the proposed modular classroom, the applicant is proposing groupings of Dwarf Laurustinus and Kelsey's Redtwig Dogwood, and three small trees (*Acer circinatum*/Vine Maple). Vine Maples will reach 25-30 feet in height.

The proposed landscape plan will be compatible with the proposed project and the abutting uses.

2. Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.

The proposed use will be screened from adjacent single family homes by the proposed landscaping around the perimeter of the modular classroom building, and by the existing landscape elements on the property but outside the area of development (fence along north property line, trees along W. Birch Street, and landscaping adjacent to SF homes to the south). A close up view of this area, and the vegetation that exists along the property line, can be seen below:

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3. The retention of existing trees and natural areas that may be incorporated in the development of the project. The existing grade should be preserved to the maximum practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.

The portion of the subject site being development is part of an existing playfield, and does not include any significant vegetation or natural areas that warrant preservation. Any areas of the playfield damaged by construction will be repaired back to original condition.

4. The development and use of islands and plantings therein to break up parking areas.

The applicant is not proposing any new parking areas in the portion of the site where the modular classroom building is being constructed.

5. The use of suitable street trees in the development of new subdivisions, shopping centers and like developments. Certain trees shall be prohibited in parking areas: poplar, willow, fruit, nut, birch, conifer, and ailanthus.

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There are no street trees proposed for the subject site. The portion of the site being developed with the modular classroom building is internal to the larger Memorial Elementary School site.

6. Suitable watering facilities or irrigation systems must be included in or near all planted areas.

The landscape plan includes general irrigation requirements for a permanent irrigation system to be designed and built by the installing contractor. Staff is recommending a condition of approval be included to require that adequate watering facilities are provided, and also that all landscaping approved by the Landscape Review Committee be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

**Fiscal Impact:**

None.

**Committee Options:**

- 1) **APPROVE** the application, per the decision document provided which includes the findings of fact and conditions of approval.
- 2) **APPROVE** the application with additional conditions of approval, providing findings of fact for the inclusion of additional conditions.
- 3) **CONTINUE** the application, requesting the applicant to submit more information or details for review.
- 4) **DENY** the application, providing findings of fact for the denial in the motion to deny.

**Recommendation/Suggested Motion:**

Based on the findings described above, staff is recommending that the landscape plan be approved with the following conditions:

1. That the applicant shall install landscaping as shown on the landscape plan dated July 2, 2018.
2. That all new landscape planters and lawn areas shall have suitable watering facilities or an irrigation system.
3. That the applicant shall maintain proper clearances around the existing and future water and electrical services that will be located on the site. Landscaping shall not be placed within four (4) feet of fire hydrants, within four (4) feet of water valves, within four (4) feet of vaults, within three (3) feet of the back or side of a transformer, or within one (1) foot of water meters. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.
4. That all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

Suggested Motion:

---

**Attachments:**

*Attachment A – Decision, Conditions of Approval, and Findings of Fact of the McMinnville Landscape Review Committee for Approval of a Landscape Plan for a New Modular Classroom at Memorial Elementary School (L 19-18)*

**THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE LANDSCAPE REVIEW COMMITTEE APPROVE L 19-18 WITH THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.**

JF:sjs

---

*Attachments:*

*Attachment A – Decision, Conditions of Approval, and Findings of Fact of the McMinnville Landscape Review Committee for Approval of a Landscape Plan for a New Modular Classroom at Memorial Elementary School (L 19-18)*



**Planning Department**  
 231 NE Fifth Street ◦ McMinnville, OR 97128  
 (503) 434-7311 Office ◦ (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

<b>Office Use Only:</b>	
File No.	<u>L19-18</u>
Date Received	<u>6-4-18</u>
Fee	<u>145.00</u>
Receipt No.	<u>18B0431</u>
Received by	<u>[Signature]</u>

## Landscape Plan Review Application

### Applicant Information

**Applicant is:**    Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name Jeff Soukup - LCG Pence Construction LLC                      Phone 503-949-6375

Contact Name \_\_\_\_\_                      Phone \_\_\_\_\_  
*(If different than above)*

Address 2720 SW Corbett Ave

City, State, Zip Portland, OR 97201

Contact Email jeff.soukup@lcgp.com

### Property Owner Information

Property Owner Name McMinnville School District #40                      Phone 503-565-4000  
*(If different than above)*

Contact Name Peter Keenan - Facilities & Operations Manager                      Phone 503-565-4022

Address 800 NE Lafayette Ave.

