



Landscape Review Committee
Hybrid In-Person & ZOOM Online Meeting
Wednesday, October 23, 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/84984931905?pwd=rtC0PB8dD1aXjhuQFiAh7LnN5lOHTo.1>
Meeting ID: 849 8493 1905 **Passcode:** 448511

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 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.



DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL 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:** October 23, 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 satisfied with conditions and recommends **APPROVAL** of the Landscape Plan (L 18-24) **subject to the conditions of approval provided in Section II of this document.**

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DECISION: APPROVAL WITH CONDITIONS
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Planning Staff: _____ Date: _____
Taylor Graybehl, Senior Planner

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

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- Attachments :*
Attachment 1 – Application and Attachments
Attachment 2 – Supplemental Application Materials
Attachment 3 – McMinnville Water and Light Comments

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 submitted an original application on June 28, 2024; the proposal included landscaping on-site and off-site and did not meet the minimum landscape area requirement of seven (7%) percent. On July 24, 2024, the applicant requested to extend the review period 60-days to September 22, 2024. On September 9, 2024, the applicant requested to extend the review period 60-days to November 8, 2024. On September 10, 2024, the applicant submitted supplemental application materials.

The applicant's proposed landscape plan is attached and excerpted below as **Figure 3**. The proposed landscape plan shows a new 15,000-square-foot building with 10,384 square feet of landscaping and approximately 96,000 square feet of paving. The site is proposed to be used as a *Contractor's Equipment Storage* use, which is permitted in the M-2 zone.

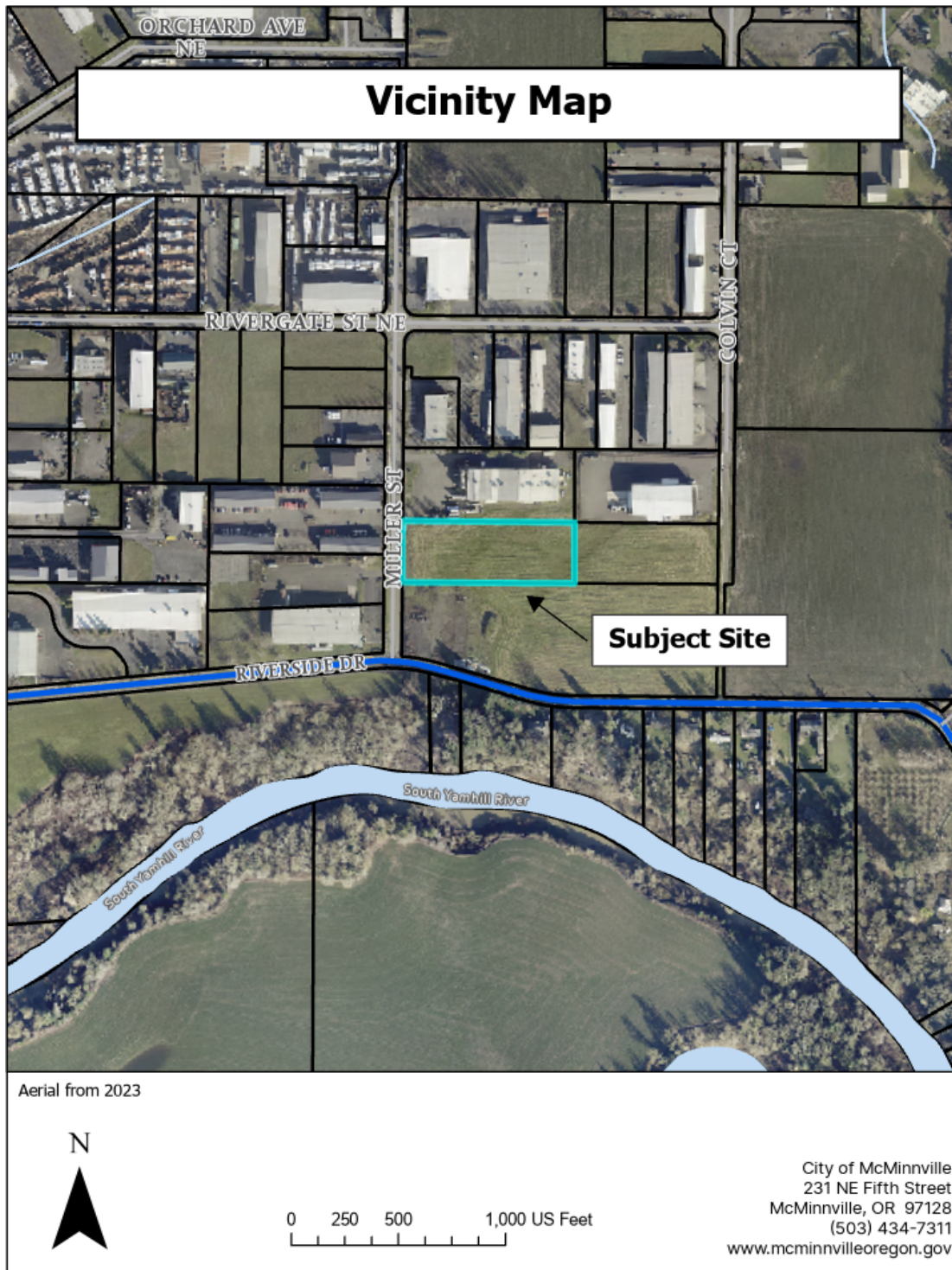
Planting areas are proposed along the street frontage in a planter strip and on the subject site, taking up a portion of the north and south property lines. The applicant proposes a new six (6) foot-tall chain link fence along the north, east, and south property lines. The planting area is proposed to include twelve (12) trees identified as *Acer rubrum* 'October Glory' (October Glory Red Maple), shrubs (5-gallon), ornamental grasses, perennials, and ground cover. 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.

