



**Landscape Review Committee**  
**Hybrid In-Person & ZOOM Online Meeting**  
**Wednesday, May 26, 2024 - 12:00 PM**

*Please note that this meeting will be conducted in-person at the Community Development Center Large Conference Room, 231 NE Fifth Street, and via ZOOM.*

**Join ZOOM Meeting online via the following link:**  
<https://mcminnvilleoregon.zoom.us/j/88386294719>  
**Meeting ID:** 883 8629 4719 **Passcode:** 325468

**Or join ZOOM Meeting by phone via the following number: 1-253-215-8782**

Committee Members	Agenda Items
Jamie Fleckenstein, Chair  Brian Wicks, Vice Chair  Carlton Davidson  John Hall  Eva Reutinger	<ol style="list-style-type: none"> <li><b>1. Call to Order and Roll Call</b></li> <li><b>2. Minutes:</b> September 6, 2023 (<i>Exhibit 1</i>), September 20, 2023 (<i>Exhibit 2</i>), October 18, 2023 (<i>Exhibit 3</i>), and November 1, 2023 (<i>Exhibit 4</i>).</li> <li><b>3. Citizen Comments</b></li> <li><b>4. Action Items:</b> <ol style="list-style-type: none"> <li>A. <b>L 16-24:</b> Street Tree Removal application, 2552 NW Zinfandel Loop, R4417BA 06500 (<i>Exhibit 5</i>).</li> <li>B. <b>L 17-24:</b> Street Tree Removal application, 1730 NE Miller Street, R4415 03310 (<i>Exhibit 6</i>).</li> <li>C. <b>L 13-24:</b> Street Tree Improvement District, NW Mt. Mazama Street (<i>Exhibit 7</i>).</li> <li>D. <b>L 14-24:</b> Street Tree Improvement District, Mahon Farms Subdivision (<i>Exhibit 8</i>).</li> </ol> </li> <li><b>5. Committee Member Comments</b></li> <li><b>6. Staff Comments</b></li> <li><b>7. Adjournment</b></li> </ol>

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.



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

September 6, 2023  
Landscape Review Committee  
Special Meeting

12:00 pm  
ZOOM Meeting  
McMinnville, Oregon

**Members Present:** Jamie Fleckenstein, Patty Sorensen, Brain Wicks, and Carlton Davidson

**Members Absent:** John Hall

**Staff Present:** Adam Tate – Associate Planner

**Guests Present:**

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## 1. Call to Order

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

## 2. Citizen Comments

None

## 3. Approval of Minutes

None

## 4. Action Item

- A. L 36-23: Tree removal application, Carmen Rodarte, 825 SW Baker St., Tax Lot R4420DC03900

There was discussion regarding continuing this item for additional information on the northerly tree to determine the hazard it presented. This could be done through a tree hazard assessment from an arborist.

There was further discussion regarding the need for two evaluations, one for the hazard from the arborist report and one for the structural damage to the building.

Chair Fleckenstein moved to continue L 36-23 for further information. The motion was seconded by Committee Member Wicks and passed 4-0.

- B. L 37-23: Tree removal application, Robyn Thorne, 852 NW Meadows Dr., Tax Lot R4419AA09300



Associate Planner Tate said this was a request to remove a tree in conflict with the sidewalk and sewer lateral. Staff recommended approval. The applicant was asking for longer than the six-month time period for removal and replacement due to financial hardship.

There was discussion regarding notifying the nearby homeowner whose sidewalk was also lifted by a street tree and was a safety hazard, pros and cons of extending the deadline, scholarship fund from the City to help with these types of costs, setting a precedent, and approving the application with the normal six months but staff could research what had been done for other requests for an extension.

Committee Member Sorensen moved to approve L 37-23 with an added condition to notify the applicant that they were researching past practices for extensions. The motion was seconded by Committee Member Davidson and passed 4-0.

## **5. Discussion Items**

None

## **6. Committee Member Comments**

Chair Fleckenstein spoke about setting up a scholarship fund through a fee-in-lieu to be used for street tree planting. Staff would research what other cities did for this.

Committee Member Davidson asked for a future discussion on the validity of landscapes that were using turf in place of natural grass.

## **7. Staff Comments**

None

## **8. Adjournment**

Chair Fleckenstein adjourned the meeting at 12: 45 p.m.



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# MINUTES

September 20, 2023  
Landscape Review Committee  
Regular Meeting

12:00 pm  
ZOOM Meeting  
McMinnville, Oregon

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

**Members Absent:**

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

**Guests Present:**

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## 1. Call to Order

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

## 2. Citizen Comments

None

## 3. Approval of Minutes

- April 19, 2023

Committee Member Sorensen noted a typo in the minutes.

Committee Member Sorensen moved to approve the April 19, 2023, minutes as amended. The motion was seconded by Committee Member Hall and passed 5-0.

## 4. Action Item

### C. L 35-23: Landscape Plan Review - Evergreen Lodge Expansion

Associate Planner Tate said the Evergreen Lodge was expanding the west portion of the lodge to put in a reception hall for larger events. The application was thorough and there were standard conditions of approval.

Committee Member Sorensen thought the application was cumbersome to review and suggested future applications be accessible online.

Committee Member Davidson noted the specs for the trees needed to be by height, not by caliper. He recommended it should be a 8-10 or 10-12 foot height. Wayne representing the applicant, said the intent was for a multi-trunk tree. He thought it would be 6-8 feet at installation, with the intent it would grow larger.

The Committee found that acceptable.

Committee Member Sorensen asked about the location of the Euphorbia. It was not a good plant for a public area. Wayne did not think it was adjacent to the plaza area.

Councilor Payne asked about irrigation. Wayne said the irrigation would be separately zoned for the plants in each location. There was a mix of drought tolerant and plants that would have to be watered in summer.

Committee Member Hall moved to approve L 35-23 with conditions. The motion was seconded by Committee Member Wicks and passed 5-0.

B. L 31-23: Landscape Plan Review - New Energy Works

Associate Planner Tate said New Energy Works was expanding their building, which had not had landscaping previously. Most of the landscaping would be on the frontage. Standard conditions were recommended. Public Works had commented that it appeared the trees were proposed for the private property outside of the right-of-way and the only landscaping in the right-of-way was turf. They would like clarification on what was in the right-of-way. McMinnville Water & Light said there were water utilities in the area and the applicant needed to call them for locates and follow standard clearance specs.

There was discussion regarding existing trees on the property and whether they were in the right-of-way or private property and if the trees would be in conflict with the sidewalk that would be put in.

Committee Member Hall left the meeting.

The Committee discussed how the code was not clear about street trees on large rights-of-way that were on the other side of a curb tight sidewalk. The Committee agreed that the site would be screened and followed the intent of the code.

Committee Member Davidson moved to approve L 31-23 with conditions. The motion was seconded by Committee Member Sorensen and passed 4-0.

D. L 36-23: Tree removal application, Carmen Rodarte, 825 SW Baker St., Tax Lot R4420DC03900

Associate Planner Tate said this item was continued from the last meeting. The Committee had requested a tree hazard assessment. He had talked to the arborist and the arborist was not qualified. The arborist did do a basic assessment and took more photographs showing the northerly tree was causing damage to the concrete wall and chain link fence. The roots were a trip hazard and downspouts, utilities, and roof damage could also occur from the tree. The code stated if a tree was damaging an approved development by the City, it could be grounds for removal.

The Committee agreed it was a tripping hazard and there were several other trees in the area. There was discussion regarding screening the cage part of the building once the tree was removed and putting one replacement tree to the south, and the other replacement tree in the triangle area to the south side of the building.

There was consensus to add flexibility in the conditions for the location of the replacement trees.

Chair Fleckenstein moved to approve L 36-23 with the amended conditions. The motion was seconded by Committee Member Wicks and passed 4-0.

#### A. L 30-23: Landscape Plan Review - Homeward Bound

Senior Planner Schauer said Homeward Bound planned to redevelop their site, which was on the edge of the Urban Growth Boundary and a County jurisdiction road, and frontage improvements were not required. They had recently extended water to the property but the property was far enough away from municipal sewer that they were allowed to have a septic system. There was a ten-foot easement on the frontage for the water utility. There was a buffer to the north and east for the adjacent commercial property. They were proposing conifers in the parking area, and he suggested something else should be planted there even though there was an evergreen requirement. He was unclear about the proposed irrigation. There would not be any street trees, but trees had been placed along the frontage. There was septic at the southeast corner of the lot and McMinnville Water & Light said there were overhead utilities. The trees under the utilities would need to be from the small tree list.

Committee Member Wicks would be abstaining from the vote as he had prepared the landscape plan. He explained the intent of the irrigation. The applicant was willing to meet all the conditions.

There was discussion regarding what trees should go under the utilities. The Committee did not think the conifers in the parking area would be a problem.

Chair Fleckenstein suggested striking Condition 2b and adding a condition that the applicant site plants according to McMinnville Water & Light's standards around the overhead power lines, vaults, and fire hydrants.

Chair Fleckenstein moved to approve L 30-23 with the amended conditions. The motion was seconded by Committee Member Davidson and passed 3-0-1 with Committee Member Wicks abstaining.

### 5. Discussion Items

None

### 6. Committee Member Comments

None

### 7. Staff Comments

None

**8. Adjournment**

Chair Fleckenstein adjourned the meeting at 1:16 p.m.

DRAFT



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# 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

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## 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.





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# MINUTES

November 1, 2023  
Landscape Review Committee  
Special Meeting

11:00 am  
ZOOM Meeting  
McMinnville, Oregon

- Members Present:** Patty Sorensen, Jamie Fleckenstein, John Hall, and Jessica Payne - Council Liaison
- Members Absent:** Carlton Davidson and Brain Wicks
- Staff Present:** Tom Schauer – Senior Planner and Adam Tate – Associate Planner
- Guests Present:**

## 1. Call to Order

Chair Fleckenstein called the meeting to order at 11:04 a.m.

## 2. Approval of Minutes

None

## 3. Citizen Comments

None

## 4. Action Item

- A. L 45-23: Tree removal application from Zach Goodman, 2449 NW Alice Kelley Ct. Tax Lot R4417-BA-04000

Associate Planner Tate reviewed the tree removal application for a Maple tree on Alice Kelley Court. It had been planted too close to the sidewalk and community mailboxes. It was actively uplifting the sidewalk. Staff recommended approval and planting a replacement tree further down.

There was discussion regarding replacing the tree with a smaller tree and not replanting with the type of tree the neighbors just had to recently cut down.

Committee Member Sorensen moved to approve L 45-23 with conditions and the replacement tree would not be a Linden tree. The motion was seconded by Committee Member Hall and passed 3-0.

## **5. Committee Member Comments**

Committee Member Sorensen asked about the LRC looking at applications that went to the Planning Commission.

There was discussion regarding the current process and how staff reviewed applications to make sure they met the code, bringing applications to the LRC for comments, modifying the street tree list if a tree was not being successful, addressing street trees whose branches grew to the side instead of straight up, status of code changes to allow staff to approve tree removals, and what to do with the Redwood tree on Fleishauer Lane that had damaged the street.

## **6. Staff Comments**

Senior Planner Schauer discussed upcoming applications.

## **7. Adjournment**

Chair Fleckenstein adjourned the meeting at 11:38 a.m.

DRAFT



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## EXHIBIT 5 - STAFF REPORT

**DATE:** June 26, 2024  
**TO:** Landscape Review Committee Members  
**FROM:** Taylor Graybehl, Senior Planner  
**SUBJECT:** Tree Removal Application (L 16-24)

### STRATEGIC PRIORITY & GOAL:



### GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

**OBJECTIVE/S:** Strategically plan for short and long-term growth and development that will create enduring value for the community

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**DOCKET:** L 16-24 (Street Tree Removal)  
**REQUEST:** Approval of a tree removal application for the removal of one (1) Maple Street Tree.  
**LOCATION:** 2552 NW Zinfandel Loop, R4417BA 06500  
**ZONING/Overlay:** R-1  
**APPLICANT:** Keith and Sherry Ardinger  
**PROPERTY OWNER:** Keith and Sherry Ardinger  
  
**STAFF:** Taylor Graybehl, Senior Planner  
**DATE DEEMED COMPLETE:** May 28, 2024  
**DECISION-MAKING BODY & ACTION:** McMinnville Landscape Review Committee makes a recommendation of approval or denial to the Planning Director.  
**MEETING DATE & LOCATION:** June 26, 2023, McMinnville Community Development Center, 231 NE 5<sup>th</sup> Street, and via Zoom online meeting  
**PROCEDURE:** Street tree removal applications are required to be reviewed by the Landscape Review Committee as described in Section 17.58.040 of the McMinnville Zoning Ordinance.  
**CRITERIA:** The applicable criteria are specified in Section 17.58.050 Tree Removal/Replacement Review Criteria.  
**APPEAL:** The decision may be appealed within 15 days of the date the decision is mailed as specified in Section 17.58.040 of the McMinnville Zoning Ordinance.

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*Attachments:*

- Attachment 1 – Application
- Attachment 2 – Street Tree Planting Detail

## **I. BACKGROUND AND SUMMARY:**

### ***Application Summary***

This proceeding concerns the review by the Landscape Review Committee of a street tree removal application for one (1) Maple Street Trees at 2552 NW Zinfandel Loop. The application was received on May 28, 2024 (**Attachment 1**). The application identified one maple tree that needs to be removed. The Arborist report and application identified the tree roots to have raised the abutting sidewalk, triggering removal criteria Section 17.58.050(B): “the tree is in conflict with public improvements.”

The subject site falls within the Compton Crest Street Tree Plan (L 23-04), which identified the Red Sunset Map to be planted as the street tree.

**See Figure 1 for a Vicinity Map. See Figure 2 for Application Photos.**

### ***Agency Comments***

Agency comments are provided below.

### ***Public Comments***

The procedure for street tree removal permit applications doesn't require notification to surrounding property owners. No public comments were received.

### ***Criteria and Issues***

The one (1) tree removed has been determined to be a tree specified in Section 17.58.020, subject to the street tree removal requirements of Chapter 17.58 of the Zoning Ordinance.

The subject site (Lot #23) is located within the Compton Crest subdivision, which was approved with a Street Tree Plan (L 23-04). The Street Tree Plan indicates *Acer rubrum* 'Red Sunset' to be planted within the planter strip abutting the subject site. **See Figure 3 for Street Tree Plan.**

The applicable criteria for street tree removal are provided in Section 17.58.050 of the Zoning Ordinance. Section 17.58.050 requires a Tree Removal permit to be granted if any of the following criteria apply:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist.
- B. The tree is in conflict with public improvements.
- C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.
- D. Verification of tree health or a tree's impacts on infrastructure shall be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.

