



Landscape Review Committee
Hybrid In-Person & ZOOM Online Meeting
Wednesday, July 24, 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/87629287419?pwd=JQnXo5rxmTfGD7YUUlKTX1lOaquXeP.1>
Meeting ID: 876 2928 7419 **Passcode:** 858639

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"> 1. Call to Order and Roll Call 2. Minutes: None. 3. Citizen Comments 4. Action Items: <ol style="list-style-type: none"> A. L 18-24: Landscape Plan Review Application, 1400 NE Miller Street, Tax Lot R4415 03403 (<i>Exhibit 1</i>). 5. Committee Member Comments 6. Staff Comments 7. Adjournment

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. You may also request a copy from the Planning Department.

EXHIBIT 1- STAFF REPORT

DATE: July 24, 2024
TO: Landscape Review Committee Members
FROM: Taylor Graybehl, Senior Planner
SUBJECT: Landscape Plan Review Application (L 18-24)

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:

This proceeding is a review by the Landscape Review Committee (LRC) of a Landscape Plan Review application for proposed landscaping on property located at 1400 NE Miller Street, Tax Lot R4415 03403, within the M-2 (General Industrial) Zone and Northeast Industrial Area (Ordinance No. 4135). The site is currently vacant, with a curb, gutter, sidewalk, planter strip, and two access points along NE Miller Street. The proposed use is Contractor's Equipment Storage.

Staff has reviewed the application for consistency with the applicable criteria, and recommends denial of the application, subject to the findings specified in the attached Decision Document. Please refer to the Decision Document for detailed information regarding the property and proposal.

Discussion:

Subject Property and Plan

Please refer to the Decision Document for vicinity maps, proposed plan, and background information.

Summary of Criteria & Issues

Decisions and/or recommendations for approval of the land use application are dependent upon whether the application meets state regulations, the McMinnville Comprehensive Plan and the McMinnville Municipal Code (MMC). The application can either meet these criteria as proposed, or a condition of approval can be provided that either outlines what needs to occur to meet the criteria or when something needs to occur to meet the criteria.

As required in 17.57.070(B), the following factors shall be considered by the applicant when planning the landscaping in order to accomplish the purpose set out in Section 17.57.010. The Landscape Review Committee shall have the authority to deny an application for failure to comply with any or all of these conditions:

Attachments:

Attachment A – Decision Document

1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.
2. Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.
3. The retention of existing trees and natural areas that may be incorporated in the development of the project. The existing grade should be preserved to the maximum practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.
4. The development and use of islands and plantings therein to break up parking areas.
5. The use of suitable street trees in the development of new subdivisions, shopping centers and like developments. Certain trees shall be prohibited in parking areas: poplar, willow, fruit, nut, birch, conifer, and ailanthus.
6. Suitable watering facilities or irrigation systems must be included in or near all planted areas.

The review also addresses landscaping and screening requirements of other applicable Chapters of the Zoning Ordinance.

Attachments

1. Decision Document with Attached Application

Landscape Review Committee Options

1. **APPROVE** the application, providing findings of fact for the approval in the motion to approve.
2. **CONTINUE** the application, requesting the applicant to submit a request for an extension of the 30-day review period and submit more information or details for review if needed to determine consistency with applicable criteria.
3. **DENY** the application, per the decision document provided, which includes the findings of fact.

Staff Recommendation:

Staff has reviewed the application for consistency with the applicable criteria. Staff finds that, as specified in the attached Decision Document, the application submitted by the applicant does not contain sufficient evidence to find the applicable criteria are satisfied.

Staff **RECOMMENDS DENIAL** of the application, subject to the findings specified in the attached Decision Document.

Suggested Motion:

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR DENIAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, I MOVE THAT THE LANDSCAPE REVIEW COMMITTEE APPROVE THE DECISION DOCUMENT AND DENY THE LANDSCAPE PLAN REVIEW APPLICATION L 18-24.

Attachments:

Attachment A – Decision Document



CITY OF MCMINNVILLE
COMMUNITY DEVELOPMENT
231 NE FIFTH STREET
MCMINNVILLE, OR 97128
503-434-7311
www.mcminnvilleoregon.gov

DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE DENIAL OF A LANDSCAPE PLAN REVIEW FOR PROPERTY AT 1400 NE MILLER STREET

DOCKET: L 18-24 (Landscape Plan Review)

REQUEST: Approval of a Landscape Plan Review for property at 1400 NE Miller Street

LOCATION: 1400 NE Miller Street, R4415 03403

ZONING: M-2 (General Industrial) and Northeast Industrial Area (Ordinance No. 4135)

APPLICANT AND PROPERTY OWNER: Troy Haworth

STAFF: Taylor Graybehl, Senior Planner

DATE DEEMED COMPLETE: June 28, 2024

DECISION-MAKING BODY & ACTION: McMinnville Landscape Review Committee makes a recommendation of approval or denial to the Planning Director.

MEETING DATE & LOCATION: July 24, 2024, McMinnville Community Development Center, 231 NE 5th Street, and via Zoom online meeting

PROCEDURE: Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.050 (Plans-Submittal and review-Approval-Time limit for completion) of the McMinnville Zoning Ordinance.

CRITERIA: The applicable criteria are specified in Section 17.57.070 (Area Determination – Planning factors) of the McMinnville Zoning Ordinance, McMinnville City Code.

APPEAL: The decision may be appealed within 15 days of the date the decision is mailed as specified in Section 17.57.170 of the McMinnville Zoning Ordinance.

COMMENTS: This matter was referred to the following public agencies for comment: McMinnville Public Works, McMinnville Engineering, McMinnville Water and Light, and the Oregon Department of Transportation. Their comments are provided in this document. No public notice of the application was required by the McMinnville Zoning Ordinance. No additional comments were received by the Planning Department.

DECISION

Based on the findings and conclusionary findings, the Landscape Review Committee finds the applicable criteria are not satisfied and recommends **DENIAL** of the Landscape Plan (L 18-24).

///
DECISION: DENIAL
//

Planning Staff: _____ Date: _____
Taylor Graybehl, Senior Planner

Planning Department: _____ Date: _____
Heather Richards, Planning Director

Attachments :
Attachment 1 – Application and Attachments
Attachment 2 – Comments from McMinnville Engineering Department
Attachment 3 – Northeast Industrial Area (Ordinance No. 4135)

I. APPLICATION SUMMARY:

Subject Property & Request

The subject site is located at 1400 NE Miller Street, Tax Lot R4415 03403. **See Figure 1 (Vicinity Map, Aerial Photos, and Street View Photos).** The property is zoned M-2 (General Industrial). **See Figure 2 (Zoning Map).** **See Figure 3** for the proposal.

Existing Conditions

The site is located north of the intersection of Riverside Drive and NE Miller Street. It is approximately 2.59 acres (113,961 square feet). The site is undeveloped and highly disturbed due to previous farming use. Curb, gutter, planter strip, sidewalk, and two access points are present along NE Miller Street. The property is zoned M-2 General Industrial, with the surrounding properties zoned M-2 General Industrial. Abutting property to the north is developed for commercial and industrial uses, with the properties to the south and east vacant, and to the west across Miller Street is a mixture of commercial and industrial uses.

Proposal

The applicant's proposed landscape plan is attached and also excerpted below as **Figure 3**. The proposed landscape plan shows a new 15,000-square-foot building with 1,400 square feet of on-site landscaping, 8,600 square feet of off-site landscaping, and 96,000 square feet of paving. The applicant proposes a new six (6) foot-tall chain link fence along the north, east, and south property lines and a planting area between the two access points along NE Miller Street. The site is proposed to be used as a *Contractor's Equipment Storage* use, which is permitted in the M-2 zone.