Staff recommends approval of the landscape plan with revisions/conditions to the provided Landscape Plan to comply with McMinnville Municipal Code (MMC) 17.57.060.

Attachments :

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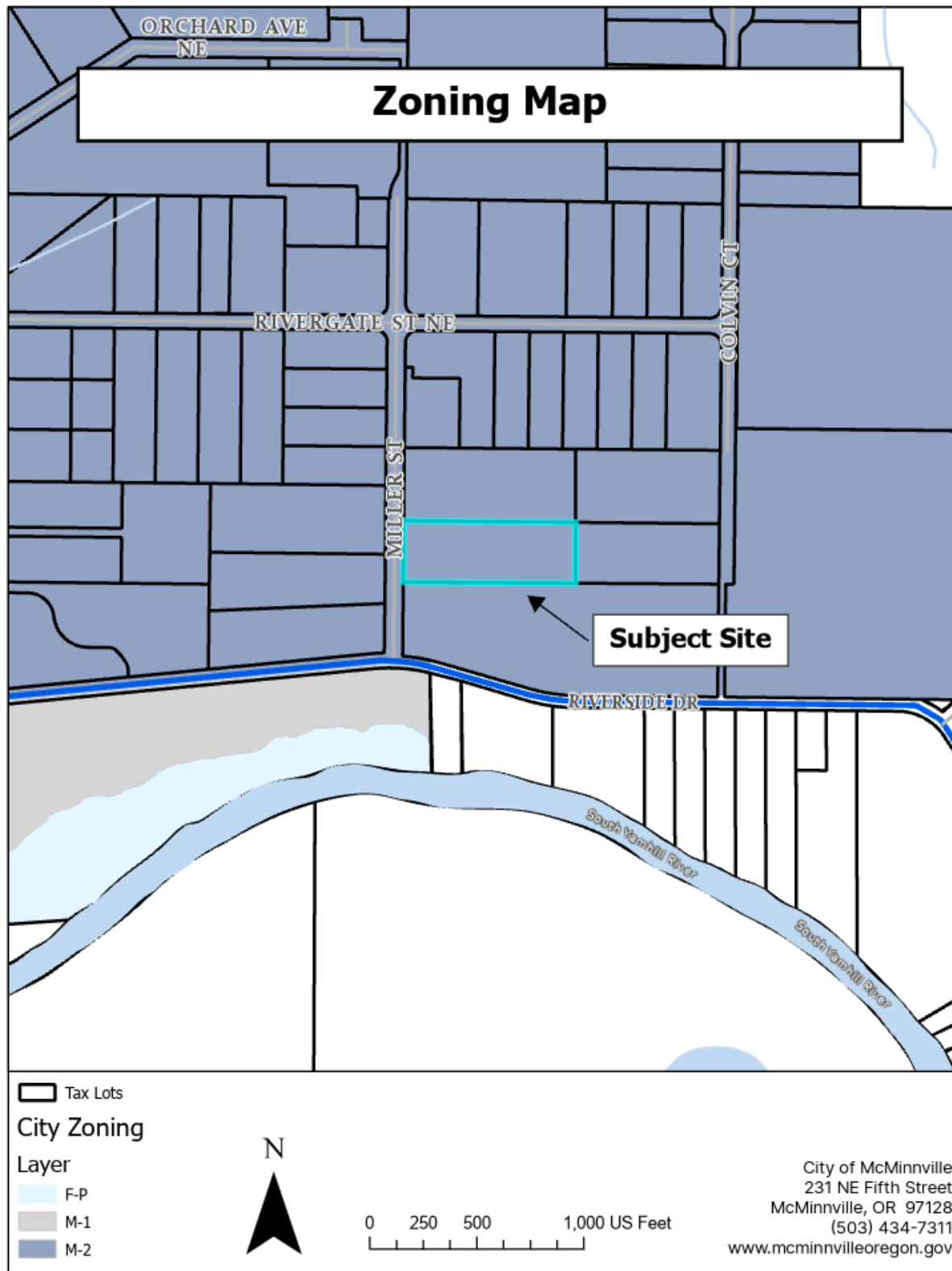
Figure 1: Aerial Photo/Vicinity Map