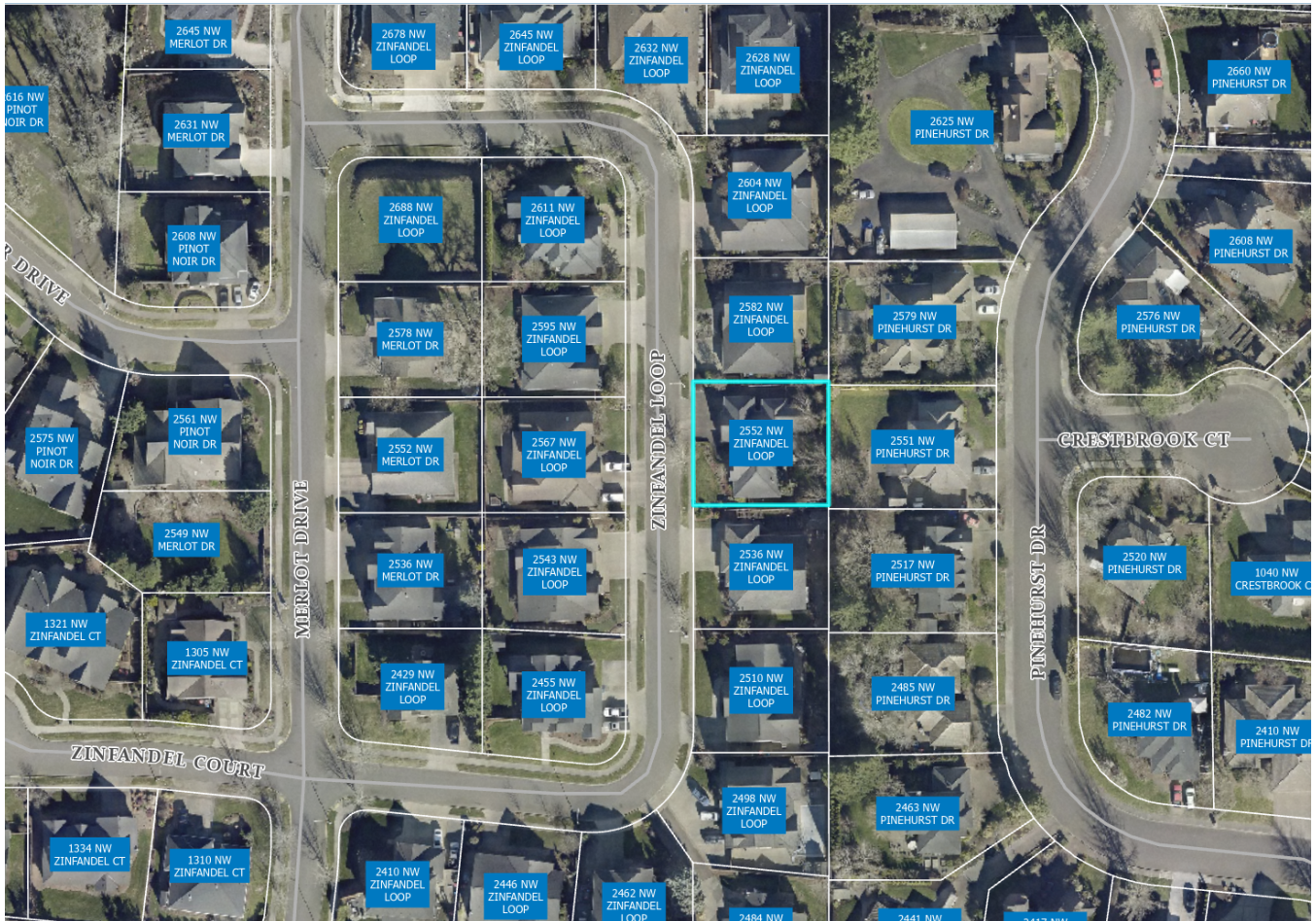
The Applicant has identified Criterion “B” as the criteria by which the tree is to be removed.

Staff recommends the removal of the tree with the required replacement of one (1) Red Maple within the planter strip, as required by the street tree removal permit (L 23-04).

When a street tree removal permit is approved, there are provisions in Chapter 17.58 of the Zoning Ordinance with which the applicant must comply, including those in Sections 17.58.040 and 17.58.090. Staff recommends conditions of approval to address the applicable requirements of the Zoning Ordinance. Typically, approval of a tree removal request is conditioned on the provisions of 17.58.040 for replacement with another street tree approved by the City. The conditions of approval address the provisions of Chapter 17.58 to ensure proper removal or major pruning of a street tree, to specify the applicant's responsibilities for performance of work and associated costs, and to ensure replacement

trees are consistent with the approved street tree list, planting requirements, and specifications addressed in Chapter 17.58.

**Figure 1 Vicinity Map.**





**Figure 2. Application Photos**





**Figure 2. Application Photos (cont)**







**II. COMMENTS:**

This matter was referred to the following public agencies for comment: McMinnville Public Works Department, McMinnville Engineering, and McMinnville Water and Light.

McMinnville Public Works

No comments received at time of the issuance of this packet.

McMinnville Engineering

No comments received at time of the issuance of this packet.

McMinnville Water and Light

No comments received at time of the issuance of this packet.

**III. ATTACHMENTS:**

1. Street Tree Removal Application
2. Street Tree Planting Detail

**IV. STAFF RECOMMENDATION:**

Staff has reviewed the application for consistency with the applicable criteria. Staff finds that, subject to the recommended conditions, the application submitted by the applicant contains sufficient evidence to find the applicable criteria are satisfied.

Staff **RECOMMENDS APPROVAL WITH CONDITIONS** of the tree removal application (L 16-24) **SUBJECT TO THE CONDITIONS OF APPROVAL IN SECTION V:**

**V. CONDITIONS OF APPROVAL:**

1. All costs and liability associated with tree removal and stump grinding shall be borne by the applicant.
2. The applicant is responsible for grinding stumps and surface roots at least six inches below grade. At least a two-inch-thick layer of topsoil shall be placed over the remaining stump and surface roots. The area shall be crowned at least two inches above the surrounding grade to allow for settling and shall be raked smooth. The applicant shall restore any damaged turf areas and grades due to vehicular or mechanical operations. The area shall be re-seeded.
3. Replant with one *Acer rubrum* 'Armstrong' as identified on Street Tree Plan (L 23-04) within the planter strip in the same general location of the tree removed.
4. The replacement tree shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, a well-developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.
5. Trees are not to be planted within:
  - a. Five (5) feet of a private driveway or alley;
  - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm, or water line; or

- c. Twenty (20) feet of street light standards or street intersections.
6. The planting of street trees shall be subject to the design drawings and specifications developed by the City in May 2014 (**Attachment 2**). The applicant shall provide:
  - a. Plant root crown 1" above finished grade,
  - b. Minimum mulch layer of 2",
  - c. 2" x 2" wood stake 2/3 height of tree connected to the tree with 1" wide nylon ties and no wire,
  - d. Two deep watering tubes to promote deep root growth,
  - e. Planting pit two times the root ball width and no deeper than the root ball, backfilled with native material,
  - f. Linear root barrier:
    - i. commercially engineered,
    - ii. ten-foot-long centered on the tree,
    - iii. 18" deep, and
    - iv. on the curb and sidewalk side of the tree
  - g. For balled and burlap trees, cut and peel away the wireframe from the root ball and leave the burlap and frame in the planting hole.
7. The planter areas shall be restored to their original grade immediately following the planting of the replacement tree.
8. The applicant shall call for locates (dial 811) for all underground utilities prior to removing the trunk and roots. This is a free service and the law. Upon request, utility locates can be flagged without marking up hard surfaces.
9. The applicant shall contact Public Works Operations (503.434.7316) for planting inspection prior to backfilling the planted tree.
10. The applicant shall be required to repair/replace sidewalk panels as necessary at the applicant's expense. Sidewalk permits can be obtained from Engineering at 503-434-7312.
11. The applicant shall complete the tree removal process and replacement within six (6) months of receiving notification of the Landscape Review Committee's decision.
12. The Street Trees shall be maintained continually by the property owners:
  - a. Including necessary watering, weeding, pruning, and replacement, by the developer or property owner,
  - b. Street trees shall be pruned with at least:
    - i. Eight (8) feet of clearance above sidewalks and
    - ii. Thirteen (13) feet of clearance above NW Zinfandel Loop

## **VI. LANDSCAPE COMMITTEE OPTIONS:**

1. **APPROVE** the application, subject to the recommended conditions of approval.
2. **APPROVE** the application with additional/revised conditions of approval if necessary to satisfy the applicable criteria.

3. **CONTINUE** the application, requesting that applicant submit more information for review if necessary to make findings that the applicable criteria are satisfied.
4. **DENY** the application, providing findings of fact for the denial in the motion to deny if it is found the application doesn't meet the applicable criteria.

**VII. SUGGESTED MOTION:**

**BASED ON FINDINGS THAT THE APPLICABLE CRITERIA ARE SATISFIED SUBJECT TO CONDITIONS OF APPROVAL, I MOVE THAT THE LANDSCAPE REVIEW COMMITTEE APPROVE THE STREET TREE REMOVAL APPLICATION L 16-24 SUBJECT TO THE CONDITIONS OF APPROVAL RECOMMENDED BY STAFF IN THE STAFF REPORT.**



**Planning Department**  
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<b>Office Use Only:</b>	
File No.	L 16-24
Date Received	5/28/24
Fee	\$160.00
Receipt No.	209912
Received by	AW

569-24-000111-PLNG

## Street Tree Removal

### Applicant Information

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

Applicant Name Keith & Sherry ARDINGER Keith → Phone (503) 329-4628

Contact Name \_\_\_\_\_ Sherry → Phone (503) 590-1621  
 (If different than above)

Address 2552 NW ZINFANDEL LOOP

City, State, Zip McMINNVILLE

Contact Email 1052sherry@gmail.com

### Property Owner Information

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

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

Address Malinko-Bullinko, PO Box 1275

City, State, Zip McMinnville OR 97128

Contact Email 1052sherry@gmail & kea1943@yahoo.com

### Site Location and Description

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

Property Address 2552 NW ZINFANDEL LOOP  
 (Property nearest to tree(s) for removal)

Assessor Map No. R4 417 - BA - 06500 Total Site Area \_\_\_\_\_

Subdivision COMPTON CREST Block \_\_\_\_\_ Lot \_\_\_\_\_

Comprehensive Plan Designation RESIDENTIAL Zoning Designation R-1



**Additional Information**

1. How many trees are requested for removal? ONE
2. What type (species) of tree(s) are they? MAPLE
3. What is the diameter of the tree(s), measured four feet above ground level? \_\_\_\_\_
4. Why are you requesting the removal of the noted tree(s)? (See "Removal Criteria" on attached Information Sheet.) Explain which of the criteria is addressed through this application. \_\_\_\_\_  
SINGLE RED MAPLE ROOTS HAVE ESTABLISHED & ARE LIFTING SIDEWALK - TRIP HAZARDS. ROOTS ARE TOO DEVELOPED TO INSTALL ROOT BARRIERS WHICH WOULD NOW RESULT IN THE DECLINE OF THE TREE. MOST OF THE HOMES ON OUR STREET NO LONGER HAVE THESE TREES. PLEASE ALLOW A&R TREE SERVICE TO REMOVE THE TREE PLUS GRIND THE ROOTS & STUMP TO MEET THE CITY REQUIREMENTS. SHAUN SLOWIK (THE ARBORIST) EVALUATED THE TREE.

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

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the location of the tree(s) subject to the removal request, property lines, sidewalks, adjacent utilities (including overhead), north direction arrow, and adjacent streets.
- Arborist report, photographs, and/or other information which would help substantiate or clarify your request.

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.

Shelley Andinger  
Applicant's Signature

May 28, 2024  
Date

Kevin Andinger  
Property Owner's Signature

5-28-2024  
Date





A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas  
**TREE HAZARD EVALUATION FORM** 2nd Edition

Site/Address: 2552 Zimindol Loop  
 Map/Location: Mc Manville, CO  
 Owner: public  private  unknown  other   
 Date: 5/16/24 Inspector: Shawn Slowik: DMW 1585  
 Date of last inspection: unknown

HAZARD RATING:						
<u>2</u>	+	<u>3</u>	+	<u>4</u>	=	<u>9</u>
Failure Potential		Size of part		Target Rating	=	Hazard Rating
<input checked="" type="checkbox"/> Immediate action needed						
<input type="checkbox"/> Needs further inspection						
<input type="checkbox"/> Dead tree						

**TREE CHARACTERISTICS**

Tree #: 001 Species: Acer Maple  
 DBH: 22" # of trunks: 1 Height: 40' Spread: 28'  
 Form:  generally symmetric  minor asymmetry  major asymmetry  stump sprout  stag-headed  
 Crown class:  dominant  co-dominant  intermediate  suppressed  
 Live crown ratio: 95 % Age class:  young  semi-mature  mature  over-mature/senescent  
 Pruning history:  crown cleaned  excessively thinned  topped  crown raised  pollarded  crown reduced  flush cuts  cabled/braced  
 none  multiple pruning events Approx. dates: n/a  
 Special Value:  specimen  heritage/historic  wildlife  unusual  street tree  screen  shade  indigenous  protected by gov. agency

**TREE HEALTH**

Foliage color:  normal  chlorotic  necrotic Epicormics? Y  N  
 Foliage density:  normal  sparse Leaf size:  normal  small  
 Annual shoot growth:  excellent  average  poor Twig Dieback? Y  N  
 Woundwood development:  excellent  average  poor  none  
 Vigor class:  excellent  average  fair  poor  
 Major pests/diseases: None Detected

**SITE CONDITIONS**

Site Character:  residence  commercial  industrial  park  open space  natural  woodland/forest  
 Landscape type:  parkway  raised bed  container  mound  lawn  shrub border  wind break  
 Irrigation:  none  adequate  inadequate  excessive  trunk wetted  
 Recent site disturbance? Y  N  construction  soil disturbance  grade change  line clearing  site clearing  
 % dripline paved: 0% 10-25% 25-50% 50-75% 75-100% Pavement lifted? Y  N  
 % dripline w/ fill soil: 0% 10-25% 25-50% 50-75% 75-100%  
 % dripline grade lowered: 0% 10-25% 25-50% 50-75% 75-100%  
 Soil problems:  drainage  shallow  compacted  droughty  saline  alkaline  acidic  small volume  disease center  history of fail  
 clay  expansive  slope \_\_\_\_\_° aspect \_\_\_\_\_  
 Obstructions:  lights  signage  line-of-sight  view  overhead lines  underground utilities  traffic  adjacent veg.   
 Exposure to wind:  single tree  below canopy  above canopy  recently exposed  windward, canopy edge  area prone to windthrow  
 Prevailing wind direction: SW Occurrence of snow/ice storms  never  seldom  regularly

**TARGET**

Use Under Tree:  building  parking  traffic  pedestrian  recreation  landscape  hardscape  small features  utility lines  
 Can target be moved? Y  N  Can use be restricted? Y  N   
 Occupancy:  occasional use  intermittent use  frequent use  constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.