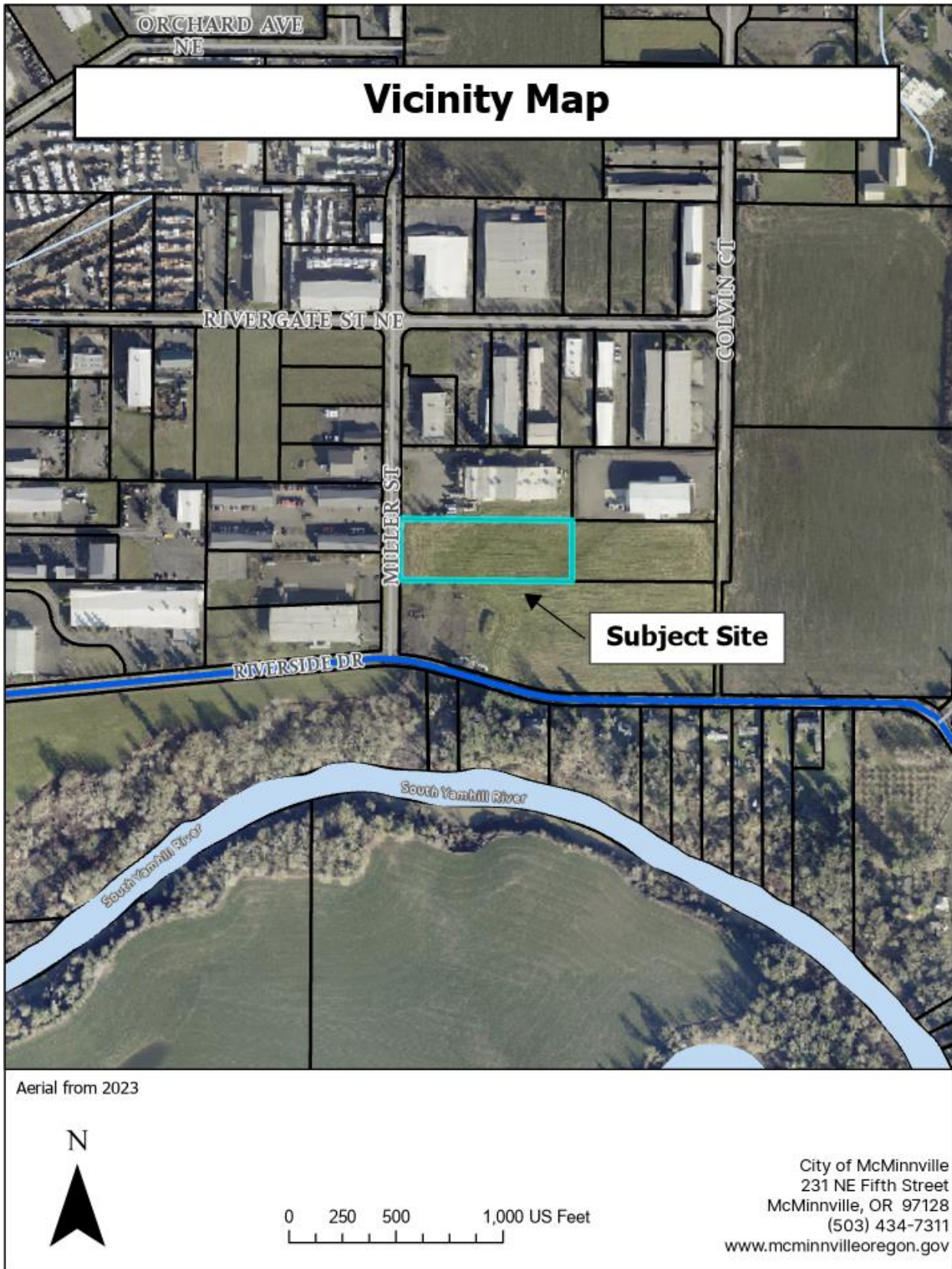
Landscaping is proposed on-site and off-site with on-site landscaping within the 1,400 square foot planting area along NE Miller Street, to include three (3) *Acer rubrum 'October Glory'* (October Glory Red Maple) and twenty-four (24) *Pennisetum alopecuroides 'Little Bunny'* (Little Bunny Chinese Fountain Grass). The applicant has indicated off-site landscaping on the property north and south of the subject site. Landscaping located off-site does not count towards minimum landscaping requirements. The landscape plans do not indicate the location of a solid waste and recycling enclosure, new commercial and industrial uses are subject to solid waste and recycling enclosure requirements of Chapter 17.61 and should be shown on the landscaping plans.

The applicant has provided the landscape area calculations per Section 17.57.070(A)(1) of the Zoning Ordinance. Calculations include off-site landscaping; off-site landscaping does not count towards the landscape area calculation. The proposed on-site landscaping of 1,400 square feet (1.2%) does not meet the minimum required seven percent (7%) of the lot or otherwise 7,977 square feet.

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Figure 1: Aerial Photo/Vicinity Map



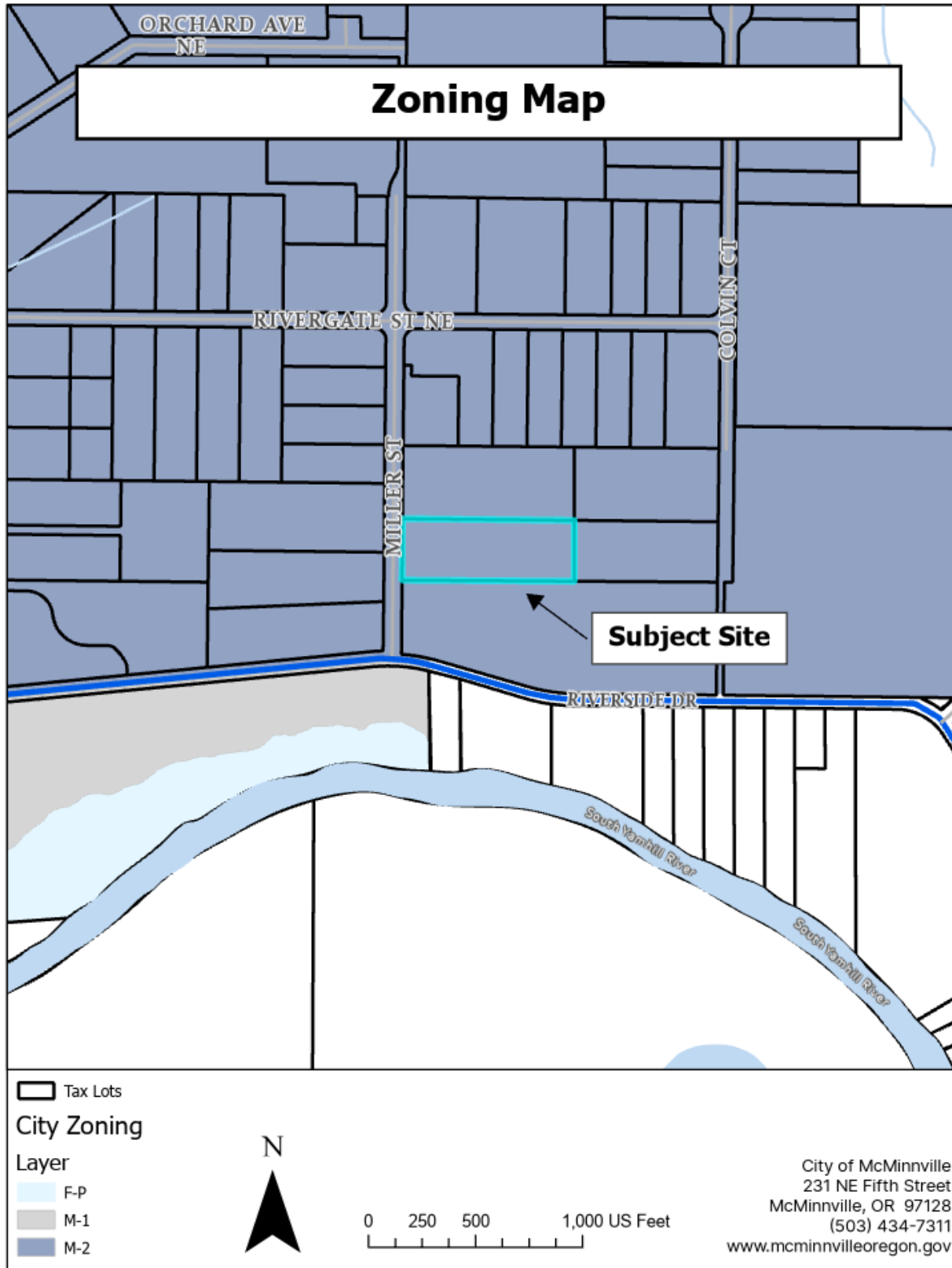
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Figure 2: Zoning Map



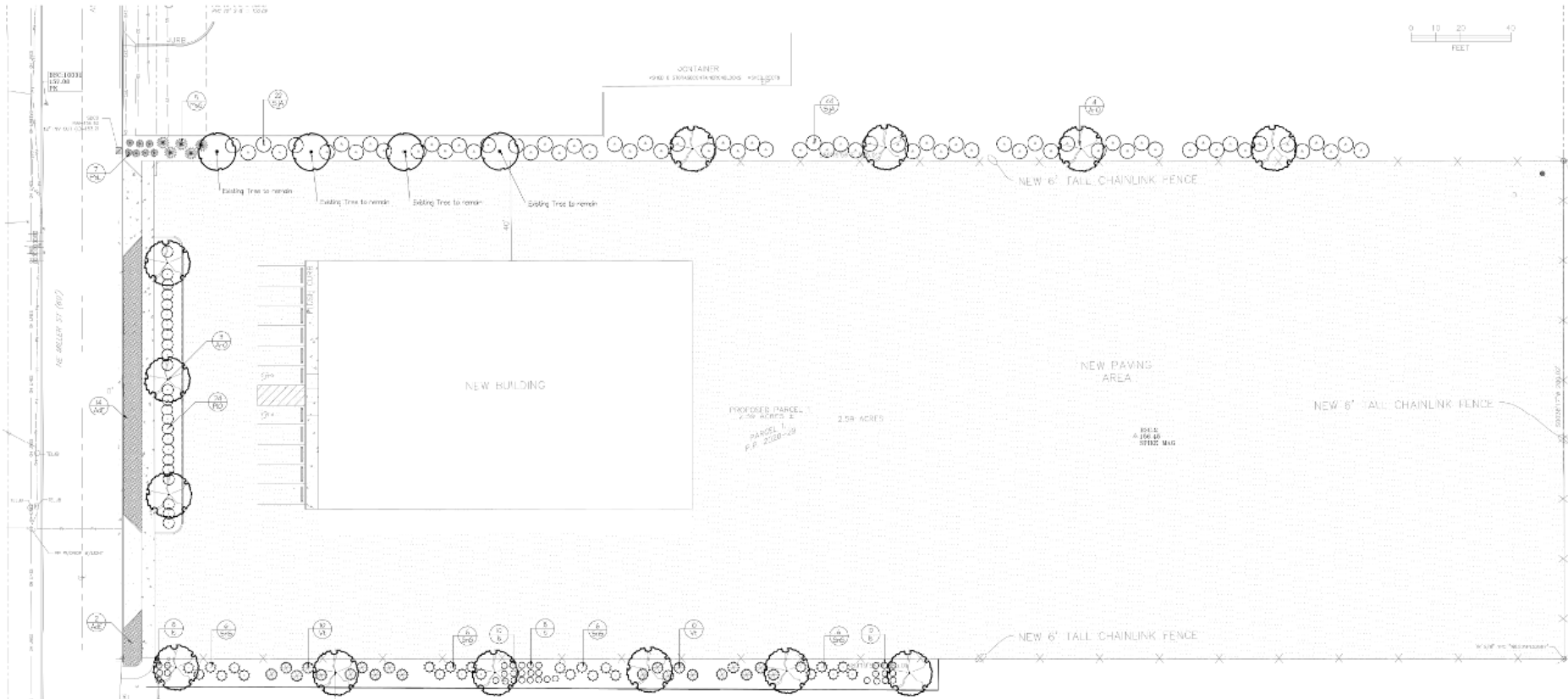
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Figure 3a. Applicant's Proposed Landscape Plan