City, State, Zip McMinnville, OR 97128

Contact Email pkeenan@msd.k12.or.us

### Site Location and Description

*(If metes and bounds description, indicate on separate sheet)*

Property Address 501 NW 14th Street, McMinnville, OR 97128

Assessor Map No. R4 W T4S - Sec 17 - Map 4.4.17DD                      Total Site Area 8.17 AC

Subdivision Withycombe Subdivision                      Block n/a                      Lot 4900

Comprehensive Plan Designation Residential                      Zoning Designation R1

**Landscaping Information**

- 1. Total Landscaped Area: 2,000 sf (Total Disturbed Area = 4,500 sf)
- 2. Percent Landscaped: 44%
- 3. Building Floor Area:  
New Structure: 1,770 sf Existing Structure: \_\_\_\_\_ Addition: \_\_\_\_\_
- 4. Architect Name Tetra Tech Phone 503-684-9097  
*(Landscape Architect, Engineer, or Other Designer)*  
Contact Name Erik Nordholm, PE Phone 503-598-2508  
Address 15350 SW Sequoia Parkway, Suite 220  
City, State, Zip Portland, OR 97224  
Contact Email erik.nordholm@tetrattech.com

In addition to this completed application, the applicant must provide the following:

- Two (2) copies of the proposed landscape plan containing the information listed in the information sheet and Chapter 17.57 (Landscaping) of the Zoning Ordinance.*
- Payment of the applicable review fee, which can be found on the Planning Department web page.*

**I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.**

  
Applicant's Signature

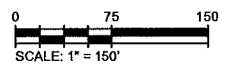
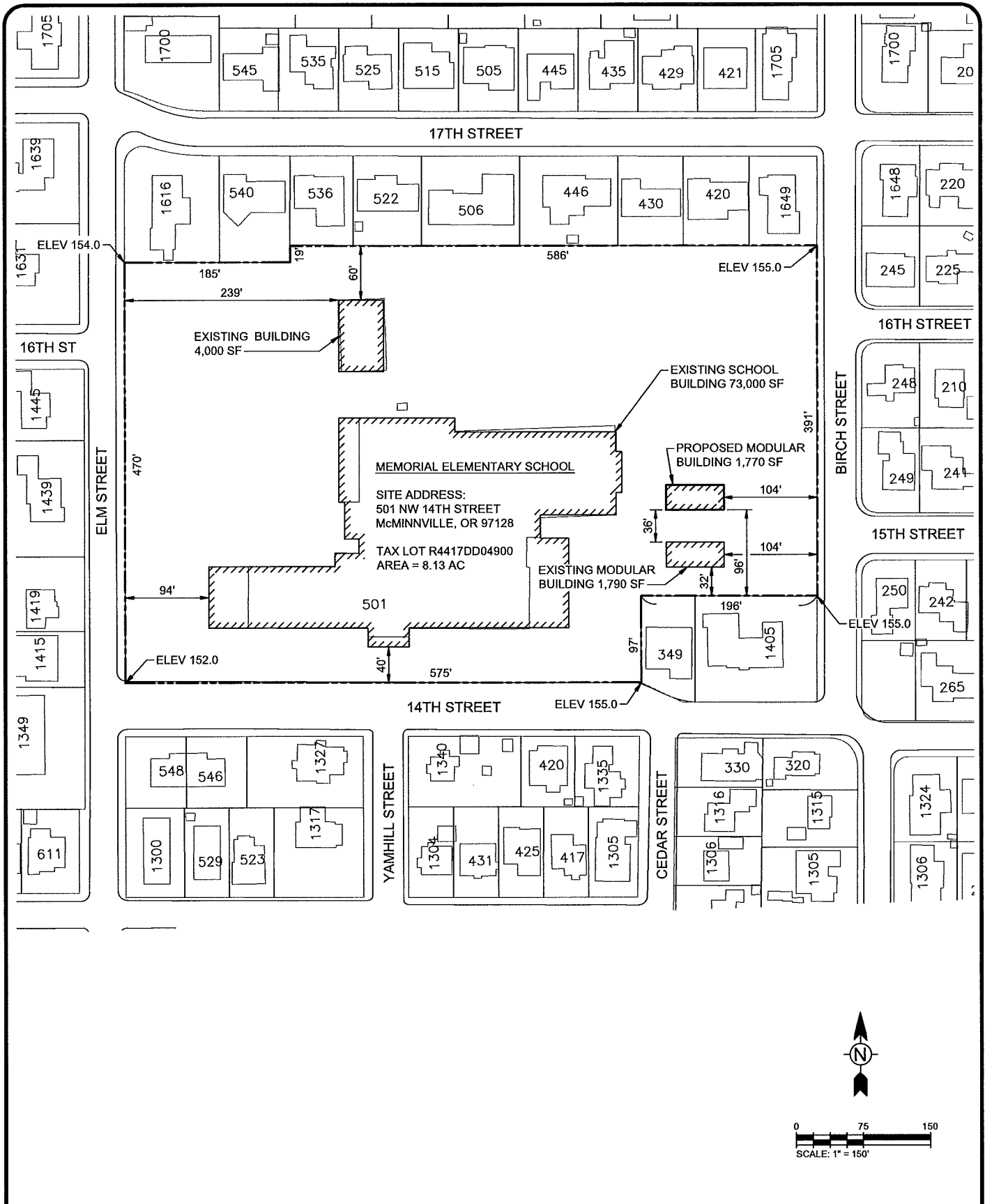
6/4/18  
Date