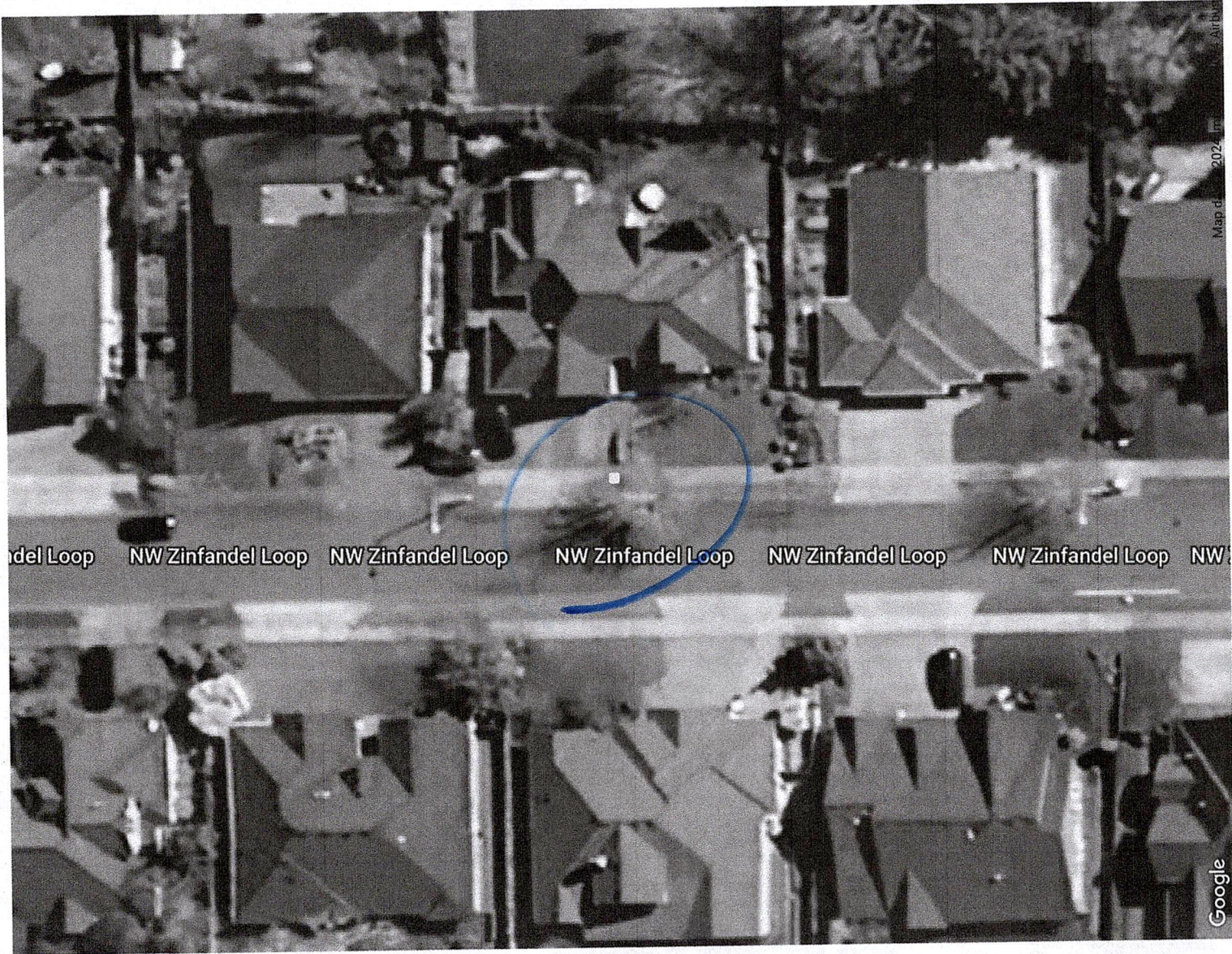
here

ARDINGER  
2552 NW Zinfandel  
Loop



Sidewalk  
Lifting





Legend (1)

Red Maple (3)

Google

Map data © 2024, Imagery © 2024, Map data © 2024, Imagery © 2024, Air Photo



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**Sidewalk**

1 message

---

**Keith Ardingner** <kea1943@yahoo.com>  
Reply-To: Keith Ardingner <kea1943@yahoo.com>  
To: Sherry Ardingner <1052sherry@gmail.com>

Tue, May 28, 2024 at 1:27 PM







Yahoo Mail: Search, Organize, Conquer









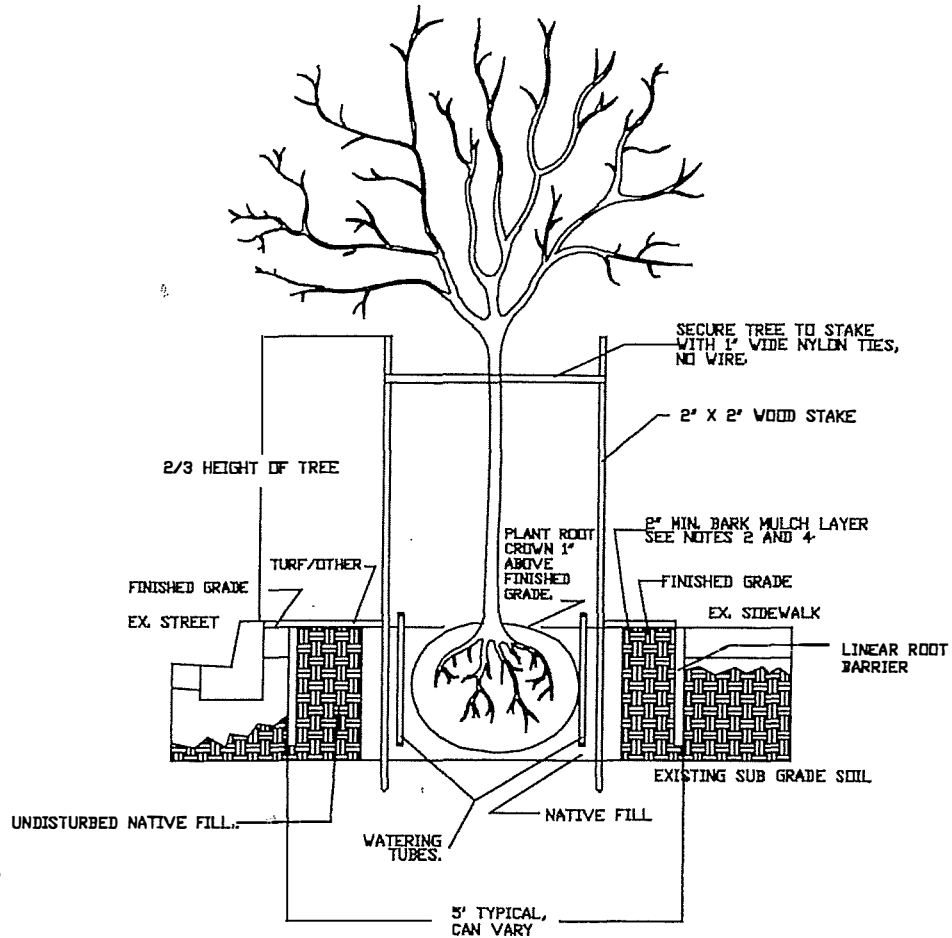




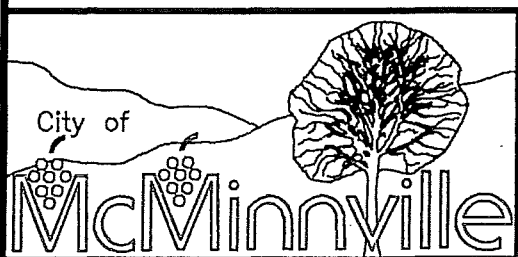


TREE PLANTING IN PARKWAY DETAIL

SECTION



1. PLANTING PIT EX ROOTBALL WIDTH.
2. DIG PLANTING PIT NO DEEPER THAT ROOTBALL.
3. BACKFILL WITH NATIVE MATERIAL.
4. TO MINIMIZE SIDEWALK AND TREE ROOT CONFLICTS, INSTALL LINEAR ROOT BARRIER; COMMERCIALLY ENGINEERED, 10 FEET LONG CENTERED ON THE TREE, 18" DEEP, ON THE CURB SIDE AND SIDEWALK SIDE OF THE TREE.
5. ON BALLED AND BURLAP TREES, CUT & PEEL AWAY WIRE FRAME FROM ROOTBALL, LEAVE BURLAP AND FRAME IN PLANTING HOLE.



MCMINNVILLE PUBLIC WORKS DIVISION  
 PARKWAY TREE PLANTING DETAIL-

NOT TO SCALE

DATE: MAY 2014

DRAWING NO. 34B



**City of McMinnville**  
**Community Development Department**  
231 NE Fifth Street  
McMinnville, OR 97128  
(503) 434-7311  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

## EXHIBIT 6 - STAFF REPORT

**DATE:** June 26, 2024  
**TO:** Landscape Review Committee Members  
**FROM:** Taylor Graybehl, Senior Planner  
**SUBJECT:** Tree Removal Application (L 17-24)

### STRATEGIC PRIORITY & GOAL:



### GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

**OBJECTIVE/S:** Strategically plan for short and long-term growth and development that will create enduring value for the community

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**DOCKET:** L 17-24 (Street Tree Removal)  
**REQUEST:** Approval of a tree removal application for the removal of three (3) Sweet Gum Street Trees.  
**LOCATION:** 1730 NE Miller Street, R4415 03310  
**ZONING/Overlay:** M-2 General Industrial Zone  
**APPLICANT:** Freelin Wade CO. (Brady Webb)  
**PROPERTY OWNER:** Coilhose Pneumatics INC  
**STAFF:** Taylor Graybehl, Senior Planner  
**DATE DEEMED COMPLETE:** June 10, 2024  
**DECISION-MAKING BODY & ACTION:** McMinnville Landscape Review Committee makes a recommendation of approval or denial to the Planning Director.  
**MEETING DATE & LOCATION:** June 26, 2023, McMinnville Community Development Center, 231 NE 5<sup>th</sup> Street, and via Zoom online meeting  
**PROCEDURE:** Street tree removal applications are required to be reviewed by the Landscape Review Committee as described in Section 17.58.040 of the McMinnville Zoning Ordinance.  
**CRITERIA:** The applicable criteria are specified in Section 17.58.050 Tree Removal/Replacement Review Criteria.  
**APPEAL:** The decision may be appealed within 15 days of the date the decision is mailed as specified in Section 17.58.040 of the McMinnville Zoning Ordinance.

## **I. BACKGROUND AND SUMMARY:**

### ***Application Summary***

This proceeding concerns the review by the Landscape Review Committee of a street tree removal application for three (3) Sweet Gum Street Trees at 1730 NE Miller Street. The application was received on June 10, 2024 (**Attachment 1**). The Arborist report and application identified the tree roots to have caused hazardous conditions, damage to the private development, and damage to public improvements (street curbs) triggering removal criteria Section 17.58.050(A) and (B). In addition, Sweet Gum has been identified as a prohibited tree species on the McMinnville Street Tree List<sup>1</sup>.

**See Figure 1 for a Vicinity Map. See Figure 2 for Application Materials.**

### ***Agency Comments***

Agency comments are provided below.

### ***Public Comments***

The procedure for street tree removal permit applications doesn't require notification to surrounding property owners. No public comments were received.

### ***Criteria and Issues***

The three (3) trees removed have been determined to be a tree specified in Section 17.58.020, subject to the street tree removal requirements of Chapter 17.58 of the Zoning Ordinance.

The applicable criteria for street tree removal are provided in Section 17.58.050 of the Zoning Ordinance. Section 17.58.050 requires a Tree Removal permit to be granted if any of the following criteria apply:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist.
- B. The tree is in conflict with public improvements.
- C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.
- D. Verification of tree health or a tree's impacts on infrastructure shall be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.

The Applicant has identified Criterion "A" and "B" as the criteria by which the tree is to be removed. In addition, Sweet Gum has been identified as a prohibited tree species on the McMinnville Street Tree List.

Overhead lines run along NE Miller Street, with the overhead lines crossing the property along its northern portion, located above the northern tree proposed for removal identified as "Sweetgum #1". The two southern trees are in close proximity to the overhead lines located on NE Miller Street and have previously been trimmed by utility companies. A careful selection of tree species for the two southern trees is recommended to address future conflicts between tree canopy and overhead wires.

Staff recommends the removal of the three (3) Sweet Gums with the required replacement of three (3) street trees selected from the McMinnville Street Tree List in the same general location as those removed unless required to meet buffering standards found within Section 17.58.090(E). The northern tree, identified as "Sweetgum #1", should be replaced with a tree identified as appropriate for under wires with

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<sup>1</sup>[https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/community\\_development/page/1143/mcminnville\\_street\\_tree\\_list\\_combined.pdf](https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/community_development/page/1143/mcminnville_street_tree_list_combined.pdf)



the two southern trees selected as trees identified as appropriate for under wires or a species with a tree form identified as columnar from the list from the McMinnville Street Tree List.

When a street tree removal permit is approved, there are provisions in Chapter 17.58 of the Zoning Ordinance with which the applicant must comply, including those in Sections 17.58.040 and 17.58.090. Staff recommends conditions of approval to address the applicable requirements of the Zoning Ordinance. Typically, approval of a tree removal request is conditioned on the provisions of 17.58.040 for replacement with another street tree approved by the City. The conditions of approval address the provisions of Chapter 17.58 to ensure proper removal or major pruning of a street tree, to specify the applicant's responsibilities for performance of work and associated costs, and to ensure replacement trees are consistent with the approved street tree list, planting requirements, and specifications addressed in Chapter 17.58.

**Figure 1 Vicinity Map.**



**Figure 2. Application Materials**





**Figure 2. Application Materials (continued)**



## **II. COMMENTS:**

This matter was referred to the following public agencies for comment: McMinnville Public Works Department, McMinnville Engineering, and McMinnville Water and Light.