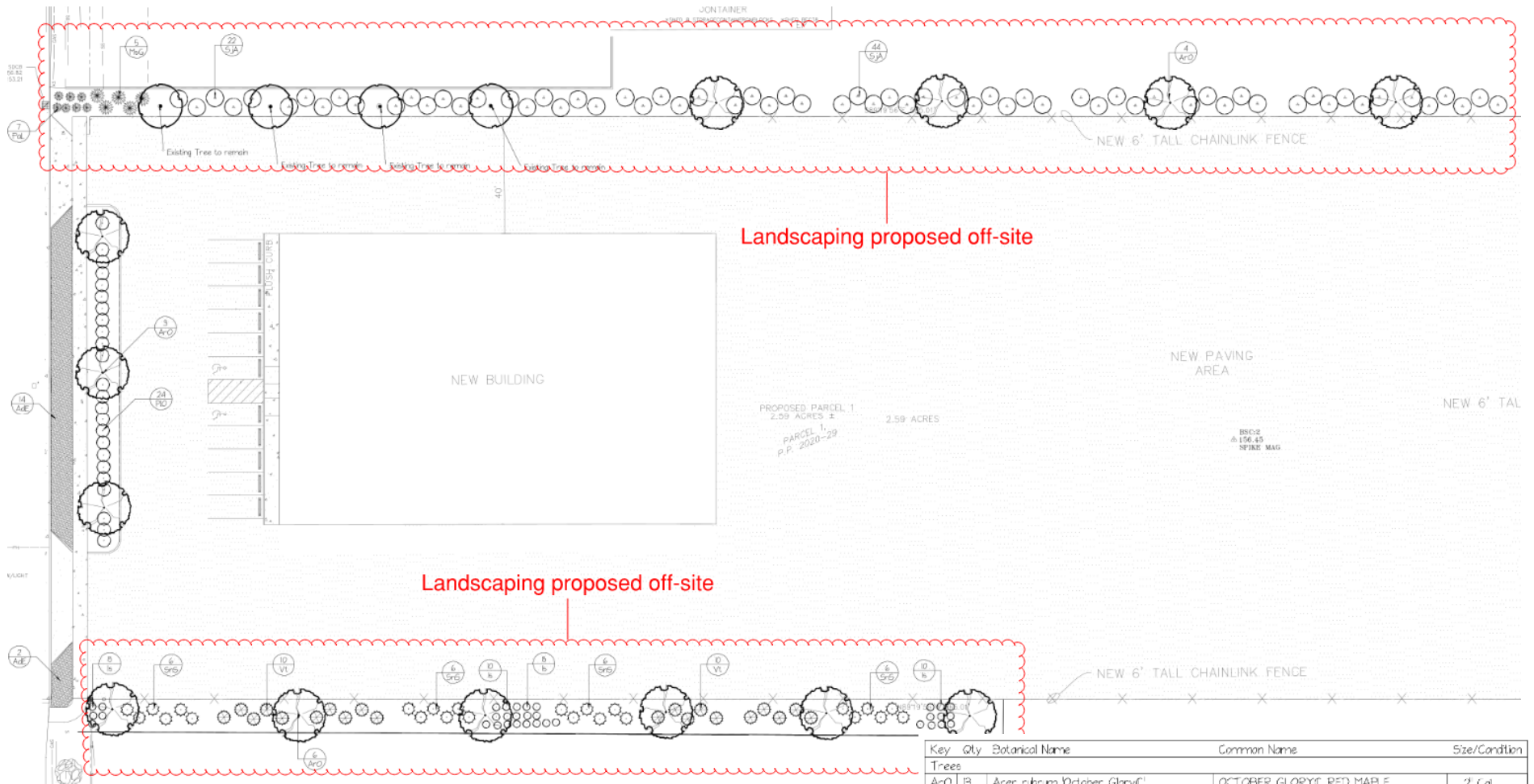


Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
A-O	13	<i>Acer rubrum</i> 'October Glory'	OCTOBER GLORY [®] RED MAPLE	2' Cal.
Shrubs				
P-O	24	<i>Prunus laurocerasus</i> 'Otto Luyken'	OTTO LUYKEN CHERRY LAUREL	5 gal.
S-J	66	<i>Spiraea japonica</i> 'Anthony Waterer'	ANTHONY WATERER JAPANESE SPIREA	5 gal.
S-S	24	<i>Spiraea niponica</i> 'Snowmound'	SNOWMOUND NIPPON SPIREA	5 gal.
V-	20	<i>Viburnum tinus</i>	LAURESTINUS VIBURNUM	5 gal.
Ornamental Grasses				
M-S	5	<i>Miscanthus sinensis</i> 'Gracillimus'	GRACILLIMUS MADDEN GRASS	1 gal.
P-L	7	<i>Pennisetum alopecuroides</i> 'Little Bunny'	LITTLE BUNNY CHINESE FOUNTAIN GRASS	1 gal.
Perennials				
I-S	36	<i>Iberis sempervirens</i>	EVERGREEN CANDYTUFT	1 gal.
Groundcovers				
A-C	16	<i>Arctostaphylos densiflora</i> 'Emerald Carpet'	EMERALD CARPET SONOMA MANZANITA	4' Plots

Notes:

- * All Landscape shrub beds to receive automatic Rainbird irrigation system
- * All shrub beds to receive topsoil to a depth of 12" and 3" of compost blended in
- * All Beds to receive 2" bark mulch finish
- * 10,384 Square feet of landscaped area

Figure 3b. Landscape Plan – Proposed Landscaped Areas Only



Landscaping proposed off-site

Landscaping proposed off-site

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
A-0	19	<i>Acer rubrum</i> 'October Glory'	OCTOBER GLORY® RED MAPLE	2' Cal.
Shrubs				
P-0	24	<i>Prunus laurocerasus</i> 'Otto Luyken'	OTTO LUYKEN CHERRY LAUREL	5 gal.
S-1A	66	<i>Spiraea japonica</i> 'Anthony Waterer'	ANTHONY WATERER JAPANESE SPIREA	5 gal.
S-1B	24	<i>Spiraea japonica</i> 'Snowmound'	SNOWMOUND NIPPON SPIREA	5 gal.
V-1	20	<i>Viburnum tricus</i>	LAURESTINUS VIBURNUM	5 gal.
Ornamental Grasses				
M-5	5	<i>Miscanthus sinensis</i> 'Gracillimus'	GRACILLIMUS MADEN GRASS	1 gal.
P-7	7	<i>Pennisetum alopecuroides</i> 'Little Bunny'	LITTLE BUNNY CHINESE FOUNTAIN GRASS	1 gal.
Perennials				
I-6	36	<i>Iberis sempervirens</i>	EVERGREEN CANDY TUFT	1 gal.
Groundcovers				
A-4	16	<i>Arcostaphylos densiflora</i> 'Emerald Carpet'	EMERALD CARPET SONOMA MANZANITA	4' Plats

Attachments :

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- Attachment 3 – Northeast Industrial Area (Ordinance No. 4135)

Figure 3c. Planting Schedule and Notes

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
ArO	13	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	2" Cal.
Shrubs				
PIO	24	Prunus laurocerasus 'Otto Luyken'	OTTO LUYKEN CHERRY LAUREL	5 gal.
SjA	66	Spiraea japonica 'Anthony Waterer'	ANTHONY WATERER JAPANESE SPIREA	5 gal.
SnS	24	Spiraea nipponica 'Snowmound'	SNOWMOUND NIPPON SPIREA	5 gal.
Vt	20	Viburnum tinus	LAURESTINUS VIBURNUM	5 gal.
Ornamental Grasses				
MsG	5	Miscanthus sinensis 'Gracillimus'	GRACILLIMUS MAIDEN GRASS	1 gal.
PaL	7	Pennisetum alopecuroides 'Little Bunny'	LITTLE BUNNY CHINESE FOUNTAIN GRASS	1 gal.
Perennials				
Is	36	Iberis sempervirens	EVERGREEN CANDYTUFT	1 gal.
Groundcovers				
AdE	16	Arctostaphylos densiflora 'Emerald Carpet'	EMERALD CARPET SONOMA MANZANITA	4" Flats

Notes:

-
- * All Landscape shrub beds to receive automatic Rainbird irrigation system
 - * All shrub beds to receive topsoil to a depth of 12" and 3" of compost blended in
 - * All Beds to receive 2" bark mulch finish
 - * 10,384 Square feet of landscaped area

Summary of Criteria

Decisions and/or recommendations for approval of the land use application are dependent upon whether the application meets state regulations, the McMinnville Comprehensive Plan and the McMinnville Municipal Code (MMC). The application can either meet these criteria as proposed, or a condition of approval can be provided that either outlines what needs to occur to meet the criteria or when something needs to occur to meet the criteria.