  
Property Owner's Signature

June 4, 2018  
Date



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**TETRA TECH**

www.tetrattech.com  
 15350 SW Sequoia Pkwy, Ste 220  
 Portland, OR 97224  
 Tel 503.684.9097

McMINNVILLE SCHOOL DISTRICT  
 MEMORIAL ELEMENTARY  
 MODULAR BUILDING RELOCATION

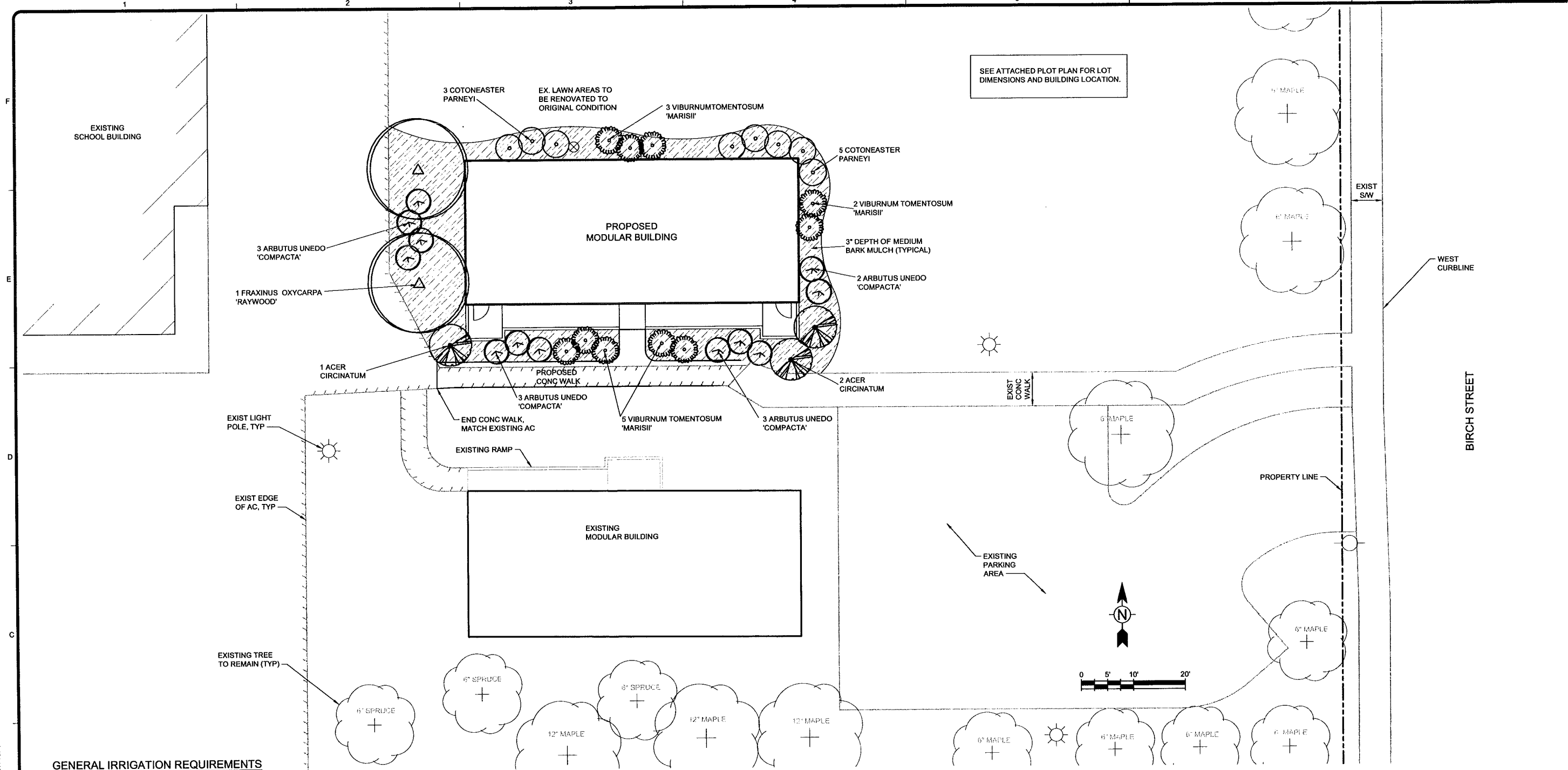
**PLOT PLAN**

Project No.: 135-1397999-15001  
 Date: MAY 2018  
 Designed By:

