



City of McMinnville
Planning Department
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MINUTES

August 15, 2018
Landscape Review Committee
Regular Meeting

12:00 pm
Police Training Room, 121 SW Adams Street
McMinnville, Oregon

Members Present: Rob Stephenson, Sharon Gunter, Josh Kearns, and Tim McDaniel
Members Absent: Rose Marie Caughran
Staff Present: Chuck Darnell – Senior Planner, Jamie Fleckenstein – Associate Planner, Heather Richards – Planning Director, and David Koch – City Attorney
Guests Present: Scott Hill – Mayor, Matthew Conser - Applicant

1. Call to Order

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

2. Citizen Comments

None

3. Approval of Minutes

- March 21, 2018 Meeting Minutes

Committee Member Gunter moved to approve the March 21, 2018 meeting minutes. The motion was seconded by Committee Member Kearns and passed 4-0.

4. Action/Docket Item (repeat if necessary)

A. L 17-18 –Landscape Plan

Associate Planner Fleckenstein reviewed the revised landscape plan for a new multi-family development near the intersection of NE Fircrest Drive and NE Cumulus Avenue. This had come before the HLC in June and was continued so the plan could be revised to better meet the City's zoning ordinance. The requirement for 25% of the proposed development to be landscaped had been met as 29% was being landscaped. There was landscaping around the perimeter of the site along the property lines and to the north there was a variety of trees and shrubs meant to transition from the developed area to the wooded area behind it. Trees and shrubs had been added along the east property line that would provide shade, screening, and buffering from the right-of-way. There

would also be a six foot chain link fence with slats to provide additional buffering and screening. The south property line was adjacent to industrial zoned property and a black chain link fence with slats and shrubs would be installed to buffer and screen the property. Along Fircrest Drive, there were street trees and a residential feeling landscape proposed to transition from the new residential development to the established residential neighborhood. On the northwestern property line adjacent to the condominium development there were several varieties of trees and shrubs for buffering. The applicant also planned to work with the condominium owners to address their specific concerns regarding the landscaping directly behind their units. He then discussed the review criteria. Staff found that there was a variety of landscape material to address the uses on the site. There was a barbecue and play area for the tenants as well as a tot lot, dog park, and other landscape spaces. The proposed plant species along the north edge of the development was meant to provide a transition to the native wooded area beyond it. Within the parking areas there were planting islands to break up the parking spaces which would contain trees and shrubs. Staff thought the plan was compatible with the surrounding and abutting properties. Staff found there was ample screening along the property lines and the right-of-ways on Cumulus and Fircrest. Staff recommended a condition of approval that the agreement between the applicant and condominium owners would be submitted to the Planning Department for approval. There was 2.8 acres of retained tree canopy and the applicant was working with the Planning Department on a vegetation management preservation plan to protect that area. Another recommended condition of approval was for an additional planting island in the parking lot by the mailboxes to further break up the parking. There would be street trees planted along Fircrest Drive and the proposed European Hornbeam was an appropriate species. There was a full irrigation plan for the property. Staff recommended approval of the revised plan.

Chair Stephenson said the Trident Maple proposed for the parking lot maxed out at 20 feet high and a 20 foot spread. He suggested using a larger maple tree that would provide more canopy.

Applicant Conser said the only concern with that suggestion was how the tenants would interact with the trees when the tenants moved. A larger tree that spread might be damaged by the moving vans.

Chair Stephenson thought the smaller trees would branch out lower than a bigger tree and eventually the vans would be going under the bigger tree branches. Committee Member Kearns suggested a columnar maple tree.

Committee Member Kearns asked what the reason for the fence along Cumulus was. Associate Planner Fleckenstein clarified the original plan was not clear about what the fencing along Cumulus was and there was concern about the units backing up to the street and screening for the traffic on Cumulus. The revised plan had added the fence for additional privacy and safety.

There was discussion regarding the aesthetics of the ODOT owned property on Cumulus and how it could be addressed through the Three Mile Lane project.