The proposed development is on land zoned M-2 (General Industrial Commercial). McMinnville Municipal Code (MMC) Section 17.57.030(G) requires landscaping in the M-2 zone. Therefore, landscaping is required subject to the criteria and standards described in MMC Chapter 17.57-Landscaping. The review also addresses landscaping and screening requirements of other applicable Chapters of the Zoning Ordinance.

III. ATTACHMENTS:

1. L 1-24 Application and Attachments (on file with the Planning Department)
2. Comments from McMinnville Engineering Department.
3. Northeast Industrial Area (Ordinance No. 4135)

IV. COMMENTS:

Agency Comments

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

The following comments were received. Comments may still be received through July 24, 2024 and will be provided to the Committee before or at the meeting.

City of McMinnville Public Works:

1. Revise plans to show the limits of the right of way and underground utilities crossing the site or along the street frontage, including storms, sanitary, water, and natural gas.
2. The applicant shall verify that the proposed streets are planted outside of the right-of-way.
3. The applicant shall verify that minimum spacing requirements are met between the proposed trees and existing public water lines.
4. Public Works operations has no concerns about the tree variety selection.
5. If the trees are planted outside of the right of way, it's recommended that the applicant be asked to plant as per the adopted City standard, but Public Works Operations would not be able to inspect those installations on private property. If the trees are to be planted in the ROW, then the applicant should be required to plant as per the adopted standard, and to contact PW Operations at 503.434.7316 for an inspection prior to backfill.

McMinnville Engineering

Please see attached comments.

McMinnville Water and Light

MW&L has the following comments:

Attachments :

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- Water: Protect new and existing public water facilities. The location of future water service to this parcel is currently in design. Maintain clearances from existing and future MW&L facilities per spec details; WMCLEAR, VR, VAULTCLEAR & FH-CLR.
- Power: Power plans for the site have not been finalized. Landscaping may have to be adjusted to accommodate power supply.

Public Comments

No public notice of the application was provided by the City of McMinnville, as Landscape Plan Review applications are reviewed by the process described in Section 17.57.050 of the McMinnville Zoning Ordinance which does not require public notification. No public comments were received.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The application was submitted on June 28, 2024
2. The application was deemed incomplete on June 28, 2024.
3. Landscape Review Plan applications are deemed complete upon submission of the plan. The Plan was submitted on June 28, 2024. Based on that date, the application is subject to a thirty (30) day review subject to Section 17.57.050(B).
3. Notice of the application was referred to the following public agencies for comment on July 5, 2024: McMinnville Public Works, McMinnville Engineering, and McMinnville Water and Light, and the Oregon Department of Transportation. Comments received from public agencies are addressed in this Decision Document.
4. No public notice of the application was provided by the City of McMinnville, as Landscape Plan Review applications are reviewed by the process described in Section 17.57.050 of the McMinnville Zoning Ordinance, which does not require public notification. No public comments were received prior to the public meeting.
5. A public meeting was held by the Landscape Review Committee on July 24, 2024, to review the application and proposed landscape plan.

VI. FINDINGS OF FACT - GENERAL FINDINGS

1. **Location:** 1400 NE Miller Street, Tax Lot R4415 03403
2. **Size:** Approximately 2.59 acres (113,961 square feet)
3. **Comprehensive Plan Map Designation:** Industrial
4. **Zoning: M-2.** Properties to north, east, south, and west zoned M-2.
5. **Overlay Zones/Special Districts:** Northeast Industrial Area (Ordinance No. 4135), Airport Overlay Zone (Conical Zone)
6. **Previous Use:** Farming
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** None Identified
 - b. **Other:** None identified
8. **Other Features:** The property has no significant or distinguishing natural features.
9. **Utilities:** Utilities are available to the site, and utilities appear to be located on the subject site and not within the NE Miller right-of-way.
10. **Transportation:** The property has frontage NE Miller Street, which is identified as a Local Residential Street classification in the McMinnville Transportation System Plan.

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VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable planning factors for a Landscape Plan Review are specified in Section 17.57.070 of the Zoning Ordinance. The applicable standards for Street Trees are specified in Section 17.58.090 of the Zoning Ordinance.

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

Comprehensive Plan Volume II:

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

The implementation of most goals, policies, and proposals as they apply to this application are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply to this application.

The following additional findings are made relating to specific Goals and Policies:

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

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

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. McMinnville continues to provide opportunities for the public to review and obtain copies of the application materials and completed staff report prior to the McMinnville Landscape Review Committee review of the request and recommendation at an advertised public meeting. All members of the public have access to provide testimony and ask questions during the public review process. Review and recommendation of landscape plans by the Landscape Review Committee provides for a recommendation to the Planning Director by a City-Council appointed citizen committee.

McMinnville Zoning Ordinance

The following Sections of the McMinnville Zoning Ordinance provide criteria applicable to the request:

Chapter 17.57 Landscaping

17.57.010 Purpose and intent. *The purpose and intent of this Chapter is to encourage and, where appropriate, require the use of landscape elements, particularly plant materials, in proposed*

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developments in an organized and harmonious manner that will enhance, protect and promote the economic, ecological and aesthetic environment of McMinnville. Landscaping is considered by McMinnville to be an integral part of a complete comprehensive development plan. The City recognizes the value of landscaping in achieving the following objectives:

- A. Provide guidelines and standards that will:
 - 1. Reduce soil erosion and the volume and rate of discharge of storm water runoff.
 - 2. Aid in energy conservation by shading structures from energy losses caused by weather and wind.
 - 3. Mitigate the loss of natural resources.
 - 4. Provide parking lot landscaping to reduce the harmful effects of heat, noise and glare associated with motor vehicle use.
 - 5. Create safe, attractively landscaped areas adjacent to public streets.
 - 6. Require the planting of street trees along the City's rights-of-way.
 - 7. Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character and value of existing neighborhoods.
 - 8. Provide shade, and seasonal color.
 - 9. Reduce glare, noise and heat.
- B. Promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties.
- C. Unify development and enhance and define public and private places.
- D. Preserve existing mature trees.
- E. Enhance the urban forest and tree canopy.
- F. Encourage the use of plants native to the Willamette Valley to the maximum extent feasible, in order to reduce watering requirements and agricultural chemical applications, and to provide a sense of regional identity with plant communities unique to the area.
- G. Establish and enhance a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.
- H. Support McMinnville as a community that cares about its appearance.

It is further recognized that landscaping increases property values, attracts potential residents and businesses to McMinnville, and creates safer, more pleasant living and working environments for all residents and visitors to the city.

The guidelines and standards contained in this chapter serve to help McMinnville realize the objectives noted above. These guidelines and standards are intended as minimum standards for landscape treatment. Owners and developers are encouraged to exceed these in seeking more creative solutions both for the enhanced value of their land and for the collective health and enjoyment of all citizens of McMinnville.

The landscaping provisions in Section 17.57.070 are in addition to all other provisions of the zoning ordinance which relate to property boundaries, dimensions, setback, vehicle access points, parking provisions and traffic patterns. The landscaping objectives shall also seek to accomplish the purposes set forth in Section 17.03.020.

APPLICANT'S RESPONSE: N/A.

FINDING: NOT SATISFIED. The proposed landscape is denied as it is not consistent with the purpose of this chapter. The proposed landscape plan does not provide the minimum required landscaped area as determined by Section 17.57.070(1). As proposed, only approximately 1,400

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square feet, or 1.2% of the subject site, would be landscaped, with 15,000 square feet proposed as building and approximately 96,000 square feet as paved surface. As proposed, approximately 98.8% of the subject site will be impervious surfaces with the limited onsite planting.