FIGURE  
**1**

Copyright: Tetra Tech

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SEE ATTACHED PLOT PLAN FOR LOT DIMENSIONS AND BUILDING LOCATION.

**GENERAL IRRIGATION REQUIREMENTS**

- PRIOR TO ANY SITE CONSTRUCTION, CONTRACTOR TO LOCATE AND MARK ALL EXISTING IRRIGATION HEADS AND PIPING IF POSSIBLE. ALL HEADS AND LINES SHOULD BE CLEARLY MARKED AND PROTECTED DURING CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO PROVIDE NEW HEAD LAYOUT, PIPING DIAGRAM AND VALVING THAT CONNECTS TO EXISTING SYSTEM. SHRUBS AND LAWN SHOULD BE ON SEPARATE ZONES.
- PLACE ALL POP-UP SPRINKLERS 2" FROM ALL CURBS, WALKS AND BUILDINGS AND FLUSH WITH FINISH GRADE.
- PROTECT ALL UTILITIES ENCOUNTERED THROUGH THE SCOPE OF WORK.
- ADJUST NOZZLES TO MAXIMIZE COVERAGE AND MINIMIZE OVERSPRAY. ALL HEADS SHOWN IN EACH ZONE TO BE NOZZLED AND ADJUSTED PER MANUFACTURER'S SPECIFICATIONS FOR MATCHED PRECIPITATION RATES.
- PROVIDE NECESSARY 3" DIA. MIN. SLEEVING UNDER ALL WALKWAYS WHETHER SPECIFICALLY INDICATED ON PLANS OR NOT. MARK LOCATION OF SLEEVES AND TAPE ENDS. EXTEND SLEEVE MIN. 6" BEYOND EDGE OF PAVING. MIN. COORDINATE SLEEVING WITH ALL UTILITIES ENCOUNTERED THROUGH THE SCOPE OF WORK.
- LOCATE PIPE NEAR PERMANENT STRUCTURES WHERE POSSIBLE, I.E. ALONG EDGES OF SIDEWALKS. LEAVE PIPE SIZING FACE UP TO FACILITATE REPAIR.
- CONNECT CONTROL VALVES TO EXISTING CONTROLLER.
- THE SCHOOL DISTRICT WILL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF LANDSCAPING.

**SITE RESTORATION & LANDSCAPE PLAN**  
SCALE: 1" = 10'

TOTAL DISTURBED AREA: 4500 SF  
TOTAL LANDSCAPED AREA: 2000 SF  
PERCENTAGE LANDSCAPED: 44%  
NEW STRUCTURE: 1770 SF

**PLANT SCHEDULE TREES**

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	REMARKS	QTY
(Symbol)	ACER CIRCINATUM			
(Symbol)	VINE MAPLE	7-8 FT. B & B	MULTI TRUNK MIN. 3 STEMS	3
(Symbol)	FRAXINUS OXYCARPA 'RAYWOOD'	2 TO 2-1/2' CAL		
(Symbol)	RAYWOOD ASH	10-12 FT. B & B	MATCHED / WELL BRANCHED	2

**PLANT SCHEDULE SHRUBS**

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	REMARKS / SPACING	QTY
(Symbol)	ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	5 GAL	COMPACT & BUSHY	12
(Symbol)	COTONEASTER PARNEYI / PARNEYI COTONEASTER (EVERGREEN)	5 GAL	COMPACT & BUSHY	8
(Symbol)	VIBURNUM TOMENTOSUM 'MARIESI' / MARIESI VIBURNUM	5 GAL	COMPACT & BUSHY	10
(Symbol)	3" DEPTH MEDIUM BARK MULCH			