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Figure 2: Zoning Map



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Figure 3a. Applicant's Proposed Landscape Plan

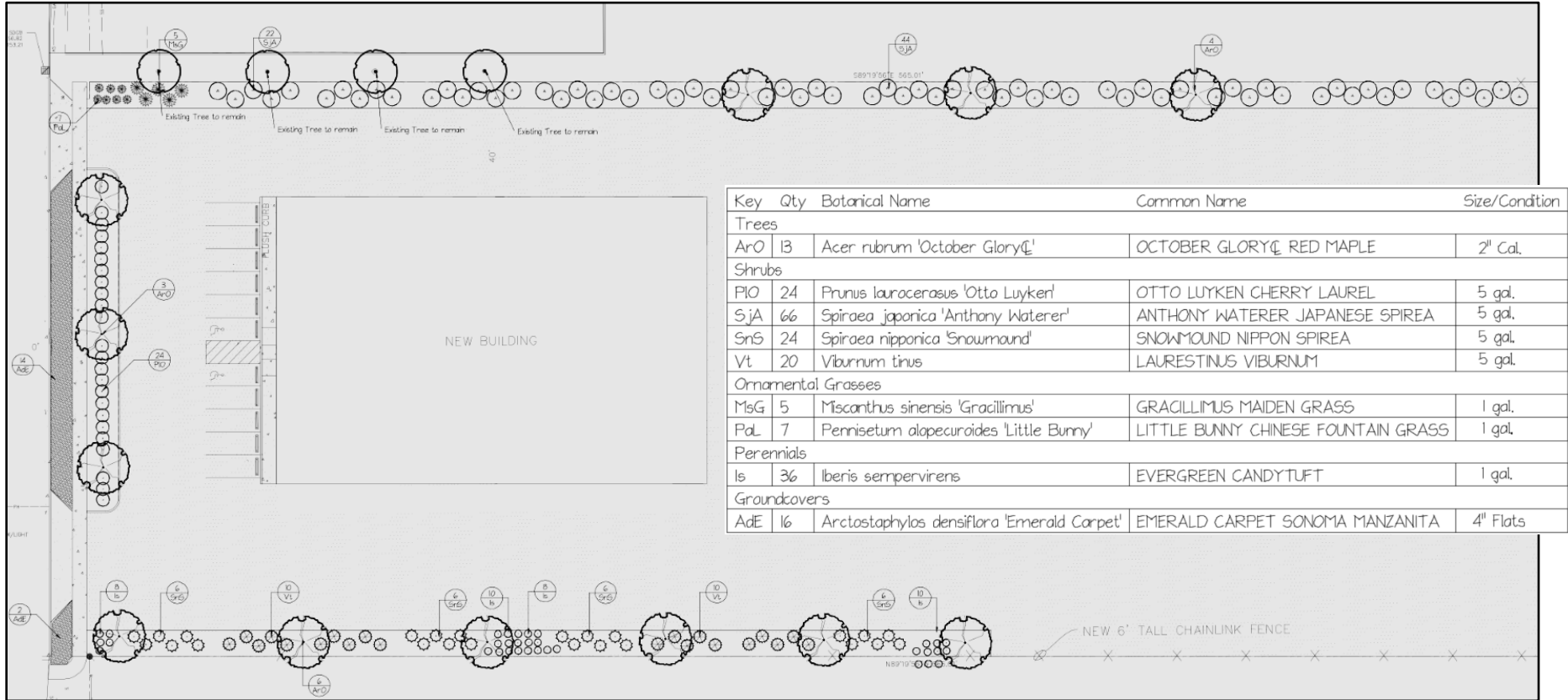


Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
ArO	13	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	2" Cal.
Shrubs				
Pio	24	Prunus laurocerasus 'Otto Luyken'	OTTO LUYKEN CHERRY LAUREL	5 gal.
SJA	66	Spiraea japonica 'Anthony Waterer'	ANTHONY WATERER JAPANESE SPIREA	5 gal.
SnS	24	Spiraea 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.
Pd	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

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Figure 3b. Landscape Plan – Proposed Landscaped Areas Only



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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.
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MsG	5	Miscanthus sinensis 'Gracillimus'	GRACILLIMUS MAIDEN GRASS	1 gal.
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Perennials				
Is	36	Iberis sempervirens	EVERGREEN CANDYTUFT	1 gal.
Groundcovers				
AdE	16	Arctostaphylos densiflora 'Emerald Carpet'	EMERALD CARPET SONOMA MANZANITA	4" Flats

Notes:

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- * 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

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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 and the Northeast Industrial Area (Ordinance No. 4135).

