

MINUTES

October 18, 2023
Landscape Review Committee
Regular Meeting

12:00 pm
ZOOM Meeting
McMinnville, Oregon

Members Present: Brain Wicks, Patty Sorensen, Jamie Fleckenstein, John Hall, Carlton Davidson, and Jessica Payne - Council Liaison

Members Absent:

Staff Present: Tom Schauer – Senior Planner and Adam Tate – Associate Planner

Guests Present: Sandy Willius and Marc Willius

1. Call to Order

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

2. Approval of Minutes

None

3. Citizen Comments

None

4. Action Item

A. L 40-23: Landscape Plan Review – First Federal, 1650 NE Hwy 99W, Tax Lot R4416AC 1502

Senior Planner Schauer reviewed the landscape plan for First Federal. The plan was to redevelop the site with a new building and site plan that would reconfigure the circulation. There were curb-tight sidewalks along both frontages which would not be required to be removed and replaced to provide planter strips, and street trees would not be required. They had incorporated trees near the frontage on both sides of the entrance instead. There was plenty of landscape coverage and the plantings were well distributed. There was a tree near the trash enclosure that could overhang the vertical clearance required if the tree wasn't pruned. The applicant contacted Recology, which agreed that the tree could remain as long as it was pruned. There was a storm drain easement that ran through the property, and the applicant was to keep trees outside of the area. The trees near the front of the property would be appropriate for planting under utilities. Staff recommended approval with conditions.

There was discussion regarding the location of the trash enclosure and how there should be 3-foot-tall plants around the enclosure but what the applicant proposed would not meet that criterion. There was consensus that more substantial screening was needed.

Senior Planner Schauer said Recology did not have an issue with the location of the trash enclosure. If the plants specified would not meet the criterion, they could revise the conditions of approval to specify something that would meet it.

There was also concern about the groundcover proposed which could be subject to fire blight. It could be a maintenance management problem. There was consensus that it was not a problem in this area.

Chair Fleckenstein noted his company was bidding on this project, but it was not landscape related.

Committee Member Wicks would abstain from the vote as his company was doing the landscaping.

Senior Planner Schauer clarified the issues with the trash enclosure including distance from the property line, material specified on the east side was unlikely to be 3 feet at time of planting, material on the north and west sides was deciduous and needed to be evergreen for screening, and the groundcover proposed was subject to fire blight.

There was further discussion regarding concern that trash cans would block the driveway and that all trees needed to be healthy nursery grown stock with no objectionable features when planted.

There was consensus to add a condition that the plants around the trash enclosure be 3 feet in height at planting and consistent in the variety and evergreen.

Committee Member Sorensen moved to approve L 40-23 with the revised conditions. The motion was seconded by Chair Fleckenstein and passed 4-0-1 with Committee Member Wicks abstaining.

- B. L 42-23: Tree removal application from Brian Smith, 2521 NW Alice Kelley St., Tax Lot R4417BA 3800 (continued from October 6)

Associate Planner Tate said this application was continued from the last meeting. He got additional information from the applicant and photos showing the sidewalk was being lifted. Insect infestation was happening every summer and people were avoiding the sidewalk due to bees and walking out into the street. Staff recommended removal and replanting with two replacement trees.

There was consensus to base the removal on the lifting sidewalk, not other issues.

Committee Member Wicks moved to approve L 42-23 with conditions. The motion was seconded by Committee Member Sorensen and passed 5-0.

- C. L 44-23: Tree removal application, Sandy Willius, 2345 NW McGarey Dr., Tax Lot R441AD 6700

Associate Planner Tate explained this was an application for tree removal of a couple diseased Birch trees. There were underground utilities close to the trees as well. Staff recommended approval with conditions.

Sandy Willius, applicant, said the arborist mentioned once they ground the stumps, it might not be feasible to put in two replacement trees. It might be better to only put in one.

Committee Member Sorensen encouraged her to talk to her neighbor about removing their tree since it was lifting the sidewalk as well and it would be better to coordinate so the trees could grow in similar fashion.

There was discussion regarding the spacing between the trees due to the setbacks for the underground utilities and only requiring one replacement tree.

Committee Member Sorensen moved to approve L 44-23 with conditions and one replacement tree. The motion was seconded by Committee Member Wicks and passed 5-0.

5. Committee Member Comments

None

6. Staff Comments

Associate Planner Tate discussed upcoming agenda items that would require a special meeting. He suggested meeting on November 1. There was consensus to meet that day.

Senior Planner Schauer discussed Baker Creek East street trees that were not doing well. He had suggested they revise their street tree plan and propose a different street tree.

Committee Member Sorensen discussed areas where removed trees had not been replaced yet.

Committee Member Davidson thought there needed to be more clarification in the code about the use of synthetic grass.

7. Adjournment

Chair Fleckenstein adjourned the meeting at 1:00 p.m.