### McMinnville Public Works

#### Site Review:

1. NE Miller Street is local roadway in the McMinnville TSP, and is located in the MIP area.
2. This section of Miller is a 60' ROW with a 32' street improvement centered in the ROW. The ROW extends about 14' behind the face of curb. Based on this, all three trees are in the right of way.
3. The trees are all sweet gums ranging from 20-22" DBH and about 40' in height.
4. There are no obvious structural or health issues that would require removal.
5. There is no sidewalk adjacent to the tree.
6. There is cracking in the curb/gutter damage from tree roots.
7. There is overhead primary power adjacent to the trees that would be impacted in a root zone failure. The trees have been utility pruned to provide clearance from the power wires.
8. The trees all exhibit severe surface rooting. Although not in pedestrian circulation route in the right of way, the roots present a trip hazard to pedestrians using that space. The roots also are impacting the adjacent building foundation.

#### Recommendations:

1. Staff would concur with the provided arborists report recommending removal and replacement.
2. Standard conditions of approval shall apply, and the applicant should be instructed to replace all three trees with a variety acceptable to the Planning Department. Replacement trees shall be 2' caliper, minimum.
3. Applicant to contact Public Works (503.434.7316) for an inspection prior to backfill.
4. Applicant to arrange for utility locates prior to excavation, removal, planting or stump grinding.
5. All costs shall be borne by the applicant.

### McMinnville Engineering

No comments received at time of the issuance of this packet.

### McMinnville Water and Light

No comments received at time of the issuance of this packet.

## **III. ATTACHMENTS:**

1. Street Tree Removal Application
2. Street Tree Planting Detail

## **IV. STAFF RECOMMENDATION:**

Staff has reviewed the application for consistency with the applicable criteria. Staff finds that, subject to the recommended conditions, the application submitted by the applicant contains sufficient evidence to find the applicable criteria are satisfied.

Staff **RECOMMENDS APPROVAL WITH CONDITIONS** of the tree removal application (L 17-24)  
**SUBJECT TO THE CONDITIONS OF APPROVAL IN SECTION V:**

**V. CONDITIONS OF APPROVAL:**

1. All costs and liability associated with tree removal and stump grinding shall be borne by the applicant.
2. The applicant is responsible for grinding stumps and surface roots at least six inches below grade. At least a two-inch-thick layer of topsoil shall be placed over the remaining stump and surface roots. The area shall be crowned at least two inches above the surrounding grade to allow for settling and shall be raked smooth. The applicant shall restore any damaged turf areas and grades due to vehicular or mechanical operations. The area shall be re-seeded.
3. Replant with three (3) trees from the [McMinnville Street Tree List](#) within the same general location of the tree removed. The applicant shall replace the identified trees in the following manner:
  - a. "Sweetgum #1" with a tree identified as appropriate for under overhead wires.
  - b. "Sweetgum #2 and #3" with a tree identified as appropriate for under overhead wires or with a tree form identified as columnar.
4. The replacement tree shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, a well-developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.
5. Trees are not to be planted within:
  - a. Five (5) feet of a private driveway or alley;
  - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm, or water line; or
  - c. Twenty (20) feet of street light standards or street intersections.
6. The planting of street trees shall be subject to the design drawings and specifications developed by the City in May 2014 (**Attachment 2**). The applicant shall provide:
  - a. Plant root crown 1" above finished grade,
  - b. Minimum mulch layer of 2",
  - c. 2" x 2" wood stake 2/3 height of tree connected to the tree with 1" wide nylon ties and no wire,
  - d. Two deep watering tubes to promote deep root growth,
  - e. Planting pit two times the root ball width and no deeper than the root ball, backfilled with native material,
  - f. Linear root barrier:
    - i. commercially engineered,
    - ii. ten-foot-long centered on the tree,
    - iii. 18" deep, and
    - iv. on the curb and sidewalk side of the tree



- g. For balled and burlap trees, cut and peel away the wireframe from the root ball and leave the burlap and frame in the planting hole.
- 7. The planter areas shall be restored to their original grade immediately following the planting of the replacement tree.
- 8. The applicant shall call for locates (dial 811) for all underground utilities prior to removing the trunk and roots. This is a free service and the law. Upon request, utility locates can be flagged without marking up hard surfaces.
- 9. The applicant shall contact Public Works Operations (503.434.7316) for planting inspection prior to backfilling the planted tree.
- 10. The applicant shall be required to repair/replace sidewalk panels as necessary at the applicant's expense. Sidewalk permits can be obtained from Engineering at 503-434-7312.
- 11. The applicant shall complete the tree removal process and replacement within six (6) months of receiving notification of the Landscape Review Committee's decision.
- 12. The Street Trees shall be maintained continually by the property owners:
  - a. Including necessary watering, weeding, pruning, and replacement, by the developer or property owner,
  - b. Street trees shall be pruned with at least:
    - i. Thirteen (13) feet of clearance above NE Miller Street

**VI. LANDSCAPE COMMITTEE OPTIONS:**

- 1. **APPROVE** the application, subject to the recommended conditions of approval.
- 2. **APPROVE** the application with additional/revised conditions of approval if necessary to satisfy the applicable criteria.
- 3. **CONTINUE** the application, requesting that applicant submit more information for review if necessary to make findings that the applicable criteria are satisfied.
- 4. **DENY** the application, providing findings of fact for the denial in the motion to deny if it is found the application doesn't meet the applicable criteria.

**VII. SUGGESTED MOTION:**

**BASED ON FINDINGS THAT THE APPLICABLE CRITERIA ARE SATISFIED SUBJECT TO CONDITIONS OF APPROVAL, I MOVE THAT THE LANDSCAPE REVIEW COMMITTEE APPROVE THE STREET TREE REMOVAL APPLICATION L 17-24 SUBJECT TO THE CONDITIONS OF APPROVAL RECOMMENDED BY STAFF IN THE STAFF REPORT.**



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

<b>Office Use Only:</b>	
File No.	<u>L 17-24</u>
Date Received	<u>6/10/2024</u>
Fee	<u>\$160.00</u>
Receipt No.	<u>209970</u>
Received by	<u>AW</u>

569-24-000115-PLNG

## Street Tree Removal

### Applicant Information

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

Applicant Name FREELW-WADE CO. Phone 503-434-5561

Contact Name BRADY WEBB Phone SM  
 (If different than above)

Address 1730 NE MILLER ST

City, State, Zip McMINNVILLE, OR 97128

Contact Email bwebb@freelw-wade.com

### Property Owner Information

Property Owner Name COITHOSE PNEUMATICS Phone 800-526-2100  
 (If different than above)

Contact Name ALICE SCHENKER Phone SM

Address 19 KIMBERLY RD

City, State, Zip EAST BRUNSWICK, NJ 08816

Contact Email gschenker@coitbose.com

### Site Location and Description

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

Property Address 1730 NE MILLER ST McMinnville, OR 97128  
 (Property nearest to tree(s) for removal)

Assessor Map No. R4 4 - 4 - 15 03310 Total Site Area 2.06 ACRES

Subdivision N/A Block N/A Lot 03310

Comprehensive Plan Designation M Industrial Zoning Designation M-2


**Additional Information**

1. How many trees are requested for removal? THREE
2. What type (species) of tree(s) are they? SWEET GUM
3. What is the diameter of the tree(s), measured four feet above ground level? 20-22"
4. Why are you requesting the removal of the noted tree(s)? (See "Removal Criteria" on attached Information Sheet.) Explain which of the criteria is addressed through this application. \_\_\_\_\_  
TREE ROOTS ARE CAUSING EXCESSIVE AMOUNT OF  
DAMAGE TO NEARBY PARKING LOT / AND THREATENING  
DAMAGE TO NEARBY BUILDING FOUNDATION.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the location of the tree(s) subject to the removal request, property lines, sidewalks, adjacent utilities (including overhead), north direction arrow, and adjacent streets.
- Arborist report, photographs, and/or other information which would help substantiate or clarify your request.

**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

5/8/24  
Date

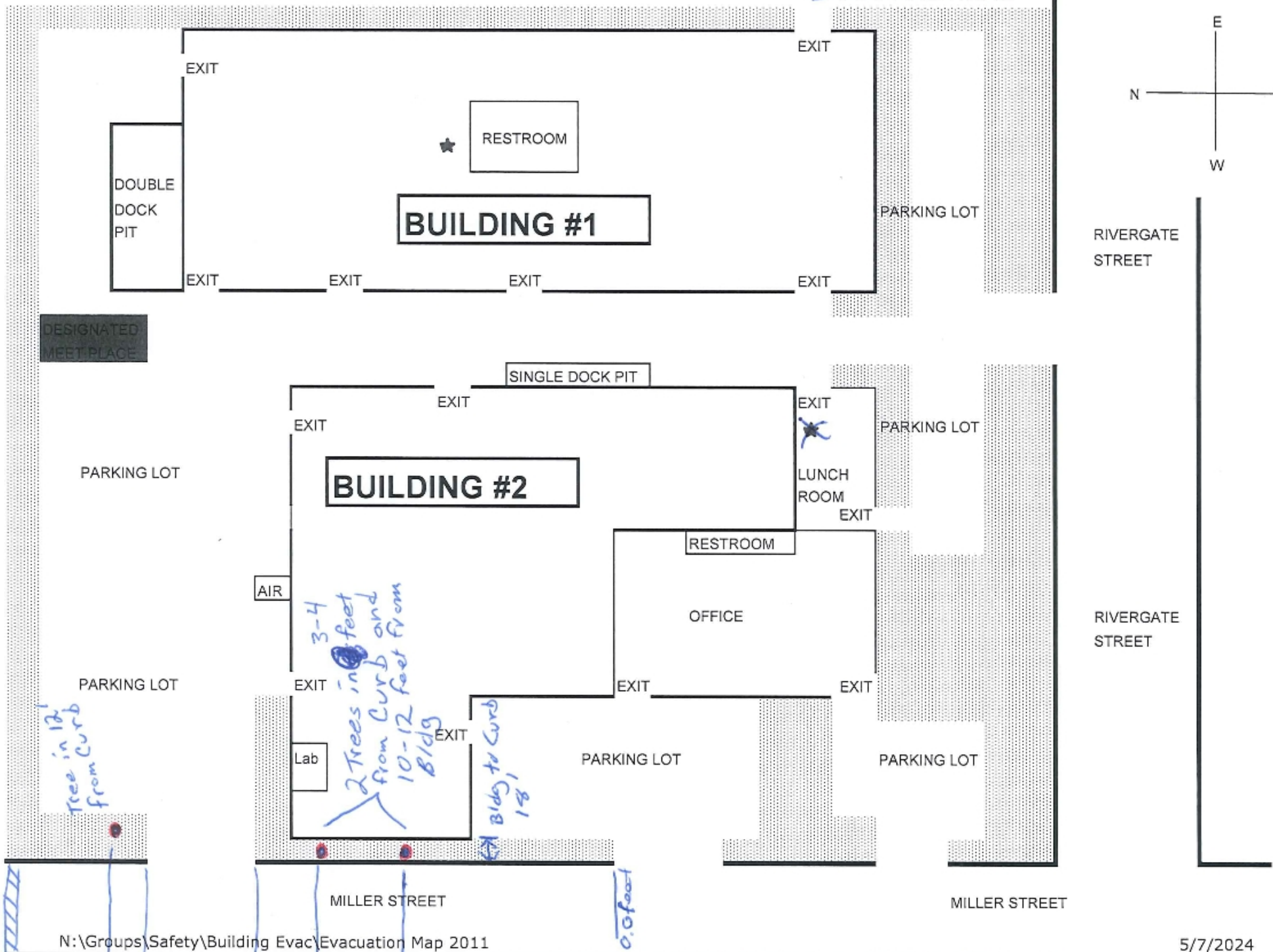
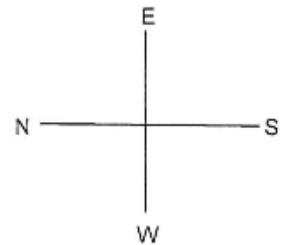
  
Property Owner's Signature

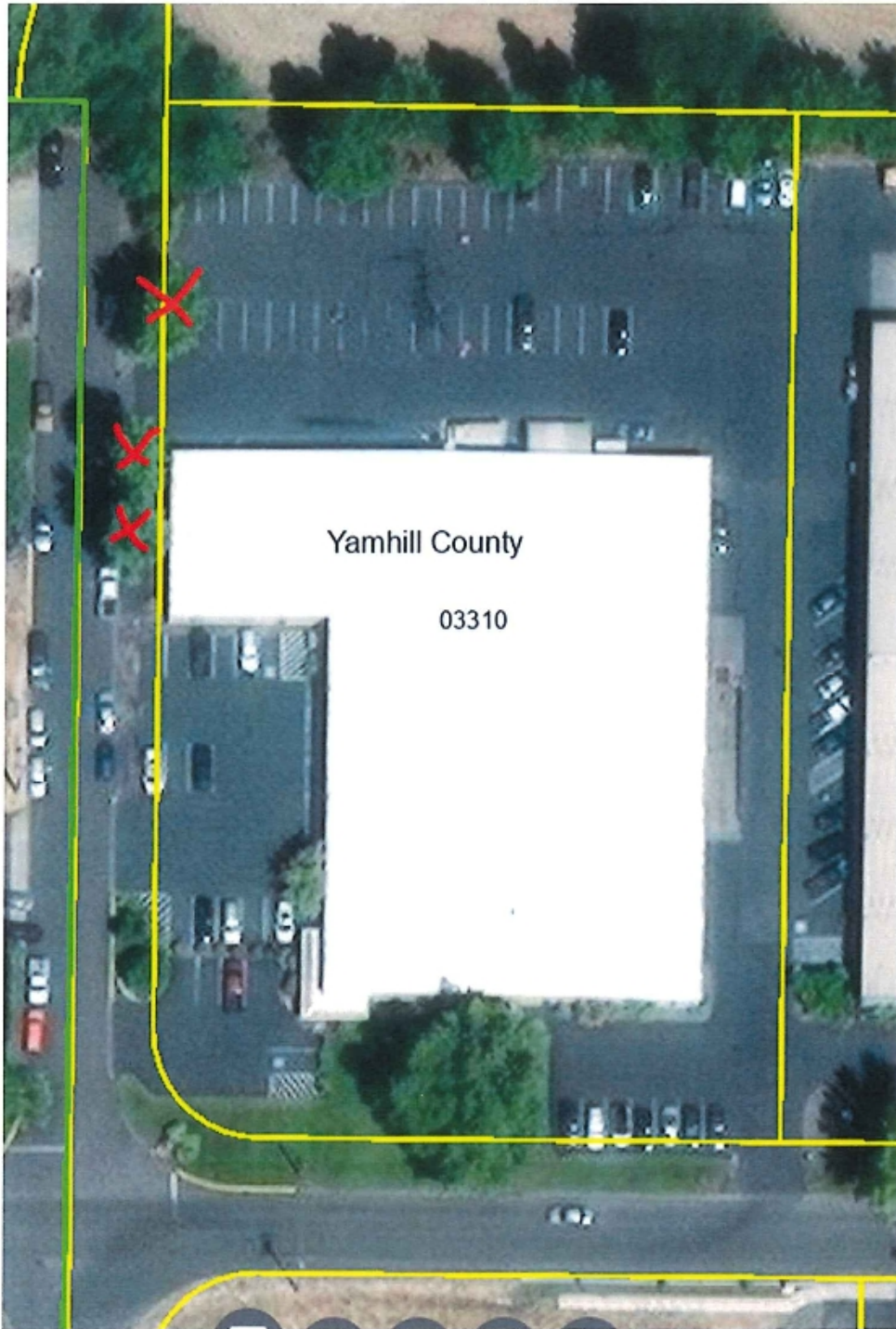
5-13-24  
Date



SHADED AREA IS LANDSCAPING

~~★ YOU ARE HERE~~







May 13, 2024

Proposed Sweet Gum tree removal

Freelin-Wade, Attn: Brady Webb

1730 NE Miller St, McMinnville, 97128

503-434-5561









## ARBORIST REPORT

*Located at:* 1730 NE Miller St, McMinnville

*Prepared for:* Brady Webb on behalf of Freelin-Wade Co

*By:* Tim Jones, ISA Certified Arborist #PN-6819-A / TRAQ Certified

*Evaluation performed:* May 28, 2024

## DESCRIPTION

Our company was contacted by Brady Webb, a representative of the Freelin-Wade Co in McMinnville, with concerns regarding the hazardous condition of three sweetgum trees located at the NE corner of the property at 1730 NE Miller St, McMinnville.