II. CONDITIONS:

1. That prior to the approval of a building permit, the applicant shall submit a revised landscape plan in compliance with McMinnville Municipal Code 17.57.060, which includes:
 - a. Proposed and existing utilities, including gas, water, sewer, storm, utility poles, and streetlights;
 - b. Proposed private laterals, including sanitary sewer, water, and storm;
2. That all landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement. (McMinnville Municipal Code 17.57.070(C))
3. Minor changes in the landscape plan are allowed, as determined by the Planning Director or their designee, as long as they do not alter the character and aesthetics of the original plan. (McMinnville Municipal Code 17.58.050(E))
4. Once approved, the applicant shall install landscaping as shown on the revised and approved landscape plans addressing the items above. Landscaping shall be installed prior to final inspection for the building permit, or the applicant shall provide financial surety as specified in Section 17.58.050(D), and landscaping shall be completed no later than six (6) months from final inspection. (McMinnville Municipal Code 17.58.050(D))

FUTURE DEVELOPMENT NOTES:

5. Future development is subject to Chapter 17.61, Solid Waste and Recycling Enclosure Plan. As part of the building permit application, the applicant must submit those materials identified in MMC 17.61.040 and design enclosures to MMC 17.61.030.

III. ATTACHMENTS:

1. L 18-24 Application and Attachments (on file with the Planning Department)
2. L 18-24 Supplemental Application Materials (received September 10, 2024)
3. McMinnville Water and Light Comments

IV. COMMENTS:

Attachments:

Attachment 1 – Application and Attachments
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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 October 23, 2024 and will be provided to the Committee before or at the meeting.

City of McMinnville Public Works (received July 9, 2024):

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 have 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 (received October 15, 2024)

1. 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. Civil plans should include any necessary irrigation sleeve locations.
2. Contact McMinnville Water and Light regarding the placement of Street Trees and the proximity to the water utility in the right-of-way.
3. Contact McMinnville Water and Light for placement of any water meters to serve irrigation system Component placement should also be shown on civil plans.
4. Any landscape and irrigation required for any stormwater detention facilities will be reviewed by the City Engineering Department with the civil engineering design submittal.

McMinnville Water and Light (received July 8, 2024)

McMinnville Water and Light's comments have been included as **Attachment 4** and are summarized below:

1. 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.
2. 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

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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. On July 24, 2024 the applicant submitted a request to extend the review period 60-days to September 22, 2024.
6. On September 9, 2024 the applicant submitted a request to extend the review period 60-days to November 8, 2024.
7. On September 10, 2024 the applicant submitted supplemental application materials.
8. Notice of the application was referred to the following public agencies for comment on September 18, 2024: McMinnville Public Works, McMinnville Engineering, and McMinnville Water and Light. Comments received from public agencies are addressed in this Decision Document.
9. A public meeting was held by the Landscape Review Committee on October 25, 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 the north, east, south, and west are 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: Please see applicant's plans and notes.

FINDING: SATISFIED WITH CONDITIONS. Subject to conditions of approval detailed below, the proposed landscape plan is consistent with the purpose of this chapter.

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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;
- 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 the applicant's plan and plan notes.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #1 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. In addition, the provided plans indicate public utilities to the south of the subject site, which do not appear to be present at t

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

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his time. To comply with the submittal requirements of MMC 17.57.060, the applicant shall submit revised plans.

CONDITION OF APPROVAL #1: That prior to the approval of a building permit, the applicant shall submit a revised landscape plan in compliance with MMC 17.57.060, which includes:

- a. Proposed and existing utilities, including gas, water, sewer, storm, utility poles, and streetlights;
- b. 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: 10,384 SF.

FINDING: SATISFIED. The applicant has indicated a total landscaped area of 10,384 square feet or 9.2% of the project site on their revised landscape plan. The applicant exceeds the minimum required landscaped area of 7% and satisfies the minimum landscaped area requirements.

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 the applicant’s plans and notes.

FINDING: SATISFIED. The proposed landscape plan is consistent with the requirements 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 landscaping standards, screening of parking 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 the 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

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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. 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: SATISFIED. The applicant's landscape plan shows twelve (12) contiguous parking spaces between NE Miller Street and the proposed building. A planting area of approximately 1,200 square feet is proposed in the area between NE Miller Street and the proposed building. This planting area is proposed to include three (3) trees and twenty-four (24) shrubs. In addition, approximately two (2) trees are planted along the southern property line; combined with the proposed landscaping, the parking area will be broken up.

