



City of McMinnville
Planning Department
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MINUTES

October 19, 2022
Landscape Review Committee
Regular Meeting

12:00 pm
ZOOM Meeting
McMinnville, Oregon

Members Present: John Hall, Rob Stephenson, Brain Wicks, and Patty Sorensen
Members Absent: Carlton Davidson
Staff Present: Tom Schauer – Senior Planner, Adam Tate – Associate Planner, and Jessica Payne – City Councilor
Guests Present:

1. Call to Order

Chair Hall called the meeting to order at 12:00 p.m.

2. Citizen Comments

None

3. Approval of Minutes

None

4. Action Item

- L 14-22: Street Tree Removal for Kathleen Manor Mobile Home Park, 1171 SW Westvale St, part of Tax Lot R4430AB 100

Senior Planner Schauer discussed comments from Public Works regarding the replacement tree being placed 10 feet away from the driveway. He thought they would need to be flexible with the location due to the underground utilities. The reason for the tree removal was lifting of the sidewalk and driveway panels. Staff recommended removal and replacement with a different species in a different location.

Chair Hall moved to approve L 14-22 with conditions. The motion was seconded by Committee Member Wicks and passed 4-0.

- L 15-22: Landscape Plan Review for Lum’s Auto Center (amendment to L 30-21), 830 NE Hwy 99W, Tax Lot R4416BD 1200 & 1300

Senior Planner Schauer said Lum's car dealership was remodeling the existing building and adding an addition. The landscape plan was originally approved in December 2021, and this was an amendment. He described the subject property, original landscape plan, revised landscape plan, and applicable criteria. Staff found the revised plan not to be in compliance due to the lack of landscape islands and plantings to break up the parking areas and recommended denial.

Joyce Jackson, representing the applicant, discussed a potential compromise. She explained how the original plan with landscape island presented some complications. They added more plantings in front of the north side of the building and added a number of trees along the eastern portion of the parking that would provide shade. They wanted more effective use of the property without the islands.

There was discussion regarding ways to provide more shade, differences between the plans, type of plantings along the east property line and visibility, adding trees along 99W, how there needed to be further revisions to the compromise plan, adding more landscaping in the driveway approach, keeping the approved plan as it was except eliminating the island down the middle and keeping the east side trees as proposed in the revised plan as long as it met the minimum coverage requirements, and removing the northernmost tree.

Chair Hall moved to approve a revised L 15-22 consistent with the original approval but removing the north/south spine between the central landscape areas, increasing the number of trees on the east property line to five, shifting it down so the northernmost tree wasn't as far north, and ensuring the calculations achieved the 7% landscape coverage. The motion was seconded by Committee Member Wicks and passed 4-0.

- L 17-22: Landscape Plan Review for Cumulus Avenue Parking Lot, 2825 SE Three Mile Lane, Tax Lot R4422 4000

Senior Planner Schauer reviewed the landscape plan for the development of a parking lot on Cumulus Avenue. He explained the trees to be removed, stormwater drainage, and comments from Public Works and McMinnville Water & Light regarding moving trees five feet to the north. Staff recommended approval with conditions to place the replacement trees on the west side of the property and more screening than just groundcover on the northeast side for the apartments.

There was discussion regarding the plant material selected.

Daniel Danicic, representing the applicant, did not have any oppositions to the conditions.

Dennis O'Conner, representing the applicant, did not think the groundcover would encroach into the surrounding area. He discussed options for the groundcover to be a combination of Kinnikinnick and Salmonberry and screening for the apartments to be Pacific Wax Myrtle. He explained the trees that would be removed and replacement with Western Red Cedar along the west. He also discussed the Japanese Tree Lilac, which was not invasive and shaped like a tree.

Committee Member Sorensen left the meeting.

Chair Hall moved to approve L 17-22 with conditions. The motion was seconded by Committee Member Stephenson and passed 3-0.

5. Discussion Items

- Discussion items from August 31, 2022 meeting to be discussed at October meeting.

- Additional Discussion items from August 31, 2022 meeting

These items were not discussed.

6. Committee Comments

Committee Member Stephenson asked for site plans to be enlarged and discussed what should be included in the staff report.

7. Staff Comments

None

8. Adjournment

Chair Hall adjourned the meeting at 1:30 p.m.