Findings regarding any of the potentially applicable landscaping, buffering, and/or screening provisions of other Chapters of the Zoning Ordinance summarized below are addressed in the respective sections of these findings, if applicable:

- Any requirements of the subject zone;
- Any requirements of applicable overlay zones, such as the Northeast Industrial Overlay or Airport Overlay Zone (Chapter 17.52);
- Any applicable provisions of Chapter 17.60 for parking lot screening and buffering;
- Any applicable provisions of Chapter 17.61 for landscaping, screening, and setbacks for solid waste enclosures;

17.57.030 Zones where required. *Landscaping shall be required in the following zones except as otherwise noted:*

- A. *R-4 (Multiple-Family Residential zone, except the construction of a Single-Family or Two-Family Residential unit);*
- B. *C-1 (Neighborhood Business zone);*
- C. *C-2 (Travel Commercial zone);*
- D. *C-3 (General Commercial zone);*
- E. *O-R (Office/Residential zone);*
- F. *M-L (Limited Light Industrial zone);*
- G. *M-1 (Light Industrial zone);*
- H. *M-2 (General Industrial zone).*

APPLICANT’S RESPONSE: N/A.

FINDING: SATISFIED/APPLICABLE. The proposed development is within the M-2 (General Industrial) zone; therefore, landscaping is required subject to landscaping requirements of commercial zones and the criteria and standards described in Chapter 17.57 – Landscaping.

17.57.060 Plans - Information to be Included. The following information shall be included in the plans submitted under Section 17.57.050:

- A. *Existing locations of trees over six inches in diameter, their variety (common or botanical name) and indication of whether they are to remain or to be removed from the site. In the event a large number of trees are to be retained and if no construction or construction access is required through or within the drip line of the trees, the general area with the number of trees involved may be given in lieu of listing and locating each tree;*
- B. *The location in which new plantings will be made and the variety (common or botanical name), and size of all new trees, shrubs, groundcover and lawns;*
- C. *The percentage of the gross area to be landscaped;*
- D. *Any equipment proposed for recreation uses;*
- E. *All existing and proposed site features including walkways, graveled areas, patios, courts, fences, decks, foundations, potted trees, raised planters, or other open spaces so that the review committee may be fully knowledgeable of the project when discussing the application;*

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- F. The location of watering facilities or irrigation systems, or construction notes on the landscape plan detailing the type of watering facilities or irrigation systems that will be installed;
- G. All of the information on the plot plan for the building permit.

APPLICANT’S RESPONSE: Please see applicant’s plan and plan notes.

FINDING: NOT SATISFIED. The applicant provided a landscape plan as part of the submittal package. The provided landscape plan does not contain all the required information, specifically information on the plot plan for the building permit¹, including:

1. 20’ wide P.U.E along NE Miller Street (per Partition 2001-35);
2. Proposed and existing utilities, including gas, water, sewer, storm, utility poles, street lights;
3. Proposed private laterals, including sanitary sewer, water, and storm;

17.57.070 Area Determination – Planning Factors.

17.57.070(A). Landscaping shall be accomplished within the following ranges:

1. Industrial, at least seven percent of the gross area. This may be reduced to not less than five percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)

...

APPLICANT’S RESPONSE: Total Landscaped Area: 10,260 SF or 9%

FINDING: NOT SATISFIED. The applicant has indicated a total landscaped area of 10,260 square feet on their application and landscape plan. Of these 10,260 square feet of landscaped area, approximately 8,860 square feet are located on the neighboring properties to the north and south of the subject site, leaving 1,400 square feet on the subject site. Only those landscaped areas located on the subject site count towards the landscape area requirement. As only 1,400 square feet of landscaped area is located on the subject site, only approximately 1.2% landscaped area is proposed. The proposed landscape plan does not comply with the minimum landscaped area requirements. Staff recommends denial of the project due to the amount of additional landscaped area required on-site for approval and the potential impact of on-site configuration.

17.57.070(B). The following factors shall be considered by the applicant when planning the landscaping in order to accomplish the purpose set out in Section 17.57.010. The Landscape Review Committee shall have the authority to deny an application for failure to comply with any or all of these conditions:

17.57.070(B)(1). Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

APPLICANT’S RESPONSE: Please see applicant’s plans.

FINDING: SATISFIED. The proposed landscaping plan only includes on-site landscaping located along NE Miller Street. The proposed landscape plan is consistent with the requirements

¹https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/building/page/356/new_exterior_remodel_commercial_checklist_nov2015.pdf

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of the zoning district, the standards for screening parking areas, and the Northeast Industrial Area (Ordinance No. 4135). The subject site is surrounded by properties zoned as M-2 (General Industrial) with vacant land and commercial and industrial uses. The M-2 zoning district does not have special standards, parking screening is not required as there are no abutting properties zoned or used residentially, and the subject site does not trigger screening for the Northeast Industrial Area as it does not abut or face a residential zone.

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

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

FINDING: SATISFIED. The proposed landscaping plan only includes on-site landscaping along NE Miller Street; the side and rear yards are proposed with a chain-link fence, and no on-site screening is proposed. No screening is required by any applicable code sections or overlay districts.

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

APPLICANT’S RESPONSE: Please see applicant’s plan and plan notes.

FINDING: SATISFIED/NOT APPLICABLE. The site is generally level and there are no existing trees or natural areas to be incorporated into the development.

17.57.070(B)(4). *The development and use of islands and plantings therein to break up parking areas.*

APPLICANT’S RESPONSE: Please see the applicant’s plans and plan notes.

FINDING: NOT SATISFIED. The applicant’s landscape plan shows twelve (12) contiguous parking spaces between NE Miller Street and the proposed building. Three (3) trees are proposed on-site in a planting area separated by a drive aisle from the proposed parking spaces. As proposed, there are no landscape islands to break up the row of parking, and the development does not comply with this criterion.

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

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The planting of street trees is required for all new residential, commercial, or industrial development as defined in Section 17.58.080. Trees planted within the right-of-way shall be selected from the McMinnville Street Tree List and no prohibited tree shall be planted within a parking area. The applicant has indicated planting three (3) *Acer rubrum* ‘October Glory’ (October Glory Red Maple) adjacent to the parking area. The proposed trees are not from the prohibited list.

Note: Those trees planted off-site do not count towards any required tree planting count.

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17.57.070(B)(6). *Suitable watering facilities or irrigation systems must be included in or near all planted areas.*

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

FINDING: SATISFIED. The applicant’s note indicates landscape beds to receive an automatic Rainbird irrigation system.

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

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

FINDING: NOT APPLICABLE. This criterion is not applicable as the staff recommends denying the proposed landscape plan review application. Typically, a condition of approval would be included with approval to ensure ongoing maintenance of all landscaping.

17.58.080 Street Tree Planting—When Required. *All new multi-family development, commercial or industrial development, subdivisions, partitions, or parking lots fronting on a public roadway which has a designated curb-side planting strip or planting island shall be required to plant street trees in accordance with the standards listed in Section 17.58.090.*

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

FINDING: NOT STATISFIED. This criterion is not applicable as the staff recommends denying the proposed landscape plan review application. Future development is subject to the standards of Section 17.58.080. The proposed landscape plan does not provide the minimum number of trees in the planter strip adjacent to the subject site and/or on the subject site.

17.58.090 Street Tree Standards.

17.58.090(A). *The species of the street trees to be planted shall be chosen from the McMinnville Street Tree List, as approved by Resolution 2016-22, unless approval of another species is given by the McMinnville Landscape Review Committee. The Landscape Review Committee may periodically update the McMinnville Street Tree List as necessary to reflect current arborist practices and industry standards.*

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

FINDING: SATISFIED. The applicant has indicated planting three (3) *Acer rubrum* ‘October Glory’ (October Glory Red Maple) adjacent to the parking area. These plantings are located outside of the right-of-way and not subject to this criterion. area is outside of the right-of-way

17.58.090(B). *Street trees 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.*

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

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FINDING: NOT SATISFIED. The applicant's landscape plan has not identified the caliper of the tree measured at six (6) inches. The plans indicate a caliper of 2", in compliance with the code, but not where measured. In addition, a recommended condition of approval would have been the inclusion of a note that states "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."

17.58.090(C). *Small or narrow stature trees (under 25 feet tall and less than 16 feet wide branching) should be spaced no greater than 20 feet apart; medium sized trees (25 feet to 40 feet tall, 16 feet to 35 feet wide branching) should be spaced no greater than 30 feet apart; and large trees (over 40 feet tall and more than 35 feet wide branching) should be spaced no greater than 40 feet apart. Within residential developments, street trees should be evenly spaced, with variations to the spacing permitted as approved by the City for specific site limitations and safety purposes. [...]*

APPLICANT'S RESPONSE: Please see applicant's plans and plan notes.

FINDING: NOT SATISFIED. The applicant is required to install street trees or the number of required street trees as trees on the subject site. The subject site has 200 feet of street frontage, so they shall demonstrate the minimum number of trees to meet the spacing standards detailed in Section 17.58.090(B). The applicant has only proposed three (3) trees on site, so they have not met these standards. To meet the standards, the applicant must provide at minimum 10 small trees, 7 medium trees, 5 large trees, or some combination to meet spacing standards as identified within Section 17.58.090.