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 applicant has indicated planting twelve (12) *Acer rubrum* 'October Glory' (October Glory Red Maple) adjacent to the parking area. The proposed trees are not from the prohibited list.

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 the 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 the applicant's plans and plan notes.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #2. This is a requirement of the Zoning Ordinance and has also been incorporated as a condition of approval.

Attachments :

Attachment 1 – Application and Attachments
Attachment 2 – Supplemental Application Materials
Attachment 3 – McMinnville Water and Light Comments

CONDITION OF APPROVAL #2: That all landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement. (McMinnville Municipal Code 17.57.070(C))

Chapter 17.58 Trees

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 the applicant’s plans and plan notes.

FINDING: STATISIFIED. The applicant has proposed commercial or industrial development and is subject to the street tree standards listed in Section 17.58.090. The revised landscape plan indicates public utilities running under the existing planter strip. It is impossible to provide street trees within the public right-of-way and comply with buffering requirements from public utilities as prescribed in MMC 17.58.090(E). Therefore, no street trees may be placed; however, the applicant has proposed four (4) *Acer rubrum* ‘October Glory’ (October Glory Red Maple) located on the subject within fifteen (15) of the NE Miller Street right-of-way. The proposed trees will provide a similar effect to street trees.

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 the applicant’s plans and plan notes.

FINDING: SATISFIED. Due to the location of public utilities under the existing planter strip and the required buffering requirements from public utilities provided by MMC 17.58.090(E), it is not possible to place street trees within the right-of-way. Four (4) trees are proposed on the subject site in close proximity to the property line, which will serve a similar function to street trees. Trees on private property are not subject to species requirements in MMC 17.58.090(A).

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 the applicant’s plans and plan notes.

FINDING: SATISFIED. Due to the location of public utilities under the existing planter strip and the required buffering requirements from public utilities provided by MMC 17.58.090(E), it is not possible to place street trees within the right-of-way. Four (4) trees are proposed on the subject site in close proximity to the property line, which will serve a similar function to street trees. Trees on private property are not subject to planting requirements in MMC 17.58.090(B).

Attachments :

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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 commercial and industrial development staggered, or irregular spacing is permitted, as may be approved by the McMinnville Landscape Review Committee.

[...]

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

FINDING: SATISFIED. Due to the location of public utilities under the existing planter strip and the required buffering requirements from public utilities provided by MMC 17.58.090(E), it is not possible to place street trees within the right-of-way. Four (4) trees are proposed on the subject site in close proximity to the property line with an average distance of approximately 30 feet between trees. The proposed trees would be identified as “medium-sized” trees if placed within the right-of-way. Trees on private property are not subject to spacing requirements in MMC 17.58.090(C).

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: SATISFIED. Due to the location of public utilities under the existing planter strip and the required buffering requirements from public utilities provided by MMC 17.58.090(E), it is not possible to place street trees within the right-of-way. Four (4) trees are proposed on the subject site in close proximity to the property line, which will serve a similar function to a street tree. Planting standards of MMC 17.58.090(D) do not apply to trees of private property

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 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: STATISFIED. Due to the location of public utilities under the existing planter strip and the required buffering requirements from public utilities provided by MMC 17.58.090(E), it is not

Attachments :

- Attachment 1 – Application and Attachments
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- Attachment 3 – McMinnville Water and Light Comments

possible to place street trees within the right-of-way. Four (4) trees are proposed on the subject site in close proximity to the property line, which will serve a similar function to a street tree.

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 because no street trees are proposed or required as part of the application.

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 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.

Attachments :

- Attachment 1 – Application and Attachments
- Attachment 2 – Supplemental Application Materials
- Attachment 3 – McMinnville Water and Light Comments

FINDING: NOT APPLICABLE. This criterion is not applicable because no street trees are proposed or required as part of the application.

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.

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

Attachments:

- Attachment 1 – Application and Attachments
- Attachment 2 – Supplemental Application Materials
- Attachment 3 – McMinnville Water and Light Comments

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.

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*

Attachments:

- Attachment 1 – Application and Attachments
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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 impacts landscaping, the item may be required to be brought before the Landscape Review Committee.

Northeast Industrial Area Overlay (Ordinance No. 4135)

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;

Attachments:

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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

Attachments :

- Attachment 1 – Application and Attachments
- Attachment 2 – Supplemental Application Materials
- Attachment 3 – McMinnville Water and Light Comments



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.	L18-24
Date Received	6/28/24
Fee	\$1,207.00
Receipt No.	210054
Received by	AW

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.