**GENERAL PLANTING NOTES**

- ALL PLANTING AREAS TO RECEIVE A MINIMUM 6" OF 3 WAY MIX OF EQUAL PARTS COURSE SAND, COMPOST AND LOAM. SUBGRADE OF PLANTING BEDS SHALL BE ROTOTILLED TO A DEPTH OF 6" PRIOR TO APPLICATION OF TOPSOIL. TOPSOIL TO BE APPLIED IN TWO 3" LIFTS. THE INITIAL LIFT TO BE ROTOTILLED INTO THE SUBGRADE.
- BARK MULCH SHALL BE USED AS TOP DRESSING IN ALL SHRUB PLANTING BEDS TO A DEPTH OF 3".
- FINISH GRADES IN PLANTING BEDS, PLANTERS OR TREE PITS SHALL BE 1-1/2" MIN. BELOW TOP OF PAVEMENT.
- PRIOR TO TREE PLANTING ALL UNDERGROUND UTILITIES SHALL BE LOCATED. TREES TO BE PLANTED NO CLOSER (CENTER OF ROOTBALL) THAN 5' FROM ANY NEW OR EXISTING UTILITY LINES OR MANHOLES OR LIGHT POLES.
- ALL EXISTING LAWN AREAS THAT HAVE BEEN DISTURBED OR DAMAGED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION. AREAS ARE TO BE SEEDED WITH A MATCHING GRASS MIXTURE AT THE RATE OF 5 LBS./1000 SF.