17.58.090(D). *Except as provided in this Section, street trees shall be planted within a curbside planter strip or tree wells consistent with the applicable standards and dimensions of the City's adopted Complete Street standards, with the street trees centered between back of curb and front of sidewalk. However, where a street with sidewalk was previously constructed to a different standard, the Manager may authorize deviation to the street tree planting standards, with street trees planted in a narrower planter strip or behind the sidewalk. Except when authorized by the Manager, street trees shall not be planted within a curbside landscape strip narrower than four (4) feet in width between the sidewalk and curb. When nonconforming conditions do not allow for trees to be planted in tree wells or planter strips along major collector or arterial streets per the adopted Complete Street standards, street trees adjacent to major collector streets or arterial streets shall be placed a minimum of five (5) feet from the back edge of the sidewalk. Except when authorized by the Director, a street tree shall not be planted closer than two and one-half (2 1/2) feet from the face of a curb. These standards may be superseded by design drawings and specifications as periodically developed and adopted by the City.*

APPLICANT'S RESPONSE: Please see applicant's plans and plan notes.

FINDING: NOT SATISFIED. The applicant has proposed planting three (3) trees in a planting area located on the subject site. Street frontage along NE Miller Street has been improved with a curb, gutter, sidewalk, and planter strip. Beneath the planter strip and on-site planting area, gas, sanitary sewer, water, storm sewer, and mains appear to run. Due required spacing of at least 10 feet from sewer, and water, storm sewer trees cannot be located in the planter strip within NE Miller Street. The required street trees would be required to be located on the subject site while meeting buffering requirements, with a minimum number as described above.

17.58.090(E). *Street trees shall not be planted within ten (10) feet of fire hydrants, utility poles, sanitary sewer, storm sewer or water lines, or within twenty (20) feet of street light standards or street intersections, or within five (5) feet of a private driveway or alley. New utility poles shall not be located*

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within five (5) feet of an existing street tree. Variations to these distances may be granted by the Public Works Director and as may be required to ensure adequate clear vision.

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

FINDING: NOT SATISFIED. The applicant’s plan indicates gas, sanitary sewer, storm drain, and water mains to the north and south of the subject site, both within the right-of-way and private property. The landscape plan does not show the location of these mains on the subject site. Nor do the plans indicate the future location of streetlights or hydrants (if required). It is impossible to determine if the proposed three (3) trees meet spacing requirements. Future landscape plan reviews will require adequate spacing to meet this criterion. If necessary, the applicant would be required to expand the planter area on the subject site to place the required trees between the parking area/new building and the right-of-way.

17.58.090(F). *Existing street trees shall be retained unless approved by the Planning Director for removal during site development or in conjunction with a street construction project. Sidewalks of variable width and elevation may be utilized as approved by the Planning Director to save existing street trees. Any street tree removed through demolition or construction within the street right-of-way, or as approved by the City, shall be replaced within the street right-of-way at a location approved by the city with a tree, or trees, of similar value. As an alternative the property owner may be required to pay to the City an amount sufficient to fund the planting and establishment by the city of a tree of similar value. The value of the existing street tree to be removed shall be calculated using the methods set forth in the edition then in effect of the “Guide for Plant Appraisal” published by the International Society of Arboriculture Council of Tree Landscape Appraisers. The developer or applicant shall be responsible for the cost of the planting, maintenance and establishment of the replacement tree.*

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

FINDING: SATISFIED. No street trees are located on or abutting the subject site.

17.58.100 Street Tree Planting

B. Commercial, Industrial, Multi-dwelling, Parking Lot Development.

1. Planting Schedule: Street trees required of a commercial, industrial, multi-dwelling, or parking lot development shall be installed at the time all other required landscaping is installed.

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

FINDING: NOT APPLICABLE. This criterion is not applicable as the staff recommends denying the proposed landscape plan review application. Typically, a condition of approval would be included to ensure this criterion is met.

17.58.120 Street Tree Maintenance.

A. Street trees shall be continually maintained, including necessary watering, weeding, pruning and replacement, by the developer or property owner for one full growing season following planting, or as may be required by the City.

B. Street tree plans, or landscape plans including street trees, shall be maintained in perpetuity. In the event that a street tree must be replaced, the adjacent property owner or developer shall plant a replacement tree of a species from the approved street tree or landscape plan.

C. Maintenance of street trees, other than those located in the Downtown Tree Zone shall be the continuing obligation of the abutting property owner. The City shall undertake regular maintenance

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of street trees within the Downtown Tree Zone in accordance with appropriate horticultural practices including pruning and fertilizing to properly maintain the health of such trees.

- D. Street trees, as they grow, shall be pruned to provide at least eight (8) feet of clearance above sidewalks and thirteen (13) feet above local streets, fifteen (15) feet above collector streets, and eighteen (18) feet above arterial streets. This provision may be waived in the case of newly planted trees so long as they do not interfere with public travel, sight distances, or endanger public safety as determined by the City. Major pruning, as defined in Section 17.58.020, of a street tree must be approved by the City in accordance with Section 17.58.040.

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

FINDING: NOT APPLICABLE. This criterion is not applicable as the staff recommends denying the proposed landscape plan review application. Typically, a condition of approval would be included to ensure this criterion is met.

Chapter 17.42 M-2 General Industrial Zone

17.42.010 Permitted Uses.

In an M-2 zone, the following uses and their accessory uses are permitted:

- A. A use permitted in the M-1 zone (except for Child Care Center and Day Care Facility (Adult));
- B. Manufacturing, repairing, fabricating, processing, packing, or storage uses not listed in Chapter 17.39 (Light Industrial Zone) and which have not been declared a nuisance by statute, ordinance, or any court of competent jurisdiction;
- C. Manufacture, processing, and storage of grains or fertilizer;
- D. Airport.

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

FINDING: SATISFIED. The subject site falls within the M-2 General Industrial Zone. The proposed use, *contractor’s equipment storage*, is permitted within the zone.

No other standards related to landscaping are found within the Chapter.

Chapter 17.52 Airport Overlay Zone

17.52.010 Purpose. *The Airport Overlay Zone shall enhance the utility of the McMinnville Municipal Airport by preventing the establishment of any structure or use of land which unreasonably obstructs the safe flight of aircraft in landing or taking off. Further, this overlay zone is intended to prevent the establishment of airspace obstructions through height restrictions and other land use controls, as deemed essential to protect the public health, safety, and welfare consistent with Federal Aviation Regulations (FAR), Part 77. The Airport Overlay Zone is intended to implement recommendations contained in the McMinnville Airport Master Plan Update (1989-2009) and as drawn on the Airport Imaginary Surfaces Map.*

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

FINDING: SATISFIED. The subject site falls within the Conical Zone of the Airport Overlay Zone and is subject to general restrictions (Section 17.52.030) and Conical Zone restrictions (Section 17.52.070). As proposed, the landscaping plan complies with applicable standards found within the Chapter.

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17.52.030 General Restrictions. *No use in the Airport Overlay Zone shall:*

- A. Create electrical interference with navigational signals or radio communication between the airport and aircraft; or*
- B. Otherwise endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.*

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

FINDING: SATISFIED. The subject site is within the Airport Overlay Zone and is subject to the standards within 17.52.030. No structure or plant proposed on the landscape plan will create an interference with navigational signals or radio communications, or otherwise endanger or interfere with land, takeoff, or maneuvering of aircraft intending to use the airport.

17.52.070 Conical Zone Restrictions. *The following uses are prohibited in the Conical Zone: Any structure which exceeds a height greater than that established by this parabolic curve which starts at 309 feet above MSL and terminates at 509 feet above MSL except that a structure may be constructed to a vertical height no greater than 35 feet above the ground in the Eola Hills.*

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

FINDING: SATISFIED. The subject site is located within the Conical Zone and is subject to standards found within Section 17.50.070. No structure or plant proposed on the landscape plan which exceeds 509 feet above MSL, nor is the project site located within the Eola Hills.

Chapter 17.54. General Provisions

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The installation of landscaping is subject to standards found within Chapter 17.54 General Provisions, including Section 17.54.080 Clear Vision Area. As proposed, no plant proposed on the subject site exceeds the maximum permitted height within the clear vision area.

Chapter 17.60. Off-Street Parking and Loading

17.60.080(D). Parking areas shall be made compatible with surrounding uses as follows:

- (1). Parking spaces along the outer boundaries of a parking area shall be contained by a curb or a bumper rail so placed to prevent a motor vehicle from extending over an adjacent property, sidewalk, or street.*
- (2). When a parking area in a commercial or industrial zone abuts a property in a residential zone, a site-obscuring fence or wall, either permanent or of living material, shall be placed along the affected property line. The responsibility for placement of the fence or wall lies with the commercial or industrial property.*
- (3) Artificial lighting which may be provided shall be deflected as not to shine or create glare in any residential zone or on any adjacent dwelling.*

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

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FINDING: SATISFIED. No parking spaces are proposed along the outer boundaries adjacent to private property, sidewalks, or streets. Though zoned industrial, the subject site does not abut a residential zone and is not subject to screening requirements.