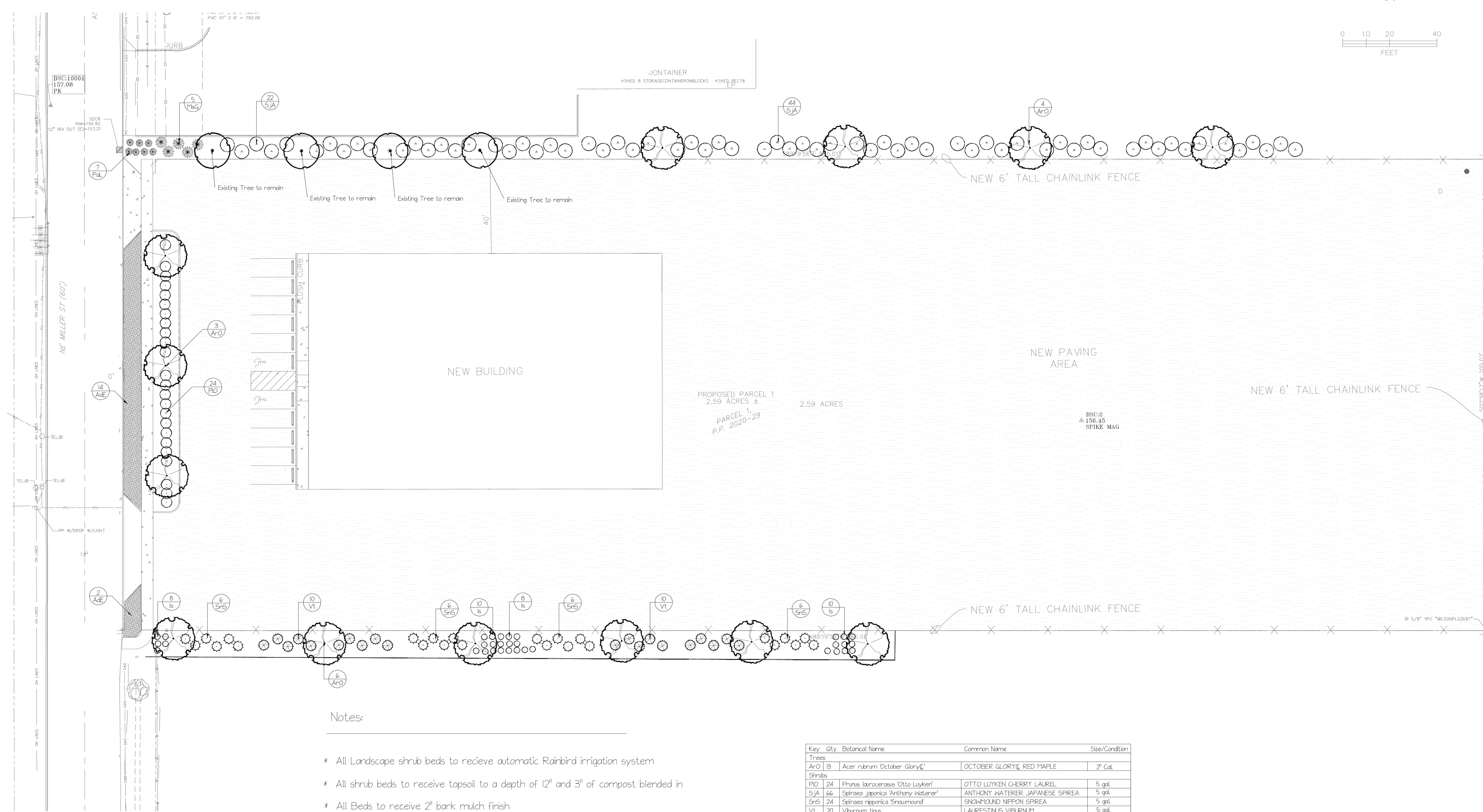
I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.