**TETRA TECH**  
www.tetrattech.com  
15350 SW Sepulchra Pkwy, Ste 220  
Portland, OR 97224  
Tel 503.684.9097

REGISTERED PROFESSIONAL ENGINEER  
57186PE  
ERIK G. NORDHOLM  
OREGON  
JAN. 13, 2005  
EXPIRES: 12/31/2018

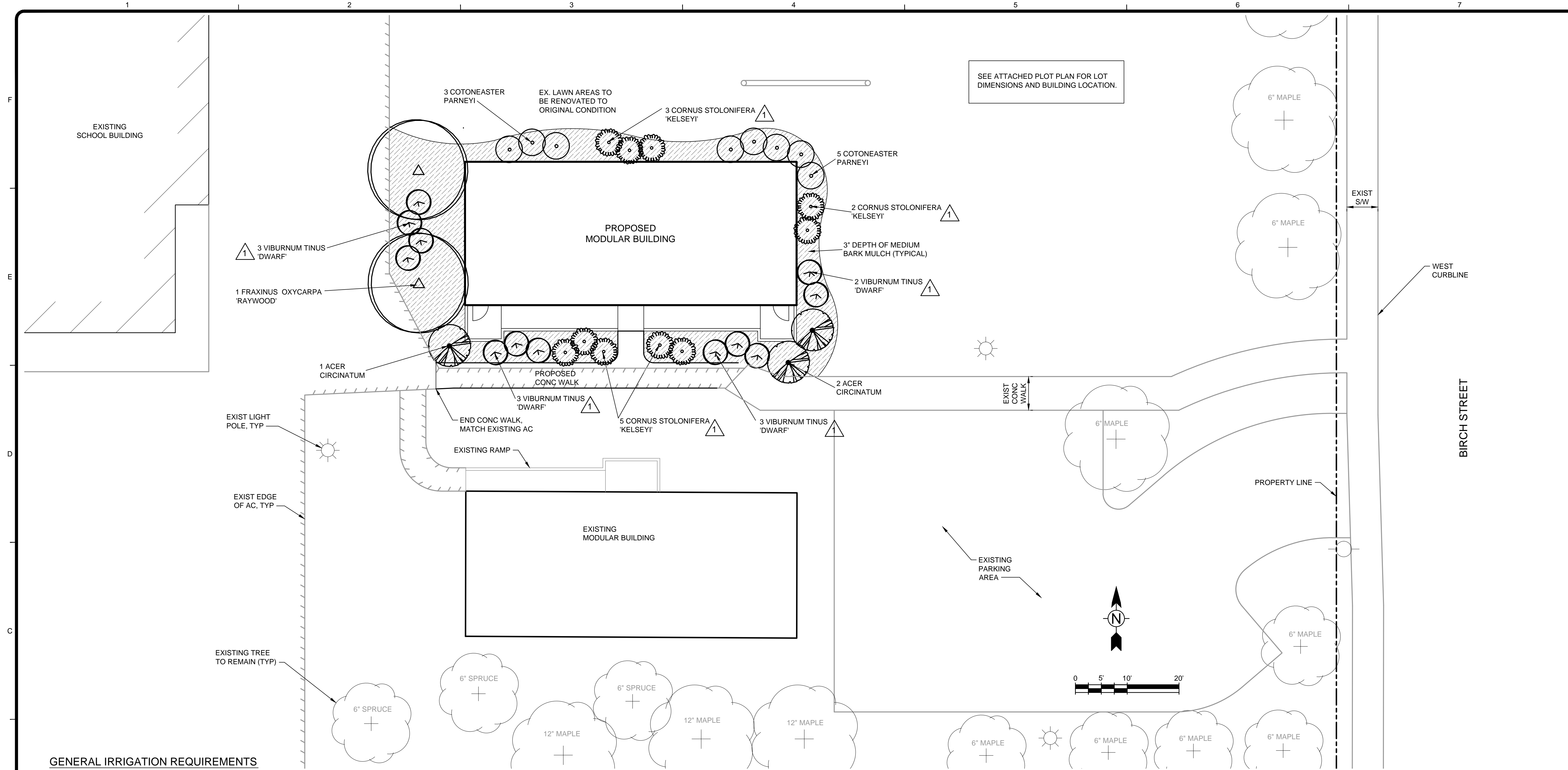
MARK	DATE	DESCRIPTION

McMINNVILLE SCHOOL DISTRICT  
MEMORIAL ELEMENTARY SCHOOL  
MODULAR BUILDING RELOCATION  
LANDSCAPE PLAN

Project No.: 135-139799-15001  
Designed By: BJ  
Drawn By: BH  
Checked By: EGN

**C-02**

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**GENERAL IRRIGATION REQUIREMENTS**

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5. ADJUST NOZZLES TO MAXIMIZE COVERAGE AND MINIMIZE OVERSPRAY. ALL HEADS SHOWN IN EACH ZONE TO BE NOZZLED AND ADJUSTED PER MANUFACTURER'S SPECIFICATIONS FOR MATCHED PRECIPITATION RATES.
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8. CONNECT CONTROL VALVES TO EXISTING CONTROLLER.
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	FRAXINUS OXYCARPA 'RAYWOOD'	2 TO 2-1/2" CAL	MATCHED / WELL BRANCHED	2
	RAYWOOD ASH	10-12 FT. B & B		

**PLANT SCHEDULE SHRUBS**

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	REMARKS / SPACING	QTY
	VIBURNUM TINUS 'DWARF' / DWARF LAURESTINUS	5 GAL	COMPACT & BUSHY	12
	COTONEASTER PARNEYI / PARNEY COTONEASTER (EVERGREEN)	5 GAL	COMPACT & BUSHY	8
	CORNUS STOLONIFERA 'KELSEY' / KELSEYS REDTWIG DOGWOOD	5 GAL	COMPACT & BUSHY	10
	3" DEPTH MEDIUM BARK MULCH			

**GENERAL PLANTING NOTES**

1. ALL PLANTING AREAS TO RECEIVE A MINIMUM 6" OF 3 WAY MIX OF EQUAL PARTS COURSE SAND, COMPOST AND LOAM. SUBGRADE OF PLANTING BEDS SHALL BE ROTOTILLED TO A DEPTH OF 6" PRIOR TO APPLICATION OF TOPSOIL. TOPSOIL TO BE APPLIED IN TWO 3" LIFTS. THE INITIAL LIFT TO BE ROTOTILLED INTO THE SUBGRADE.
2. BARK MULCH SHALL BE USED AS TOP DRESSING IN ALL SHRUB PLANTING BEDS TO A DEPTH OF 3".
3. FINISH GRADES IN PLANTING BEDS, PLANTERS OR TREE PITS SHALL BE 1-1/2" MIN. BELOW TOP OF PAVEMENT.
4. PRIOR TO TREE PLANTING ALL UNDERGROUND UTILITIES SHALL BE LOCATED. TREES TO BE PLANTED NO CLOSER (CENTER OF ROOTBALL) THAN 5' FROM ANY NEW OR EXISTING UTILITY LINES OR MANHOLES OR LIGHT POLES.
5. ALL EXISTING LAWN AREAS THAT HAVE BEEN DISTURBED OR DAMAGED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION. AREAS ARE TO BE SEEDED WITH A MATCHING GRASS MIXTURE AT THE RATE OF 5 LBS./1000 SF.

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Portland, OR 97224  
Tel: 503.684.9097

MARK	DATE	DESCRIPTION	BY
△	7/2/18	LANDSCAPE REVISIONS	BJ

McMINVILLE SCHOOL DISTRICT  
MEMORIAL ELEMENTARY SCHOOL  
MODULAR BUILDING RELOCATION  
**LANDSCAPE PLAN**

Project No.: 135-139799-15001  
Designed By: BJ  
Drawn By: BH  
Checked By: EGN

**C-02**

Bar Measures 1 inch

Page 27 of 34



**DECISION, CONDITIONS OF APPROVAL, AND FINDINGS OF FACT OF THE MCMINNVILLE LANDSCAPE REVIEW COMMITTEE FOR APPROVAL OF LANDSCAPE PLAN FOR A MODULAR CLASSROOM BUILDING AT MEMORIAL ELEMENTARY SCHOOL AT 501 NW 14<sup>TH</sup> STREET**