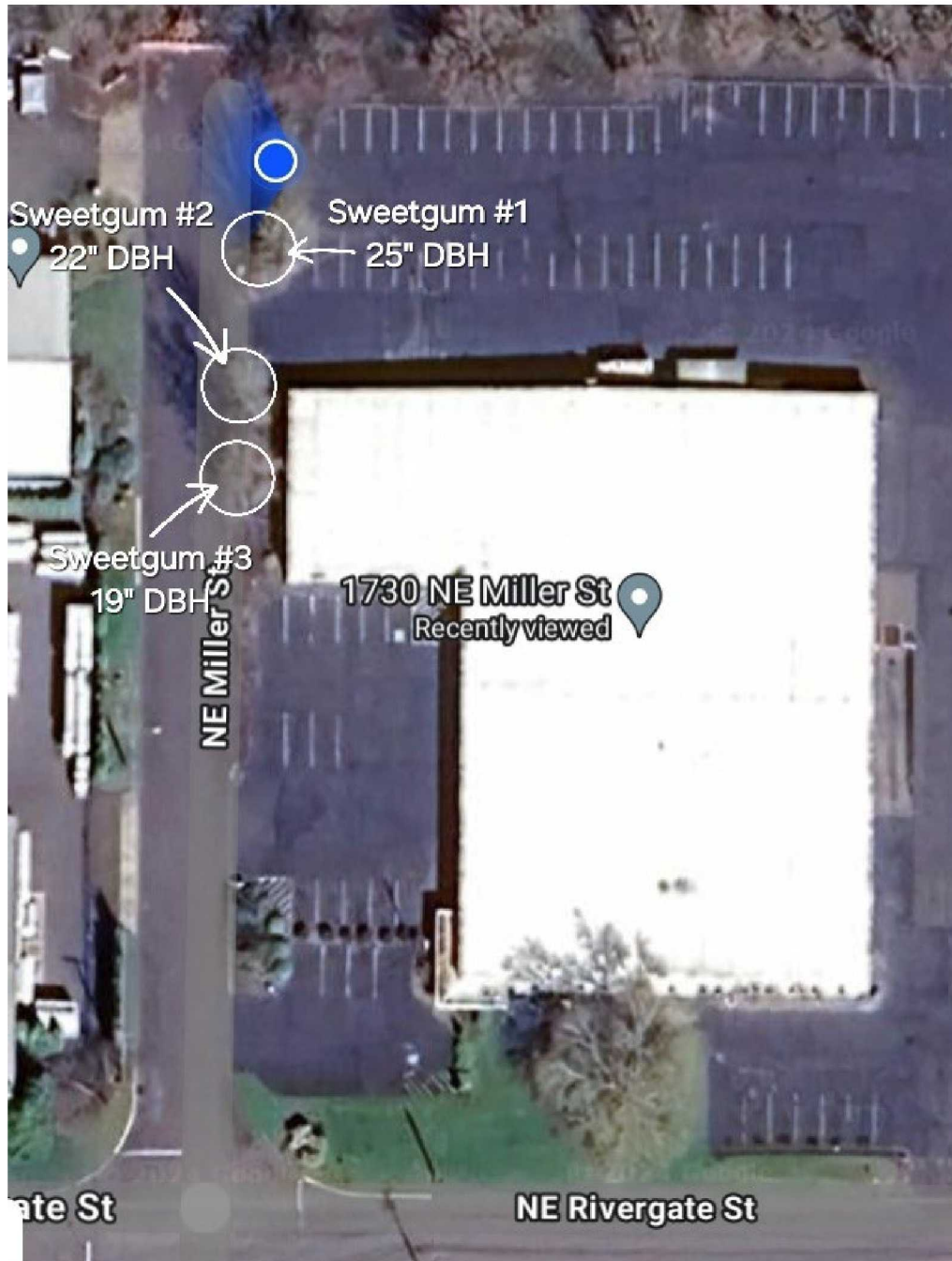
The three sweetgums are measured at 19", 22" and 25" diameter. Upon my initial assessment I have determined that all three trees appear to be in good health, however this species has a known profile of having an extremely aggressive and invasive root system. In this instance, the exposed tree roots have created tripping hazards as well as damage to adjacent hard structures.

The three trees are still in a relatively juvenile stage of life with a significant amount of growing left in their lifespan. As the trees continue to grow, I anticipate further root expansion with a high likelihood of damages to the building foundation, adjacent road and utilities in the future if these trees are left in place.

With these factors as well as high voltage lines in such close proximity, I recommend removing the trees, treating stumps and roots with herbicide to minimize risk of regeneration and replacing with trees of a smaller and less aggressive growing nature.



LOCATION – Overview



PICTURE  
*Taken 05/28/2024*





PICTURE  
Taken 05/28/2024





PICTURE  
*Taken 05/28/2024*





**PICTURE**  
*Taken 05/28/2024*





PICTURE  
*Taken 05/28/2024*







# Basic Tree Risk Assessment Form

Client Freelin-Wade Date 5/29/2024 Time 1:30 pm  
 Address/Tree location 1730 NE Miller St. McMinnville Tree no. \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_  
 Tree species Sweetgum dbh 25, 22, 19" Height 40' Crown spread dia. 25  
 Assessor(s) Tim Jones Tools used \_\_\_\_\_ Time frame 2 yrs

### Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1 - rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	Building Foundation	None	X			4	N	N
2	Parking lot	None	X			4	N	N
3	underground utilities	None	X			4	N	N
4	Tripping hazard to people	None	X			2	N	N

### Site Factors

History of failures Signs of damage to multiple areas Topography Flat  Slope  \_\_\_\_\_ % Aspect \_\_\_\_\_  
 Site changes None  Grade change  Site clearing  Changed soil hydrology  Root cuts  Describe \_\_\_\_\_  
 Soil conditions Limited volume  Saturated  Shallow  Compacted  Pavement over roots  30-40% Describe Road & Parking  
 Prevailing wind direction N-NE Common weather Strong winds  Ice  Snow  Heavy rain  Describe Valley winter conditions

### Tree Health and Species Profile

Vigor Low  Normal  High  Foliage None (seasonal)  None (dead)  Normal \_\_\_\_\_ % Chlorotic \_\_\_\_\_ % Necrotic \_\_\_\_\_ %  
 Pests/Biotic \_\_\_\_\_ Abiotic \_\_\_\_\_  
 Species failure profile Branches  Trunk  Roots  Describe known for being invasive & damaging

### Load Factors

Wind exposure Protected  Partial  Full  Wind funneling  \_\_\_\_\_ Relative crown size Small  Medium  Large   
 Crown density Sparse  Normal  Dense  Interior branches Few  Normal  Dense  Vines/Mistletoe/Moss  \_\_\_\_\_  
 Recent or expected change in load factors \_\_\_\_\_

### Tree Defects and Conditions Affecting the Likelihood of Failure

#### — Crown and Branches —

Unbalanced crown  LCR \_\_\_\_\_ %  
 Dead twigs/branches  \_\_\_\_\_ % overall Max. dia. \_\_\_\_\_  
 Broken/Hangers Number \_\_\_\_\_ Max. dia. \_\_\_\_\_  
 Over-extended branches   
 Pruning history  
 Crown cleaned  Thinned  Raised   
 Reduced  Topped  Lion-tailed   
 Flush cuts  Other \_\_\_\_\_  
 Cracks  \_\_\_\_\_ Lightning damage   
 Codominant  \_\_\_\_\_ Included bark   
 Weak attachments  \_\_\_\_\_ Cavity/Nest hole \_\_\_\_\_ % circ.  
 Previous branch failures  \_\_\_\_\_ Similar branches present   
 Dead/Missing bark  Cankers/Galls/Burls  Sapwood damage/decay   
 Conks  Heartwood decay  \_\_\_\_\_  
 Response growth \_\_\_\_\_  
 \_\_\_\_\_ Condition(s) of concern \_\_\_\_\_  
 Part Size \_\_\_\_\_ Fall Distance \_\_\_\_\_  
 Load on defect N/A  Minor  Moderate  Significant   
 Likelihood of failure Improbable  Possible  Probable  Imminent

#### — Trunk —

Dead/Missing bark  Abnormal bark texture/color   
 Codominant stems  Included bark  Cracks   
 Sapwood damage/decay  Cankers/Galls/Burls  Sap ooze   
 Lightning damage  Heartwood decay  Conks/Mushrooms   
 Cavity/Nest hole \_\_\_\_\_ % circ. Depth \_\_\_\_\_ Poor taper   
 Lean \_\_\_\_\_ ° Corrected? \_\_\_\_\_  
 Response growth \_\_\_\_\_  
 Condition(s) of concern \_\_\_\_\_  
 Part Size \_\_\_\_\_ Fall Distance \_\_\_\_\_  
 Load on defect N/A  Minor  Moderate  Significant   
 Likelihood of failure Improbable  Possible  Probable  Imminent

#### — Roots and Root Collar —

Collar buried/Not visible  Depth Surface Stem girdling   
 Dead  Decay  Conks/Mushrooms   
 Ooze  Cavity  \_\_\_\_\_ % circ.  
 Cracks  Cut/Damaged roots  Distance from trunk \_\_\_\_\_  
 Root plate lifting  Soil weakness   
 Response growth \_\_\_\_\_  
 Condition(s) of concern Root Damage to structures  
 Part Size 3"-6" Fall Distance \_\_\_\_\_  
 Load on defect N/A  Minor  Moderate  Significant   
 Likelihood of failure Improbable  Possible  Probable  Imminent



**Risk Categorization**

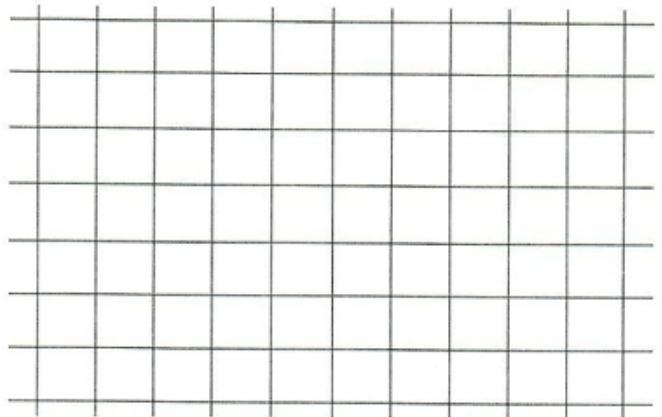
Target (Target number or description)	Tree part	Condition(s) of concern	Likelihood											Consequences				Risk rating (from Matrix 2)						
			Failure				Impact				Failure & Impact <small>(from Matrix 1)</small>			Negligible	Minor	Significant	Severe							
			Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely						Very likely					
Parking lot underground utility Tripping Haz	Roots Tree #1	60% Root flare covered by Blacktop				X				X			X					X					High	
				X					X			X							X					Low
						X			X				X							X				
Foundation Tripping Haz	Roots Tree #2	Surface Roots growing into building foundation			X					X			X						X				High	
				X				X			X									X				Low
Foundation Tripping Haz Road/Curb	Roots Tree #3	Surface roots & proximity to curb			X					X			X						X				High	
				X				X			X									X				Low
						X			X			X					X			X				

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



**Notes, explanations, descriptions**

This species is known for destructive roots and with young age still have large amount of growing to do that will most likely lead to more root growth

**Mitigation options**

- Remove all Three & stump grind & Treat roots Residual risk None
- Residual risk \_\_\_\_\_
- Residual risk \_\_\_\_\_
- Residual risk \_\_\_\_\_

Overall tree risk rating    Low     Moderate     High     Extreme

Overall residual risk    None     Low     Moderate     High     Extreme     Recommended inspection interval \_\_\_\_\_