Chapter 17.61. Solid Waste and Recycling Enclosure Plan

17.61.030. Guidelines and Standards.

- A. *The location of an enclosure must allow for collection agency drive-in access. A fifty-foot (50) access approach is recommended. In addition to the approach, either an exit that allows the truck to move forward or a turn area with a minimum radius of 46.5 feet is preferred. Both approach and location shall be unobstructed and free of overhead wires and low hanging trees. An eighteen-foot (18) minimum height clearance above the enclosure approach is required and a thirty-two-foot (32) vertical clearance is required above the container itself. The enclosure shall be of sufficient size to store trash and recycling receptacles, the size of which shall be determined by the collection agency and will be based on proposed use. A minimum distance of two feet (2) is required between the container and existing or proposed structures. The enclosure shall be a minimum of six feet (6) tall or six inches (6) higher than the top of the tallest container.*
- B. *Solid waste enclosures shall not be located within twenty feet (20) of a required front or exterior yard and should be placed at the rear of a building whenever possible. Should an enclosure be placed within a required landscaped front or exterior yard, additional landscaping must be provided elsewhere on the property to compensate for the encroachment into the required landscaped yard. Any modifications to required landscaping must meet the approval of the Landscape Review Committee.*
- C. *Any trash or recycling enclosure which is visible from the street must provide landscaping around three (3) sides of the structure. Climbing vines and screening shrubs or hedges are appropriate, and landscaping must be a minimum of three feet (3) in height at the time of planting.*
- D. *Where a commercial or industrial zone abuts a residential zone, enclosures must be placed a minimum of thirty feet (30) from any residential structure or as otherwise approved by the Planning Director.*
- E. *Generally, the design of the structure should match the exterior surface of the building and can be constructed of masonry, wood or concrete blocks in combination with plant material capable of forming a complete evergreen hedge. The floor of the enclosure shall be a concrete holding pad which must extend eight feet (8) beyond the gates.*
- F. *Gates that screen the containers are required and must remain closed at all times except at times of service.*
- G. *Parking is prohibited in front of the enclosure and all parked vehicles must be located at a safe distance. A “No Parking” sign must be visibly placed on the gates of the enclosure.*
- H. *Solid waste and recycling enclosures must be placed in a location that is compatible with the City of McMinnville’s Fire Code.*

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

FINDING: NOT APPLICABLE. The applicant’s plan does not indicate the location or design of a solid waste or recycling enclosure. Including the location or design of enclosures on landscape plans is not required. However, they are still subject to standards and will be reviewed at the time of building permit application. If the proposed location of enclosures requires landscaping or impact landscaping, the item may be required to be brought before the Landscape Review Committee.

Northeast Industrial Area Overlay (Ordinance No. 4135)

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Section 5. Conditions of Development. *In the northeast industrial area the following limitations shall apply to all uses:*

(b) In the northeast industrial area outside storage abutting or facing a residential zone shall be enclosed by a sight-obscuring fence. The fence shall obstruct the storage from view on the sides of the property abutting or facing a residential zone. The fence shall be of such material and design as will not detract from adjacent residences, shall be free of advertising, and shall be constructed according to plans submitted by the owner or his authorized agent and approved by the Commission. Outside storage in a required yard shall not exceed ten feet in height;

(c) All outside lighting shall be directed away from residential zones;

APPLICANT’S RESPONSE: Please see applicant’s plans and plan notes.

FINDING: SATISFIED. The subject site does not abut or face a residential zone. Screening standards within the overlay do not apply to this proposal.

TG

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

Office Use Only:	
File No.	<u>L18-24</u>
Date Received	<u>6/28/24</u>
Fee	<u>\$1,207.00</u>
Receipt No.	<u>210054</u>
Received by	<u>AW</u>

569-24-000137-PLNG

Landscape Plan Review Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Troy Hawthorth Phone 503-550-3272

Contact Name Same Phone _____
(If different than above)

Address 13500 SW Hwy 99W

City, State, Zip McMinnville OR 97128

Contact Email troy@haworthinc.net

Property Owner Information

Property Owner Name Troy Hawthorth Phone 503-550-3272
(If different than above)

Contact Name Same Phone _____

Address 13500 SW Hwy 99W

City, State, Zip McMinnville OR 97128

Contact Email troy@haworthinc.net

Site Location and Description

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

Property Address 1400 NE Miller St

Assessor Map No. R4415 03403 Total Site Area _____

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Industrial Zoning Designation M-2

Landscaping Information

- 1. Total Landscaped Area: (9%) 10,260 SF.
- 2. Percent Landscaped: 9%
- 3. Building Floor Area:
New Structure: 15000 SF Existing Structure: _____ Addition: _____
- 4. Architect Name C+D Landscape Phone 971-545-9155
(Landscape Architect; Engineer; or Other Designer)
Contact Name Josh Kerus Phone _____
Address 16800 NE McDougall Rd.
City, State, Zip Dayton OK. 97114
Contact Email josh@canddlandscape.com

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

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

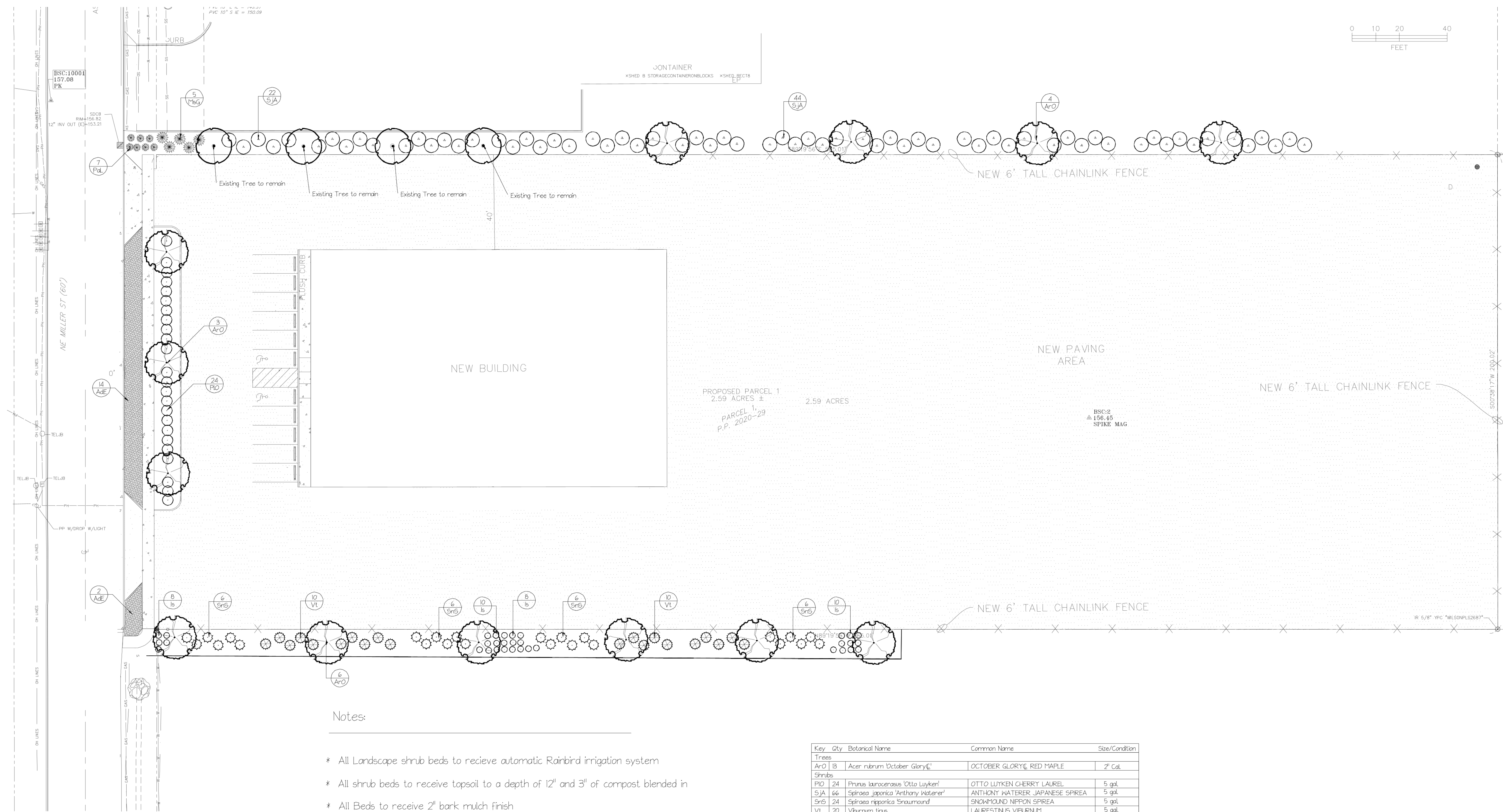
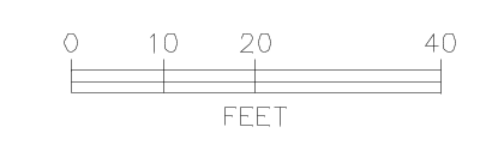
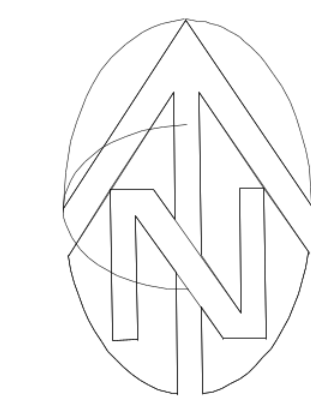
I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.