- DOCKET:** L 19-18
- REQUEST:** The applicant requested the approval of a landscape plan for the addition of a new modular classroom building on the Memorial Elementary School site. Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.050 (Plans-Submittal and review-Approval-Time limit for completion) of the McMinnville Zoning Ordinance.
- LOCATION:** The subject property is located at 501 NW 14th Street. The subject property is more specifically described as Tax Lot 4900, Section 17DD, T. 4 S., R. 4 W., W.M.
- ZONING:** R-1 (Single Family Residential)
- APPLICANT:** Jeff Soukup, on behalf of McMinnville School District
- STAFF:** Jamie Fleckenstein, Associate Planner
- DATE DEEMED COMPLETE:** July 9, 2018
- HEARINGS BODY:** McMinnville Landscape Review Committee
- DATE & TIME:** October 18, 2017. Meeting was held at the Community Development Center, 231 NE 5<sup>th</sup> Street, McMinnville, OR 97128
- COMMENTS:** This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval. No public notice of the application was required by the McMinnville Zoning Ordinance. No additional comments were received by the Planning Department.

**DECISION:**

Based on the findings and conclusions, the Landscape Review Committee recommends **APPROVAL** of the landscape plan (L 19-18) **subject to the conditions of approval provided in this document.**

////////////////////////////////////  
**DECISION: APPROVAL WITH CONDITIONS**  
////////////////////////////////////

Planning Staff: \_\_\_\_\_  
Jamie Fleckenstein, Associate Planner

Date: \_\_\_\_\_

Planning Department: \_\_\_\_\_  
Heather Richards, Planning Director

Date: \_\_\_\_\_

**APPLICATION SUMMARY:**

The applicant requested the approval of a landscape plan for a new modular building at the Memorial Elementary School site. Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.050 (Plans – Submittal and review – Approval – Time limit for completion) of the McMinnville Zoning Ordinance.

The subject site is outlined in red and the location of the modular classroom building can be seen below as a red hatched area:

**CONDITIONS OF APPROVAL:**

L 19-18 is **approved** subject to the following conditions:

1. That the applicant shall install landscaping as shown on the landscape plan dated July 2, 2018.
2. That all new landscape planters and lawn areas shall have suitable watering facilities or an irrigation system.
3. That the applicant shall maintain proper clearances around the existing and future water and electrical services that will be located on the site. Landscaping shall not be placed within four (4) feet of fire hydrants, within four (4) feet of water valves, within four (4) feet of vaults, within three (3) feet of the back or side of a transformer, or within one (1) foot of water meters. Minor

Attachments:

Attachment 1 – Application for Landscape Plan Review

adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.

4. That all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

### **ATTACHMENTS:**

1. Application for Landscape Plan Review (on file with the Planning Department)

### **COMMENTS:**

This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval.

### **FINDINGS OF FACT:**

1. Jeff Soukup, on behalf of McMinnville School District, submitted a landscape plan review application for a new modular building being constructed on the Memorial Elementary School property. The subject site is located at 501 NW 14<sup>th</sup> Street, and is more specifically described as Tax Lot 4900, Section 17DD, T. 4 S., R. 4 W., W.M.
2. The site is currently zoned R-1 (Single Family Residential), and is designated as Residential on the McMinnville Comprehensive Plan Map, 1980.
3. This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval
4. A public meeting was held by the Landscape Review Committee on July 18, 2018 to review the application and proposed landscape plan. No comments in opposition were provided by the public prior to the public meeting.

### **CONCLUSIONARY FINDINGS:**

#### **McMinnville's Comprehensive Plan:**

The following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

**GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.**

*Policy 188.00: The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.*

Finding: Goal X 1 and Policy 188.00 are satisfied in that McMinnville continues to provide opportunities for the public to review and obtain copies of the application materials and completed staff report prior to the McMinnville Planning Commission and/or McMinnville City Council review of the request and

Attachments:

Attachment 1 – Application for Landscape Plan Review

recommendation at an advertised public hearing. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

### **McMinnville's City Code:**

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) are applicable to the request:

17.57.010 Purpose and intent. The purpose and intent of this Chapter is to encourage and, where appropriate, require the use of landscape elements, particularly plant materials, in proposed developments in an organized and harmonious manner that will enhance, protect and promote the economic, ecological and aesthetic environment of McMinnville. Landscaping is considered by McMinnville to be an integral part of a complete comprehensive development plan. [...]