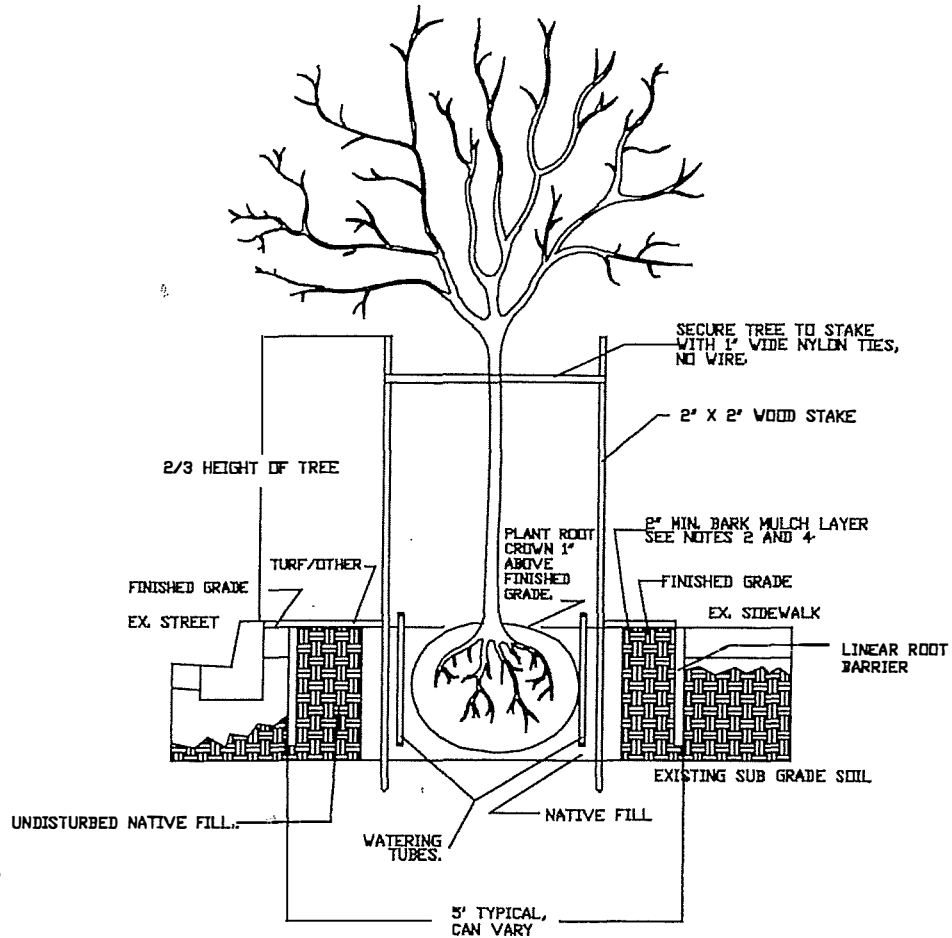
Data  Final     Preliminary    Advanced assessment needed  No     Yes-Type/Reason \_\_\_\_\_

Inspection limitations  None     Visibility     Access     Vines     Root collar buried Describe \_\_\_\_\_

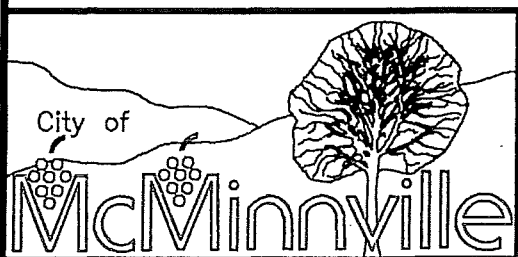


TREE PLANTING IN PARKWAY DETAIL

SECTION



1. PLANTING PIT EX ROOTBALL WIDTH.
2. DIG PLANTING PIT NO DEEPER THAT ROOTBALL.
3. BACKFILL WITH NATIVE MATERIAL.
4. TO MINIMIZE SIDEWALK AND TREE ROOT CONFLICTS, INSTALL LINEAR ROOT BARRIER; COMMERCIALY ENGINEERED, 10 FEET LONG CENTERED ON THE TREE, 18" DEEP, ON THE CURB SIDE AND SIDEWALK SIDE OF THE TREE.
5. ON BALLED AND BURLAP TREES, CUT & PEEL AWAY WIRE FRAME FROM ROOTBALL, LEAVE BURLAP AND FRAME IN PLANTING HOLE.



MCMINNVILLE PUBLIC WORKS DIVISION  
 PARKWAY TREE PLANTING DETAIL-

NOT TO SCALE

DATE: MAY 2014

DRAWING NO. 34B

## EXHIBIT 7 - STAFF REPORT

DATE: May 15, 2024  
TO: Landscape Review Committee Members  
FROM: Taylor Graybehl, Senior Planner  
SUBJECT: NW Mt. Mazama Street Tree Improvement Plan (L 13-24)

### STRATEGIC PRIORITY & GOAL:



#### GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

---

**OBJECTIVE/S:** Strategically plan for short and long-term growth and development that will create enduring value for the community

---

### REPORT IN BRIEF:

A Street Tree Improvement Plan for NW Mt. Mazama Street between Horizon Drive and NW Mt. Hood Drive (L 13-24).

### BACKGROUND:

The Landscape Review Committee, at their March 20, 2024 meeting, requested staff prepare a Street Tree Improvement Plan for NW Mt. Mazama Street between Horizon Drive and NW Mt. Hood Drive ("Project Area"). The Project Area has been planted with *Fraxinus Oxycarpa* 'Raywood' trees, which have, in multiple locations, caused the uplifting of sidewalks and impacts to public facilities. At the time of planting, root barriers were not required as part of the installation of street trees. In addition, previous Street Tree Removal Permits have been granted due to the trees' shallow, aggressive root system being able to lift and/or damage concrete. The City has determined the Project Area to be a candidate for a Street Tree Improvement Plan to allow for an expedited administrative process for property owners to follow when requesting street tree removal and replacement.

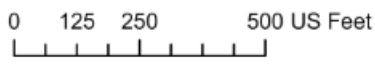
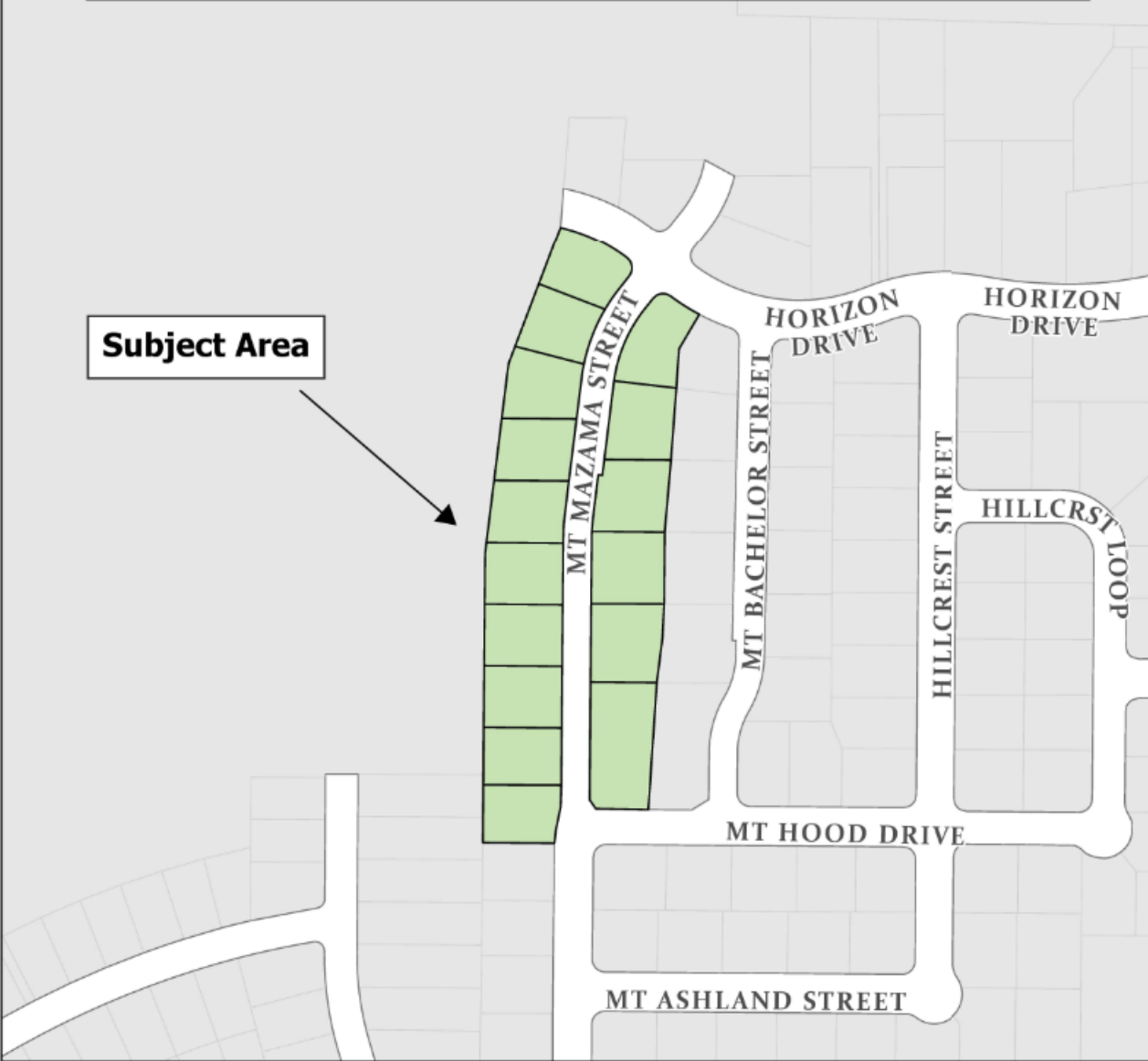
### DISCUSSION:

The Project Area is the public right-of-way of NW Mt. Mazama between Horizon Drive and NW Mt. Hood Drive. The project area can be seen on the map below, within the right-of-way of Mt. Mazama Street abutting the properties selected in green.



# Area Included in NW Mt. Mazama Street Tree Improvement Plan

Subject Area



City of McMinnville  
231 NE Fifth Street  
McMinnville, OR 97128  
(503) 434-7311  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

At the March 20, 2024 meeting, the Landscape Review Committee reviewed a Street Tree Removal Permit application (L 8-24) for the removal of two (2) street trees located in the Project Area. The Street Tree Removal Permit application included an Arborist report, which identified the existing tree species as inappropriate for the location. The Landscape Review Committee approved the removal of the street trees subject to conditions of approval, including the required replanting with the new species of *Cercis Canadensis*. As part of this decision, the Landscape Review Committee directed staff to return with a Street Tree Improvement Plan for review, creating an administrative process to replace existing trees in the Project Area with *Cercis Canadensis*. Attached to this document is the NW. Mt Mazama Street Tree Improvement Plan for review.

**LANDSCAPE REVIEW COMMITTEE OPTIONS:**

- 1) **APPROVE** the Street Tree Improvement Plan.
- 2) **APPROVE** the Street Tree Improvement Plan with additional conditions of approval.
- 3) **CONTINUE** the application, requesting more information or details for review.
- 4) **DENY** the Street Tree Improvement Plan.

**STAFF RECOMMENDATION:**

Staff has reviewed the Street Tree Improvement Plan for consistency with the applicable criteria and **RECOMMENDS APPROVAL.**

**SUGGESTED MOTION:**

**I MOVE THAT THE LANDSCAPE REVIEW COMMITTEE APPROVE THE STREET TREE IMPROVEMENT PLAN L 13-24.**

TG





**City of McMinnville**  
**Community Development Department**  
 231 NE Fifth Street  
 McMinnville, OR 97128  
 (503) 434-7311  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

## Street Tree Improvement Plan NW Mt. Mazama

The City intends to implement a street tree improvement plan for this area in order to create an expedited administrative process for property owners seeking to remove and replace street trees. As per ordinance, all costs for street tree maintenance, removals and replacements, as well as sidewalk repairs, will be the responsibility of the adjacent property owner. Permit applications in replacement tree plan areas will be processed administratively by the Planning Department. Sidewalk removal/replacement permit requirements shall remain in effect for all street tree replacement plans.

All street tree replacement plans shall:

1. Be specific to a defined area, and related to specific, observed street tree problems (health, structural problems, conflicts with public improvements, etc.) within the given area.
2. Provide a rationale for removing existing trees and implementing a replacement program.
3. Include a list of approved street tree choices appropriate to the planting situation.
4. Provide a specific construction detail that clearly describes required planting practices.
5. Allow for administrative approval by the Community Development Director of removal/replacement applications. A permit for tree removal shall be granted if:
  - a. The tree is unsafe, dead or diseased, as determined by the Community Development Director or designee, or a certified arborist.
  - b. The tree is in conflict with public improvements.
  - c. The proposed removal is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.
  - d. The tree poses likely future conflicts with public improvements, as determined by the Planning Director or designee.
  - e. The tree poses an imminent danger to the public or any private property owner or occupant.
6. Require all plantings be inspected and approved by City staff.
7. All Street Tree Improvement Plans shall be reviewed by the Community Development Director and approved by the Landscape Review Committee.

## **NW Mt. Mazama Street Tree Improvement Plan**

**A. Defined area (see attached map):** Includes the following public right-of-way within Hillcrest Phase 4 Subdivision:

- a. NW Mt. Mazama Street, between Horizon Drive and NW Mt. Hood Drive

**B. Rationale:**

- a. *Fraxinus Oxycarpa* 'Raywood' trees characteristically have a shallow, aggressive root system able to lift and/or damage concrete.
- b. The planting strip within Mt. Mazama Street is about 5' in width. There are various utilities boxes, hydrants and street lighting poles located in the park strip as well. There is underground electrical in several locations as well. There are no overhead conflicts.
- c. Root barrier was not required at time of original approval of the subdivision landscaping plans.

**C. Approved Street Tree List for the area (from City's approved list):**

- a. Site characteristics lend themselves to medium sized trees
  - Planting strip width: five feet
  - Existing tree spacing: 35 feet on center (approximate)

**b. Approved Street Tree:**

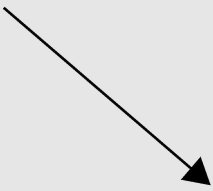
- *Cercis Canadensis*
- *Cercis Canadensis* 'Forest Pansy'
- *Cercis Canadensis* 'Hearts of Gold'

**D. Construction Detail (see attached):** all new plantings shall require linear root barrier protection, deep watering tubes, mulch and staking as per the attached detail.