Applicant's Signature

6/28/24
Date


Property Owner's Signature

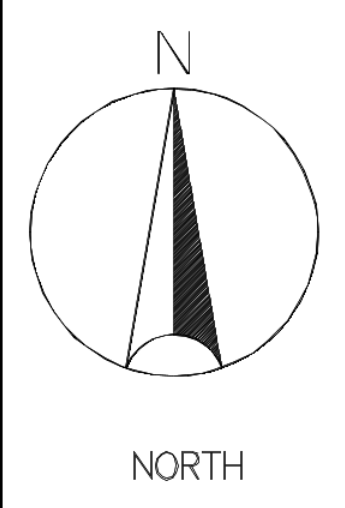
6/28/24
Date



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

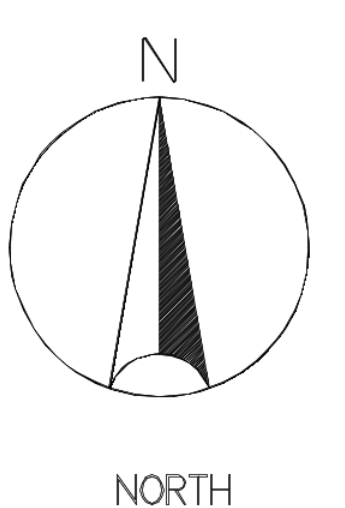
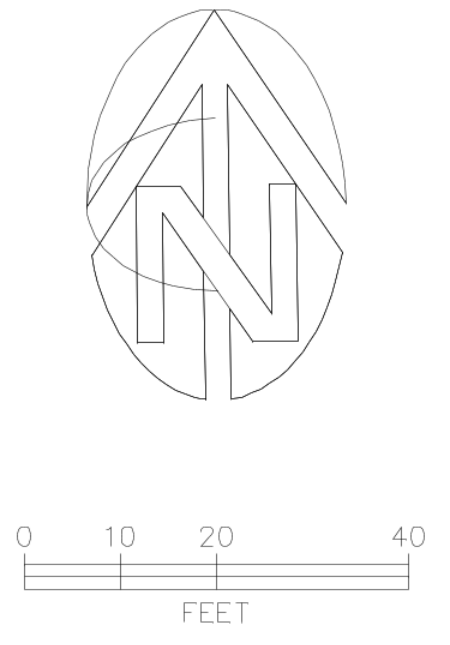
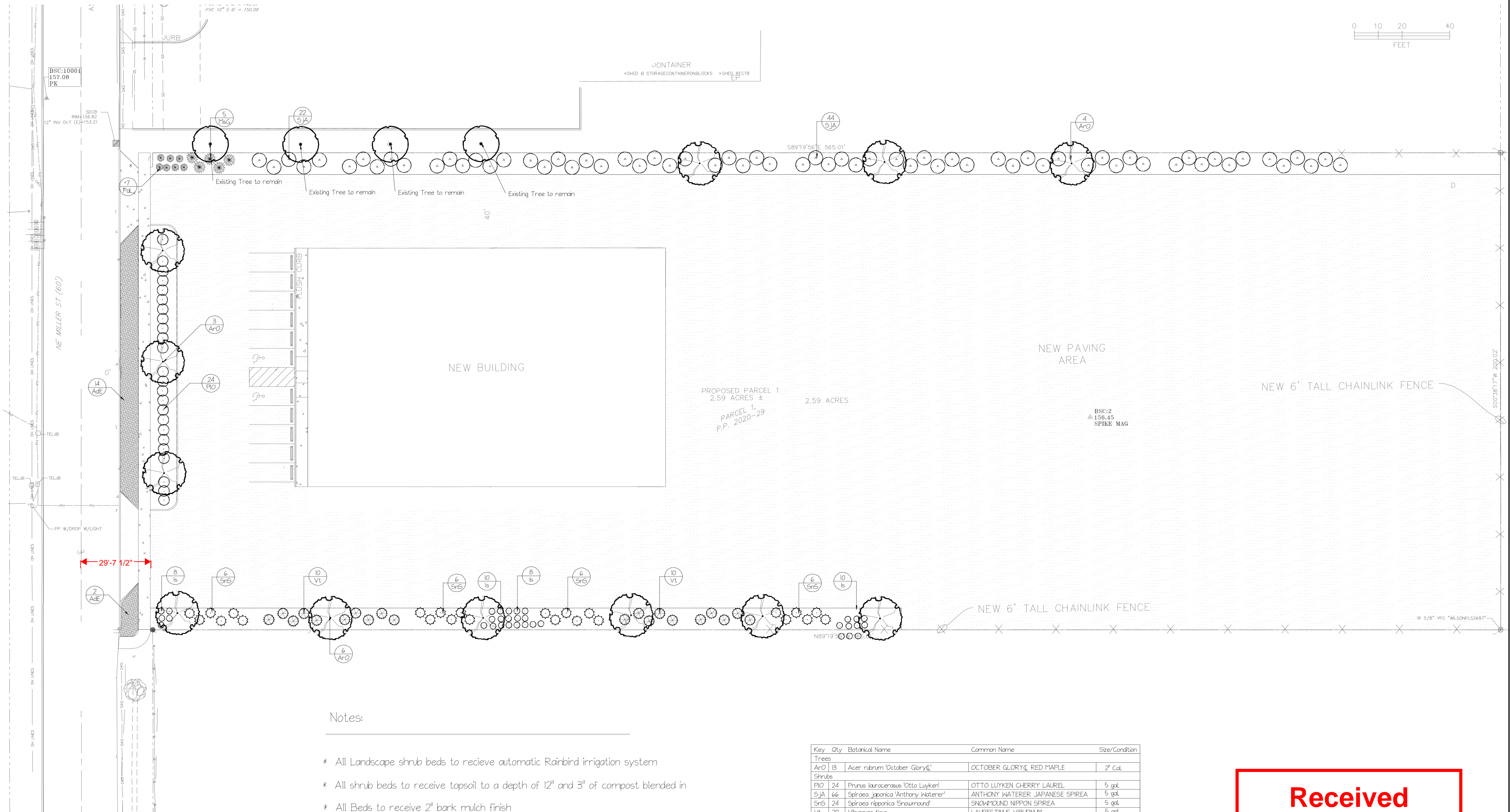
Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
ArO	18	<i>Acer rubrum</i> 'October Glory'	OCTOBER GLORY, RED MAPLE	2" Cal.
Shrubs				
Pdl	24	<i>Prunus laurocerasus</i> 'Otto Luyker'	OTTO LUYKEN CHERRY LAUREL	5 gal.
SJA	66	<i>Spiraea japonica</i> 'Anthony Waterer'	ANTHONY WATERER JAPANESE 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				
M5G	5	<i>Miscanthus sinensis</i> 'Gracillimus'	GRACILLIMUS MAIDEN GRASS	1 gal.
Pdl	7	<i>Pennisetum alopecuroides</i> 'Little Bunny'	LITTLE BUNNY CHINESE FOUNTAIN GRASS	1 gal.
Perennials				
ls	36	<i>Iberis sempervirens</i>	EVERGREEN CANDYTUFT	1 gal.
Groundcovers				
AdE	16	<i>Arctostaphylos densiflora</i> 'Emerald Carpet'	EMERALD CARPET SONOMA MANZANITA	4" Flats