Committee Member McDaniel was in favor of the vegetation management preservation plan. Chair Stephenson asked if there would be trails in that area. Applicant Conser said it would not be a big enough area for trails. The Evergreen Trail crossed the property in a few places. They wanted to leave the area in its natural state as much as possible, but also maintain it and educate the neighbors on how to preserve the habitat. He explained how safety and security was important to tenants, especially those with children, and being near the highway and on an ODOT right-of-way, the fence was important.

There was consensus to recommend replacing the Trident Maple trees with larger columnar trees for the parking lot.

Committee Member Kearns moved to approve L 17-18 with the conditions of approval as found in the decision document. The motion was seconded by Committee Member Gunter and passed 4-0.

B. L 18-18 – Landscape Plan

Associate Planner Fleckenstein explained the landscape plan for a new commercial shell building at 711 NE Highway 99. This application was reviewed by the HLC in July where they decided to continue the application to allow the applicant to make revisions to the plan to address plant material selection and the size of the landscape areas. With the revised plan the lot was over 9% landscaped. The revisions to the plan included updating the plant varieties to be appropriate for the locations and increasing the planting strip to a five foot width in front of the parking areas. He discussed the plant species that were added to the revised plan.

There was discussion regarding the proposed street tree in the northwest corner being too close to the lightpole and that it should be removed.

Associate Planner Fleckenstein said in general the new plant material was more appropriately sized for the provided landscape areas, the landscape areas in front of the parking had been increased from 3 to 5 feet in width, and there was more variety of plants than previously proposed. There would be irrigation to all areas except the southeast corner where the applicant would hand water the area for two years until the plants became established.

Committee Member McDaniel moved to approve L 18-18 with the conditions of approval and removal of the street tree by the lightpole as discussed. The motion was seconded by Committee Member Gunter and passed 3-1 with Chair Stephenson opposed.

C. L 20-18 – Landscape Plan

Associate Planner Fleckenstein presented the landscape plan for a new parking lot and street frontage landscaping at a commercial building located at 802-826 SE 1st Street.

There was discussion regarding whether or not the applicant should use a different tree rather than the proposed Dogwood trees along SE 1st Street. There was consensus to keep the proposed Dogwoods.

Associate Planner Fleckenstein said along the street there would be the Dogwoods and Variegated Sedge. There would be a six foot cedar fence along the perimeter and a laurel hedge. The applicant had worked with the neighboring properties on the selection of the laurel hedge. No internal trees were suggested in the parking lot to allow as much parking as possible to address the concerns of the neighborhood. He explained it was a tight and compact parking layout. The laurel would be used to buffer the site from the neighborhood. There were plantings and street trees at the end of the parking aisles that would act as planting islands and provide shade and buffering.

Committee Member Kearns moved to approve L 20-18 with the conditions of approval. The motion was seconded by Chair Stephenson and passed 4-0.

D. L 21-18 – Landscape Plan

Associate Planner Fleckenstein discussed the addition to a one story commercial storage facility located at 1819 NE Baker Street and the applicant's request that the LRC accept the existing landscaping around the site as sufficient for the addition. There was a provision in the Code for area determination for additions to existing structures or parking lots. Based on the formula for this

addition, the Code required additional landscaping of 335 square feet. Staff recommended continuing the application so the applicant could add the required landscaping.

The Committee discussed where additional landscaping could go on the site.

Senior Planner Darnell explained the other items that needed to be addressed by the applicant that would affect the site plan.

Committee Member Gunter moved to continue L 21-18. The motion was seconded by Chair Stephenson and passed 4-0.

5. Discussion Items

None

6. Old/New Business

None

7. Committee/Commissioner Comments

None

8. Staff Comments

Associate Planner Fleckenstein stated Parks and Recreation Director Muir would be attending next month's LRC meeting to discuss the relationship between the LRC and parks processes. The Planning Department had issued an emergency tree removal permit at 1306 NE Johnson Street.

Mayor Hill suggested a City-wide street tree inventory be done that would show the trees that needed to be replaced. Senior Planner Darnell said the street tree planting standards should also be reviewed.

9. Adjournment

Chair Stephenson adjourned the meeting at 1:25 p.m.