Finding: The landscape plan as proposed would enhance the appearance of the city and will benefit the economic, ecological, and aesthetic environment of the city. The landscape plan as proposed meets the intent and purpose of the Landscaping chapter, as described in the findings for the specific landscape plan review criteria below.

17.57.050 Plans—Submittal and review—Approval—Time limit for completion.

- C. The landscaping plan shall be approved if it is found to be compatible with the purpose, intent, and requirements of this chapter. Approval of the landscaping plan shall be indicated upon the plot plans. Any modifications shall be specified on the plans and agreed to in writing by the applicant prior to the issuance of a building permit. One copy of said approved plan shall be retained by the Planning Department and included within the permanent file;

Finding: The landscape plan as proposed meets the intent and purpose of the Landscaping chapter, as described in the findings for the specific landscape plan review criteria below. Modifications as required by the conditions of approval will be discussed with the applicant and agreed to prior to the issuance of a building permit.

17.57.070 Area Determination—Planning factors.

- B. The following factors shall be considered by the applicant when planning the landscaping in order to accomplish the purpose set out in Section 17.57.010. The Landscape Review Committee shall have the authority to deny an application for failure to comply with any or all of these conditions:
1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

Finding: The subject site is surrounded by single family residences on all sides. The area of proposed development is located in the south-eastern quadrant of the subject site. Directly north of the development site are single family homes whose rear yards abut the playfield where the development is proposed. These homes all have fences between their yards and the school property. East of the development site, across NW Birch Street, are single family homes that face the proposed development. A line of existing trees provides a buffer and screen from the school property. South of the development site is an existing modular classroom building, and two single family homes. A fence and a line of small trees provides a buffer and screen from the school property. Memorial Elementary School sits immediately west of the proposed development site. The perimeter of the adjacent modular classroom building is planted with a mix of medium sized shrubs, and small and medium sized trees.

The landscape plan proposes planting around the perimeter of the modular classroom building and repair of grass areas of the playfield damaged by construction. On the west side of the proposed modular classroom, the applicant is proposing two (2) large deciduous shade trees (*Fraxinus oxycarpa* 'Raywood'/Raywood Ash) and four (4) evergreen shrubs (*Viburnum tinus* 'Dwarf'/Dwarf Laurustinus).

Attachments:

Attachment 1 – Application for Landscape Plan Review



Along the north and east sides of the proposed modular classroom, the applicant is proposing alternating groupings of evergreen shrubs (*Cotoneaster parneyi*/Parney Cotoneaster) and deciduous shrubs (*Cornus stolonifera* 'Kelseyii'/Kelsey's Redtwig Dogwood). Along the south side of the proposed modular classroom, the applicant is proposing groupings of Dwarf Laurustinus and Kelsey's Redtwig Dogwood, and three (3) small trees (*Acer circinatum*/Vine Maple). The proposed planting style and pattern is consistent with the landscaping around the existing modular building. Therefore, the proposed landscape plan is compatible with the proposed development and that the subject site will be compatible with surrounding properties.

2. Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.

Finding: The proposed use will be screened from adjacent single family homes by the proposed landscaping around the perimeter of the modular classroom building, and by the existing landscape elements on the property but outside the area of development (fence along north property line, trees along W. Birch Street, and landscaping adjacent to SF homes to the south). A close up view of this area, and the vegetation that exists along the property line, can be seen below:



3. The retention of existing trees and natural areas that may be incorporated in the development of the project. The existing grade should be preserved to the maximum

Attachments:

Attachment 1 – Application for Landscape Plan Review

practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.

Finding: The portion of the subject site being development is part of an existing playfield, and does not include any significant vegetation or natural areas that warrant preservation. Any areas of the playfield damaged by construction will be repaired back to original condition.

4. The development and use of islands and plantings therein to break up parking areas.

Finding: No new parking areas in the portion of the site where the modular classroom building are being constructed

5. The use of suitable street trees in the development of new subdivisions, shopping centers and like developments. Certain trees shall be prohibited in parking areas: poplar, willow, fruit, nut, birch, conifer, and ailanthus.

Finding: There are no street trees proposed for the subject site. The portion of the site being developed with the modular classroom building is internal to the larger Memorial Elementary School site.

6. Suitable watering facilities or irrigation systems must be included in or near all planted areas;

Finding: The landscape plans include a full irrigation plan for the installation of an automatic in-ground system that will provide coverage for all of the new landscaped areas.

- C. All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement.

Finding: The landscape plan includes general irrigation requirements for a permanent irrigation system to be designed and built by the installing contractor. A condition of approval will require that all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

JF:sjs