Applicant's Signature

6/28/24
Date


Property Owner's Signature

6/28/24
Date



PROPOSED PARCEL 1
2.59 ACRES ±
PARCEL 1
P.P. 2020-29

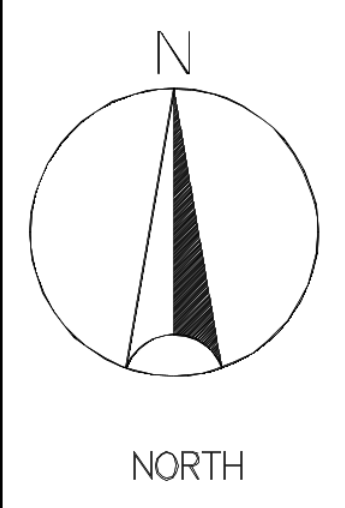
BSC:2
▲ 156.45
SPIKE MAG

Notes:

- * All Landscape shrub beds to receive automatic Rainbird irrigation system
- * All shrub beds to receive topsoil to a depth of 12" and 3" of compost blended in
- * All Beds to receive 2" bark mulch finish
- * 10,384 Square feet of landscaped area

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
ArO	18	<i>Acer rubrum</i> 'October Glory'	OCTOBER GLORY, RED MAPLE	2" Cal.
Shrubs				
P/O	24	<i>Prunus laurocerasus</i> 'Otto Luyker'	OTTO LUYKEN CHERRY LAUREL	5 gal.
SJA	66	<i>Spiraea japonica</i> 'Anthony Waterer'	ANTHONY WATERER JAPANESE SPIREA	5 gal.
SRS	24	<i>Spiraea nipponica</i> 'Snowmound'	SNOWMOUND NIPPON SPIREA	5 gal.
VI	20	<i>Viburnum tinus</i>	LAURESTINUS VIBURNUM	5 gal.
Ornamental Grasses				
M/G	5	<i>Miscanthus sinensis</i> 'Gracillimus'	GRACILLIMUS MAIDEN GRASS	1 gal.
PdL	7	<i>Pennisetum doopounoides</i> 'Little Bunny'	LITTLE BUNNY CHINESE FOUNTAIN GRASS	1 gal.
Perennials				
lb	36	<i>Iberis sempervirens</i>	EVERGREEN CANDYTUFT	1 gal.
Groundcovers				
AdE	16	<i>Arctostaphylos densiflora</i> 'Emerald Carpet'	EMERALD CARPET SONOMA MANZANITA	4" Flats

C & D Landscape Co.
1680 NE MILLER ST. #101
DUNSMITH, OR 97114
503.646.8351



Landscape Plan

Haworth and Miller Street
1600-1680 NE Miller St. McMinnville, Or
DATE: 05/14/24
DRAWING #: 2024/084
SCALE: 1" = 20'

L 10



City of McMinnville

ENGINEERING

M E M O R A N D U M

DATE: July 11, 2024

TO: Heather Richards, Planning Director
Taylor Graybehl, Senior Planner

FROM: Matt Bernards, Engineering Technician

SUBJECT: L 18-24 (Haworth Inc Office & Shop)

Suggested Conditions of Approval

1. Provide the City with an approved 1200C Permit from DEQ or provide the City with written documentation from DEQ that a 1200C permit is not required.
2. The applicant shall secure all required state and federal permits, including, if applicable, those related to construction of the storm drain outfalls, the federal Endangered Species Act, Federal Emergency Management Act, and those required by the Oregon Division of State Lands, U.S. Army Corp of Engineers, and DEQ. Copies of the approved permits shall be submitted to the City prior to the City issuing permits.
3. That the applicant submit evidence that all fill placed in the areas where building sites are expected is engineered. Evidence shall meet with the approval of the City Building Division and the City Engineering Division.
4. That final development plans for the subject site include a detailed storm drainage plan which incorporates the requirements of City's Storm Drainage Master Plan. This plan must be submitted to, and approved by, the City Engineering Department prior to issuance of any development permits. Any utility easements needed to comply with the approved plan must be reflected on the final plat. If the final storm drainage plan incorporates the use of collection systems and easements, such must be private, rather than public, and private maintenance agreements must be approved by the City for them.

5. The final development plans for the subject site include a detailed sanitary sewerage collection plan which incorporates the requirements of City's Collection Systems Facilities Plan. This plan must be submitted to, and approved by, the City Engineering Department prior to issuance of any development permits. Any utility easements needed to comply with the structures located within the subject site are required to connect to the sanitary sewer systems as soon as service is available.

6. If final approved civil plans conflict with previously approved landscape and irrigation plans, the landscape and irrigation plans will need to be revised to reflect final civil design.

ORDINANCE NO. 4135

NORTHEAST INDUSTRIAL AREA

An Ordinance enacting certain development conditions for and placing a planned development overlay over property located within the McMinnville Urban Growth Boundary hereinafter described; now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. Statement of Purpose. In the process of preparing the McMinnville Comprehensive Plan and drawing the McMinnville Urban Growth Boundary, it has been determined by the City that certain properties, herein described, should be reserved for industrial development. The City recognizes that the development of these lands could, if not properly managed, create a land use conflict with neighboring uses and could put a strain on the physical condition of the existing road network. The City finds that specific conditions must be applied to the development of these lands to insure that the goals and policies of the McMinnville Comprehensive Plan concerning industrial land uses are applied and to insure that land use conflicts are minimized and that the physical facilities of the City and Yamhill County are not overburdened. For these reasons a planned development overlay shall be placed on this area.

Section 2. Planned Development Overlay. The planned development overlay which is created and implemented by this ordinance shall be placed over area known as the northeast industrial area. The area is further described by map in Exhibit "A". Areas within and without the city limits shall carry this designation. The policies and procedures set by this ordinance shall be applied to all land use decisions under the jurisdiction of the City of McMinnville.

Section 3. Notation on Zoning and Comprehensive Plan Maps. The perimeters of the areas affected by this ordinance shall be noted on the official McMinnville Comprehensive Plan Map of 1980 and the official McMinnville Zoning Map of 1980.

Section 4. Policies. The goals and policies of the McMinnville Comprehensive Plan, Volume II, and applicable regulations and standards in Volume III, and any other applicable City codes shall be adhered to.

Section 5. Conditions of Development. In the northeast industrial area the following limitations shall apply to all uses:

- (a) Development plans for any proposed use in the northeast industrial area must first be approved by the Planning Commission. The following areas must be addressed by the Commission prior to approval of the final development plans:
 - (1) Noise generation. The City will examine the potential noise generation of proposed developments and the potential impact of the noise on nearby residential areas. Landscaping, earthen

berms, desirable building design and siting, and/or other methods may be required to lessen noise. DEQ standards will be used by the City as a guideline. Special attention shall be given to the protection of the Riverside residential area;

- (2) Circulation pattern. The City will examine the proposed circulation pattern of any proposed development to insure that it facilitates a functional circulation pattern for the entire northeast industrial area;
 - (3) Air and water pollution. The City will examine potential air and water pollution impacts of developments and may place restrictions beyond State DEQ standards where deemed necessary;
 - (4) Appearance. The City may require that the site be visually screened from neighboring residential areas through earthen berms, landscaping and/or other screening methods. This screening may fulfill portions of the required landscaping for the development.
- (b) In the northeast industrial area outside storage abutting or facing a residential zone shall be enclosed by a sight-obscuring fence. The fence shall obstruct the storage from view on the sides of the property abutting or facing a residential zone. The fence shall be of such material and design as will not detract from adjacent residences, shall be free of advertising, and shall be constructed according to plans submitted by the owner or his authorized agent and approved by the Commission. Outside storage in a required yard shall not exceed ten feet in height;
 - (c) All outside lighting shall be directed away from residential zones;
 - (d) No development which is not a permitted use in the light industrial or limited light industrial zone shall be allowed to locate within 500 feet of any residentially designated area or any area in residential use;
 - (e) Before any development is allowed, the City will develop a strategy for the improvement to industrial standards of the affected portions of Riverside Drive. Uses located in the northeast industrial area will be required to share in the improvement costs of said road;
 - (f) If the improvement of Riverside Drive to industrial standards is to take place sometime after industrial uses have located in the northeast industrial area, the industrial uses may be required to finance a temporary improvement to said road before any development takes place. Participation in any temporary improvements shall not relieve the party from additional, different or new improvement required for Riverside Drive.

- (g) The Planning Commission may give conceptual approval to an industrial park plan for a portion or portions of the northeast area or for the entire area. When conceptual approval is requested a plan showing the major street pattern and the expected lotting pattern must be approved by the Commission. Specific site developments within an industrial park which has been conceptually approved are subject to the requirements of this ordinance and must be approved individually.

Section 6. Amendments. Amendments to this ordinance shall be processed under procedures set out in Chapter 17.51 of Ordinance No. 3380 (Zoning Ordinance).

This ordinance passed by the City Council on April 7, 1981.



EXHIBIT A
Northeast Industrial Area
Planned Development Overlay
Ordinance No. 4135
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