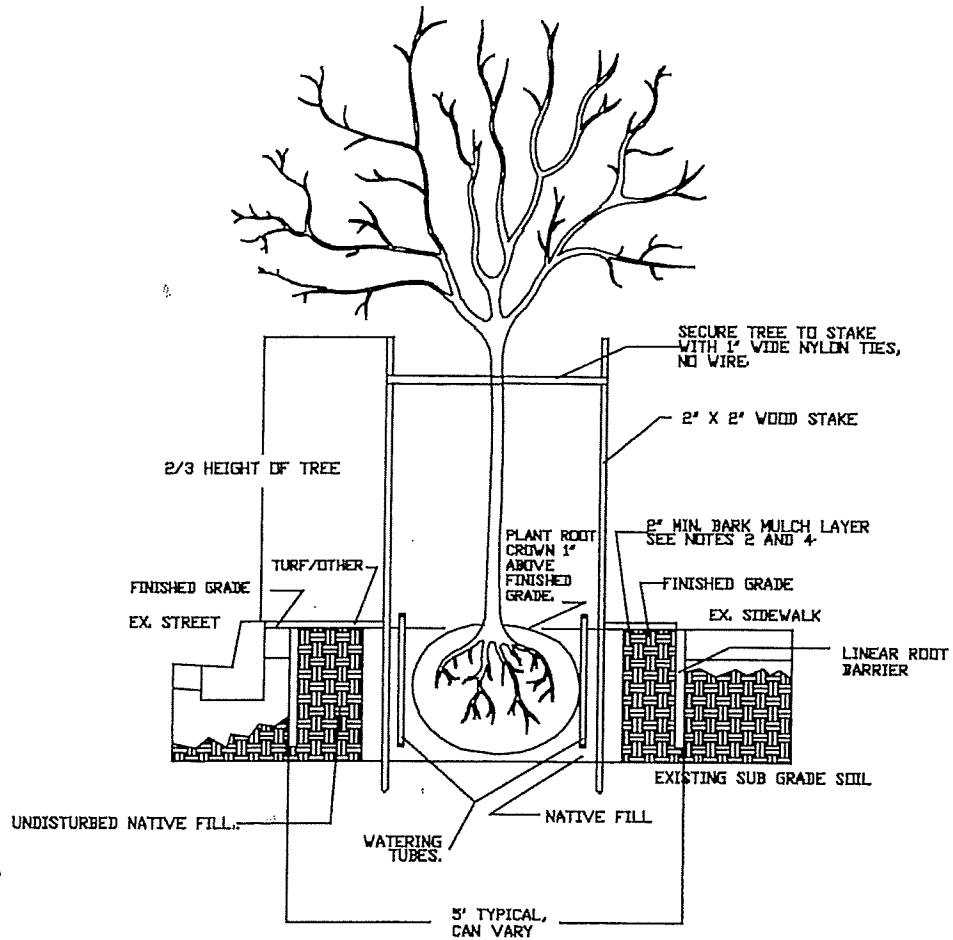
# Area Included in NW Mt. Mazama Street Tree Improvement Plan

**Subject Area**

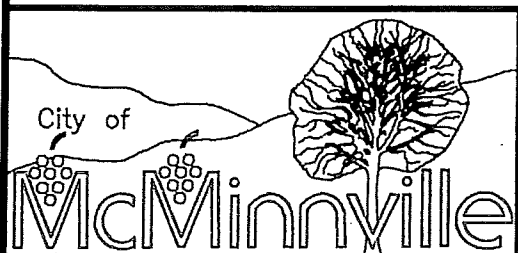


TREE PLANTING IN PARKWAY DETAIL

SECTION



1. PLANTING PIT EX ROOTBALL WIDTH.
2. DIG PLANTING PIT NO DEEPER THAT ROOTBALL.
3. BACKFILL WITH NATIVE MATERIAL.
4. LINEAR ROOT BARRIER; COMMERCIALY ENGINEERED, 24" WIDE X 18" DEEP.
5. ON BALLED AND BURLAP TREES, CUT & PEEL AWAY WIRE FRAME FROM ROOTBALL, LEAVE BURLAP AND FRAME IN PLANTING HOLE.



MCMINNVILLE PUBLIC WORKS DIVISION  
 PARKWAY TREE PLANTING DETAIL-

NOT TO SCALE

DATE: MAY 2014

DRAWING NO. 34B



## EXHIBIT 8 - STAFF REPORT

DATE: May 15, 2024  
TO: Landscape Review Committee Members  
FROM: Taylor Graybehl, Senior Planner  
SUBJECT: Mahon Farm Street Tree Improvement Plan (L 14-24)

### STRATEGIC PRIORITY & GOAL:



### GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

---

**OBJECTIVE/S:** Strategically plan for short and long-term growth and development that will create enduring value for the community

---

### REPORT IN BRIEF:

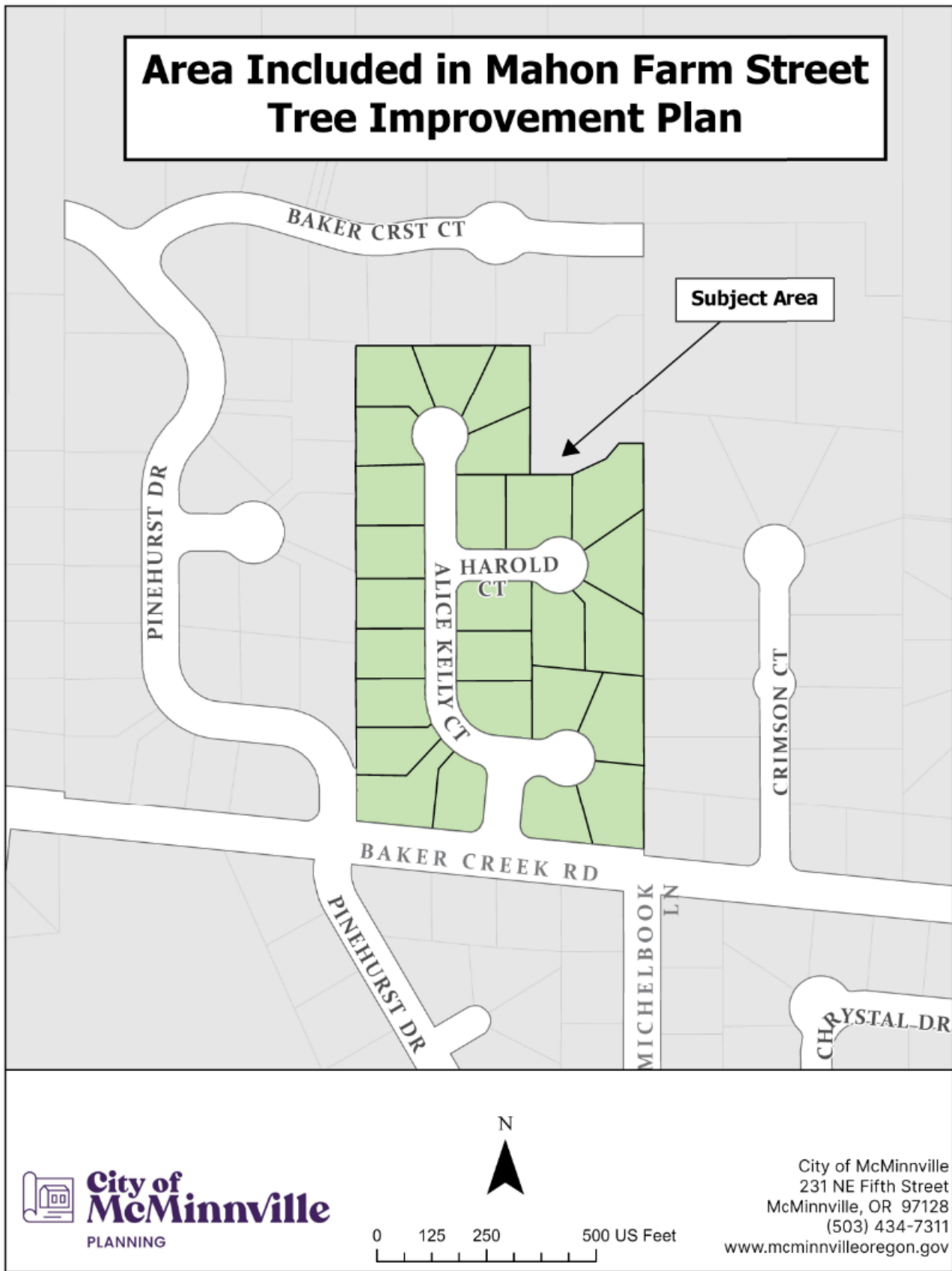
A Street Tree Improvement Plan for Mahon Farm Subdivision (L 14-24).

### BACKGROUND:

The Landscape Review Committee, at their April 3, 2024 meeting, requested staff prepare a Street Tree Improvement Plan for the Mahon Farm Subdivision ("Project Area"). The Mahon Farm Subdivision was approved with a Street Tree Plan (L 4-00), which required the planting of Norwegian Sunset at the approximate spacing of thirty-five (35) feet. Norwegian Sunset trees characteristically have a shallow, aggressive root system able to lift and/or damage concrete. A root barrier was not required at the time of the original approval of the subdivision landscaping plans. In multiple locations within the subdivision, the existing street trees are causing the uplifting of sidewalks and impacts to public facilities. Multiple Street Tree Removal Permits have been granted in the subdivision area due to the uplifting of sidewalks. The City has determined the Project Area to be a candidate for a Street Tree Improvement Plan to allow for an expedited administrative process for property owners to follow when requesting street tree removal and replacement.

### DISCUSSION:

The Project Area is the public right-of-way within Mahon Farm Subdivision. The project area can be seen on the map below, within the right-of-way of Alice Kelley Court, Alice Kelley Street, Harold Court, and Mahon Court of the Mahon Farm Subdivision, abutting the properties identified with green.



Attachments:

Attachment 1 - L 13-24 NW MT. Mazama Street Tree Improvement Plan

Attachment 2 - Bumble Bees, Trees, and Neonicotinoids by the Oregon Department of Agriculture



At the April 3, 2024 meeting, the Landscape Review Committee reviewed a Street Tree Removal Permit application (L 9-24) for the removal of two (2) street trees located in the Project Area. The Landscape Review Committee approved the removal of the street trees subject to conditions of approval, including the required replanting with either “Liden” (*Tilia cordata* 'De Groot' or *Tilia cordata* 'Halka') from the McMinnville Street Tree List. As part of this decision, the Landscape Review Committee directed staff to return with a Street Tree Improvement Plan for review, creating an administrative process to replace existing trees in the Project Area with either “Liden” (*Tilia cordata* 'De Groot' or *Tilia cordata* 'Halka') from the McMinnville Street Tree List. Attached to this document is the Mahon Farm Street Tree Improvement Plan for review.

The proposed Street Improvement Plan was distributed to Public Works for review. The Public Works Department identified a concern with the proposed tree species, *Tilia cordata*, due to the trees’ nectar that the Oregon Department of Agriculture has identified as hazardous to bumble bees (see attached Bumble Bees, Trees, and Neonicotinoids by the Oregon Department of Agriculture). The Public Works Department does not recommend either “Liden” species from the McMinnville Street Tree List be selected as the replacement species.

**LANDSCAPE REVIEW COMMITTEE OPTIONS:**

- 1) **APPROVE** the Street Tree Improvement Plan.
- 2) **APPROVE** the Street Tree Improvement Plan with additional conditions of approval.
- 3) **CONTINUE** the application, requesting more information or details for review.
- 4) **DENY** the Street Tree Improvement Plan.

**STAFF RECOMMENDATION:**

Staff has reviewed the Street Tree Improvement Plan for consistency with the applicable criteria and **RECOMMENDS APPROVAL.**

**SUGGESTED MOTION:**

**I MOVE THAT THE LANDSCAPE REVIEW COMMITTEE APPROVE THE STREET TREE IMPROVEMENT PLAN L 14-24.**

TG

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**Attachments:**

*Attachment 1 - L 13-24 NW MT. Mazama Street Tree Improvement Plan*

*Attachment 2 - Bumble Bees, Trees, and Neonicotinoids by the Oregon Department of Agriculture*



**City of McMinnville**  
**Community Development Department**  
 231 NE Fifth Street  
 McMinnville, OR 97128  
 (503) 434-7311  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

## Street Tree Improvement Plan Mahon Farm

The City intends to implement a street tree improvement plan for this area in order to create an expedited administrative process for property owners seeking to remove and replace street trees. As per ordinance, all costs for street tree maintenance, removals and replacements, as well as sidewalk repairs, will be the responsibility of the adjacent property owner. Permit applications in replacement tree plan areas will be processed administratively by the Planning Department. Sidewalk removal/replacement permit requirements shall remain in effect for all street tree replacement plans.

All street tree replacement plans shall:

1. Be specific to a defined area, and related to specific, observed street tree problems (health, structural problems, conflicts with public improvements, etc.) within the given area.
2. Provide a rationale for removing existing trees and implementing a replacement program.
3. Include a list of approved street tree choices appropriate to the planting situation.
4. Provide a specific construction detail that clearly describes required planting practices.
5. Allow for administrative approval by the Community Development Director of removal/replacement applications. A permit for tree removal shall be granted if:
  - a. The tree is unsafe, dead or diseased, as determined by the Community Development Director or designee, or a certified arborist.
  - b. The tree is in conflict with public improvements.
  - c. The proposed removal is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.
  - d. The tree poses likely future conflicts with public improvements, as determined by the Planning Director or designee.
  - e. The tree poses an imminent danger to the public or any private property owner or occupant.
6. Require all plantings be inspected and approved by City staff.
7. All Street Tree Improvement Plans shall be reviewed by the Community Development Director and approved by the Landscape Review Committee.



## **Mahon Farm Street Tree Improvement Plan**

**A. Defined area (see attached map):** Includes the following public right-of-way within the Mahon Farm subdivision and associated Street Tree Plan L 4-00:

- a. Allice Kelley Court, within the Mahon Subdivision
- b. Allice Kelly Street, within the Mahon Subdivision
- c. Harold Court, within the Mahon Subdivision
- d. Mahon Court, within the Mahon Subdivision

**B. Rationale:**

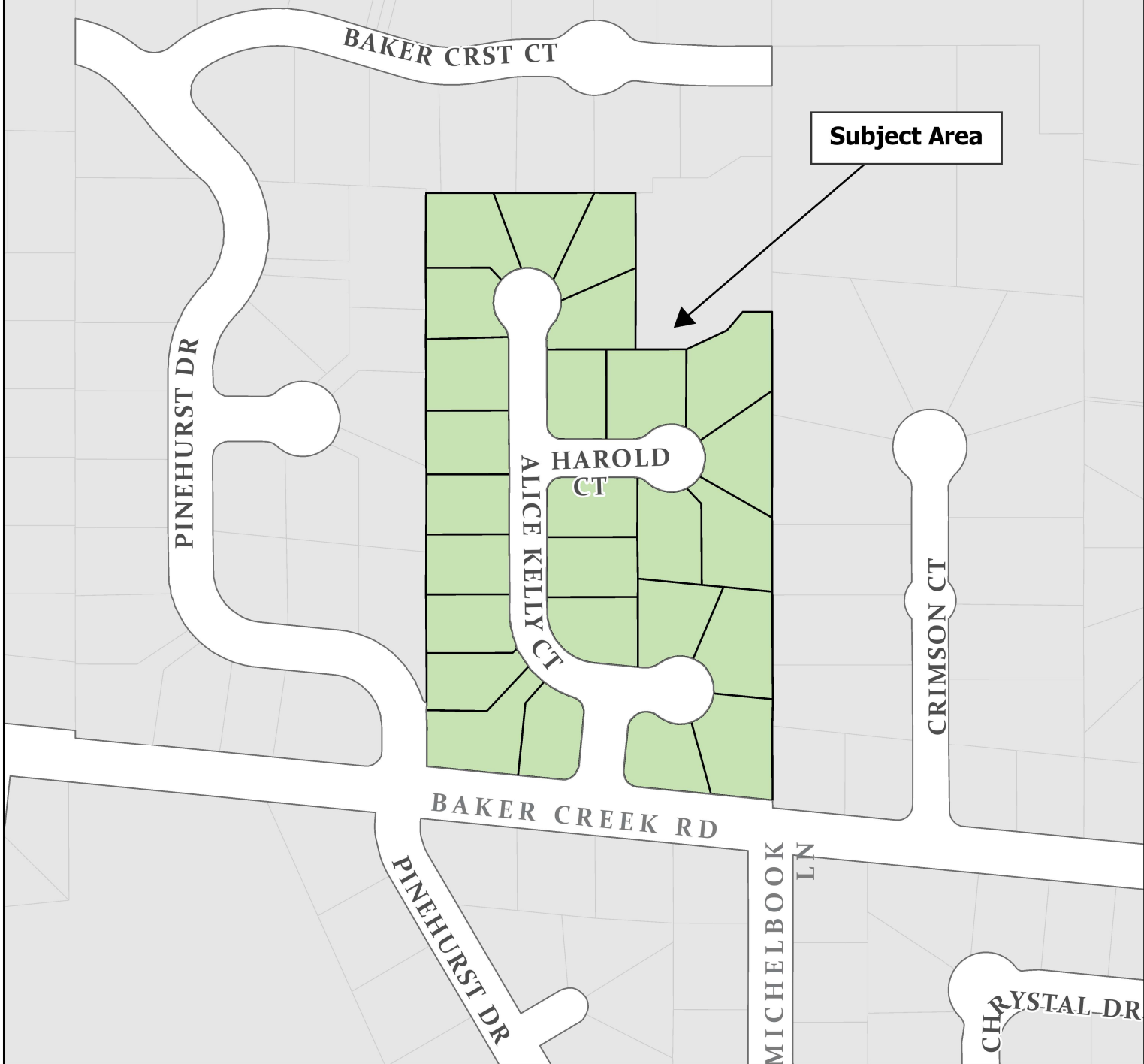
- a. An approved Street Tree Plan for Mahon Subdivision (L 4-00) required the planting of Norwegian Sunset at the approximate spacing of thirty-five (35) feet.
- b. Norwegian Sunset trees characteristically have a shallow, aggressive root system able to lift and/or damage concrete.
- c. Root barrier was not required at the time of original approval of the subdivision landscaping plans.
- d. In multiple locations within the subdivision, the existing street trees are causing the uplifting of sidewalks.
- e. Multiple Street Tree Removal Permits have been granted in the subdivision area due to the uplifting of sidewalks.

**C. Approved Street Tree List for the area (from City's approved list):**

- a. Site characteristics lend themselves to medium-sized or large-sized trees
  - Planting strip width: five feet
  - Existing tree spacing: 35 feet on center (approximate)
- b. **Approved Street Tree:**
  - Tilia cordata 'De Groot'
  - Tilia cordata 'Halka'

**D. Construction Detail (see attached):** all new plantings shall require linear root barrier protection, deep watering tubes, mulch and staking as per the attached detail.

# Area Included in Mahon Farm Street Tree Improvement Plan



**City of McMinnville**

PLANNING



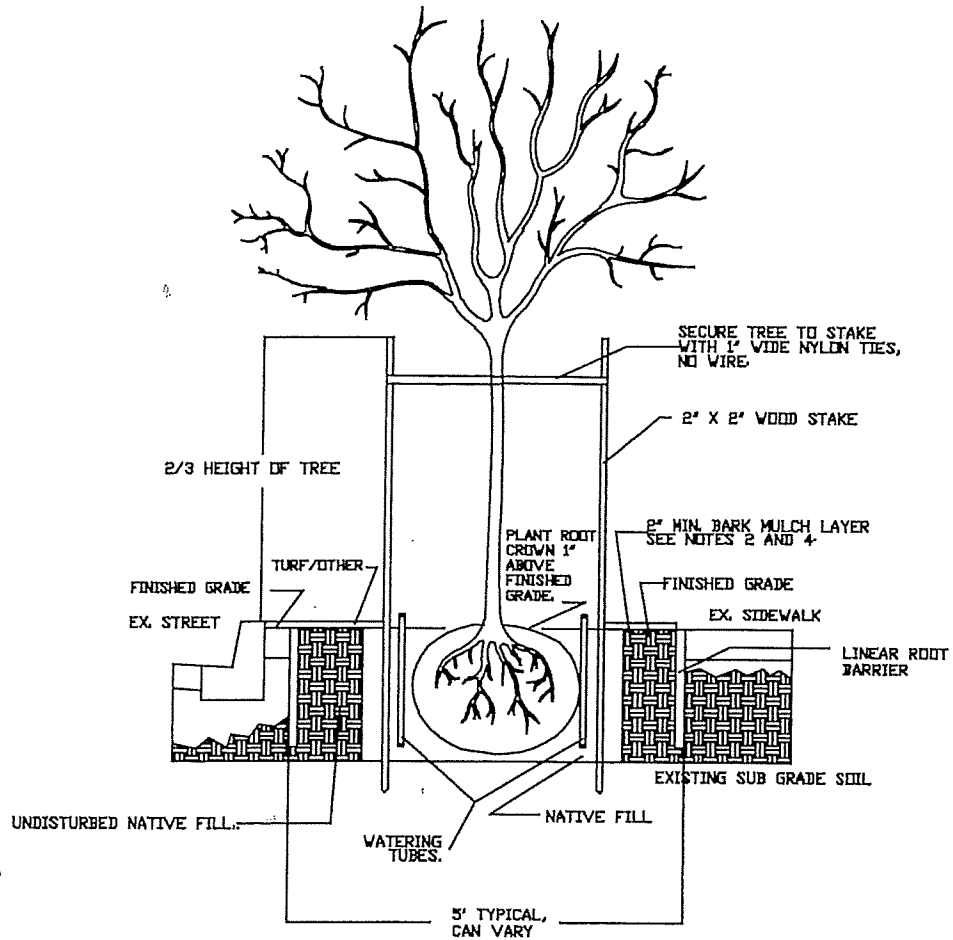
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City of McMinnville  
231 NE Fifth Street  
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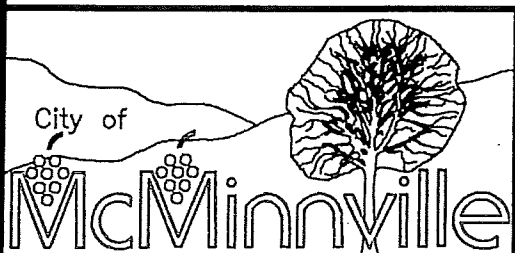


TREE PLANTING IN PARKWAY DETAIL

SECTION



1. PLANTING PIT EX ROOTBALL WIDTH.
2. DIG PLANTING PIT NO DEEPER THAT ROOTBALL.
3. BACKFILL WITH NATIVE MATERIAL.
4. LINEAR ROOT BARRIER; COMMERCIALY ENGINEERED, 24" WIDE X 18" DEEP.
5. ON BALLED AND BURLAP TREES, CUT & PEEL AWAY WIRE FRAME FROM ROOTBALL, LEAVE BURLAP AND FRAME IN PLANTING HOLE.



MCMINNVILLE PUBLIC WORKS DIVISION  
PARKWAY TREE PLANTING DETAIL-

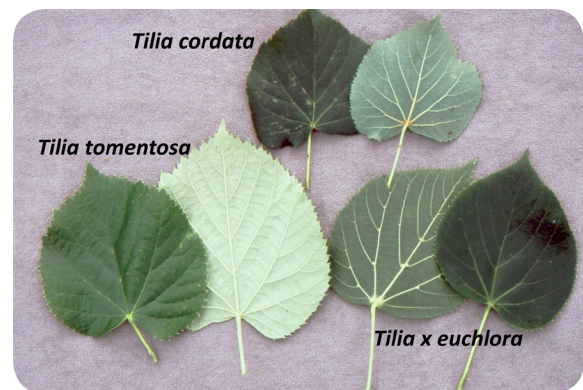
NOT TO SCALE

DATE: MAY 2014

DRAWING NO. 34B

## The Tree

*Tilia cordata*, the Littleleaf Linden tree is native to Europe. It has been at the center of several bumble bee kills in Oregon. *T. cordata* often produces more flowers than other linden trees. It also produces mannose in its nectar that may be slightly toxic. Many native bees and wasps do not have the enzyme to break down mannose. European honey bees, *Apis mellifera*, do not appear to be as affected by mannose; at least one theory is that because they are from Europe, they share a developmental history with *T. cordata*. In general, linden trees have few pest problems; aphids are listed as one of the only insect pests of *Tilia* trees.



**Tilia leaf comparison**

## How to Identify a Linden (*Tilia spp.*)

### DURING THE WINTER/DORMANT SEASON:

1. **Bark** is gray-brown and on mature trees is ridged or plated.
2. **Twigs** are light brown to gray, or may be red-tinged.
3. **Buds** are prominent, single, plump and often bulge on one side, and are red-brown to dark red in color.
4. **Floral bracts** and fruit may remain on the tree through winter.

### DURING THE GROWING SEASON:

1. **Leaves** are singular, alternate, heart-shaped, finely toothed, and the undersides of leaves often are fuzzy. Leaves at the stem end are asymmetrically attached to the stem.
2. **Flowers** are attached by floral bract that is 2-to-4 inches long. White to yellow flowers with five petals in hanging clusters of five-to-seven bloom in mid-June or early July. Flowers are fragrant and highly attractive to pollinators.
3. **Fruit** is a nut-like drupe, round in shape and often slightly fuzzy.



**Fruit with brack and leaves**

## The Pesticides

Neonicotinoids are systemic insecticides. They are taken up by plants and move throughout the plants' vascular system. This system 'pumps' and moves water and nutrients from the soil up into the leaves, and it also moves the sugars made in the leaves to the roots and other plant tissues. Every cell in the tree gets water, nutrients, and sugars because of this system. Scientists are studying whether neonicotinoid pesticides move with the water and sugar and get delivered to various parts of the plant, including the nectar and pollen. They also are studying whether repeated applications build up in plant tissues and pose a greater risk to pollinators. However, during a bee-kill investigation, flowers, leaves, and bees are all tested for the presence of specific pesticides.



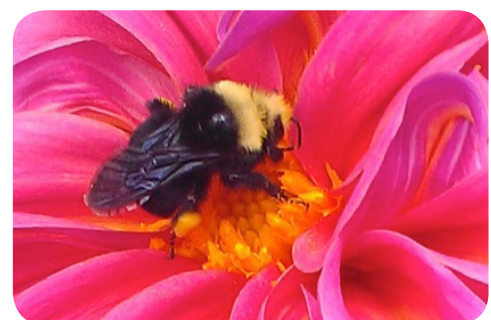
**Winter twig *Tilia cordata***

## The Pest

*Eucallipterus tiliae*, the linden aphid, is a Eurasian species notorious for making a mess. Once aphids are on a tree, they can reproduce rapidly. Aphids pierce plant tissues using their straw-like mouth parts, and tap into the plant's vascular system. As an aphid sucks up the tree's sugar water, it also sucks up systemic pesticides, killing the aphid.

## The Bumble Bee

Oregon has 25 native bumble bee species, and because of their biology and habits, bumble bee populations can be impacted by pesticide applications in unique ways. They fly in dim light, cooler temperatures, earlier in the morning and later in the evening than honey bees. Some bumble bees spend the night tucked into the petals of flowers rather than return to a nest, exposing them to evening and early morning applications. Bumble bee workers die at the end of summer. Only the hibernating queen survives the winters. A single queen must generate her new colony each spring. Scientists also are studying whether there are feeding behavior differences between bumble bees and honey bees, and whether there are differences in the ability to detoxify pesticides.



**Yellow-faced bumble bee, *Bombus vosnesneskii***

## *Tilia cordata*





## Why have there been bumble bee deaths in Oregon?

In the last few years, there have been a number of large bumble bee kills associated with linden trees treated with neonicotinoid insecticides, and people are asking why is this happening in Oregon. Unfortunately, it appears that there is a convergence of several factors that are unique to this area.

- In Western Oregon, European linden trees (*Tilia cordata*) commonly are used as shade trees in urban areas, including areas where people park their cars.
- The flowers of linden trees are highly attractive to many types of bees. Bloom time coincides with the seasonal increase of Oregon's native bumble bees, including *Bombus vosnesenskii*.
- Linden trees also are a host to the Eurasian aphid, *Eucallipterus tiliae*, and large populations can develop. Aphids excrete excess sugar in the form of a sticky, sap-like honeydew, which can drip onto cars parked beneath infested trees.
- To combat the sticky honeydew and kill the aphids, trees historically have been treated with systemic insecticides that travel throughout the tree.

## What can you do to protect bumble bees?

- There are several species of lindens commonly planted as shade trees. Learn how to identify linden trees at all growth and development stages, including when dormant.
- Do not apply neonicotinoid insecticides before or during bloom because they may travel to the pollen and nectar. In the state of Oregon, it is prohibited to apply products containing imidacloprid, dinotefuran, thiamethoxam, or clothianidin to linden trees, regardless of application method or time of year.
- Avoid planting trees which require insecticide applications as part of their regular maintenance program. This would include the use of *Tilia* as a street or parking lot shade tree.

In general, the public and storeowners do not want to contend with aphid honeydew on vehicles.

- If flowers are present on a plant, do not apply an insecticide. If the plant will be in bloom soon, do not apply an insecticide with a long residual or that is a systemic.
- Read pesticide labels completely, paying particular attention to environmental hazards statement and pollinator protection application restrictions.
- Learn about bumble bee biology and habits, such as sleeping in flowers overnight.



Winter habit of *Tilia x europaea*



Bumble bee on a *Tilia* flower

Bark of a *Tilia* tree

### Contact us

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[www.oregon.gov/ODA/programs/Pesticides](http://www.oregon.gov/ODA/programs/Pesticides)

Photos courtesy of Pat Breen / Oregon State University;

Ann Ketter and Thomas Shahan / Oregon Department of Agriculture



**Oregon**  
Department  
of Agriculture

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# BUMBLE BEES, TREES, AND NEONICOTINOIDS

OREGON DEPARTMENT OF AGRICULTURE