Landscape Plan

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

L 10



Landscape Plan

Haworth and Miller Street
 1600-1680 NE Miller St. McMinnville, Or
 SCALE 1" = 20'
 DATE 05/14/24
 DRAWING # 2024/089

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	13	Acer rubrum 'October Glory'	OCTOBER GLORY® RED MAPLE	2" Cal.
Shrubs				
PLO	24	Prunus laurocerasus 'Otto Luyker'	OTTO LUYKEN CHERRY LAUREL	5 gal.
SJA	66	Spiraea japonica 'Anthony Waterer'	ANTHONY WATERER JAPANESE SPIREA	5 gal.
SrS	24	Spiraea nipponica 'Snowmound'	SNOW MOUND JAPANESE SPIREA	5 gal.
Vl	20	Viburnum tricus	LAURESTINUS VIBURNUM	5 gal.
Ornamental Grasses				
MbG	5	Miscanthus sinensis 'Gracillimus'	GRACILLIMUS MAIDEN GRASS	1 gal.
Pol	7	Pennisetum alopecuroides 'Little Bunny'	LITTLE BUNNY CHINESE FOUNTAIN GRASS	1 gal.
Perennials				
Is	36	Iberis sempervirens	EVERGREEN CANDYTUFT	1 gal.
Grandcovers				
AdE	16	Arctostaphylos densiflora 'Emerald Carpet'	EMERALD CARPET SONOMA MANZANITA	4" Flats

Received
September 10, 2024
Community Development Center

From: [Amy M. Gonzales](#)
To: [Amanda Winter](#)
Subject: RE: Landscape Plan Review Application - L 18-24
Date: Monday, July 8, 2024 5:21:03 PM
Attachments: [image001.png](#)
[WMCLEAR.pdf](#)
[VR.pdf](#)
[VAULTCLEAR.pdf](#)
[FH-CLR.pdf](#)

This message originated outside of the City of McMinnville.

Amanda,

MW&L has the following comments:

Power: Power plans for the site have not been finalized. Landscaping may have to be adjusted to accommodate power supply.

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.

Thank you,

Amy M. Gonzales

Engineering & Operations Assistant

Water Division

McMinnville Water & Light

PO Box 638 | 855 NE Marsh Lane | McMinnville, OR 97128

(503) 472-6919 ext 5

amg@mc-power.com

From: Amanda Winter <Amanda.Winter@mcminnvilleoregon.gov>

Sent: Friday, July 5, 2024 4:59 PM

To: Taylor Graybehl <Taylor.Graybehl@mcminnvilleoregon.gov>; David Renshaw

<David.Renshaw@mcminnvilleoregon.gov>; Jen Hawkins <JenH@mc-power.com>; Amy M. Gonzales

<amg@mc-power.com>; Matthew Bernards <Matthew.Bernards@mcminnvilleoregon.gov>; Logan

Adams <Logan.Adams@mcminnvilleoregon.gov>

Subject: Landscape Plan Review Application - L 18-24

Good afternoon guys,

The attached material has been referred to you for your information, study, and official comments for the record. Your recommendations and suggestions will be used to guide the McMinnville Landscape Review Committee when reviewing this proposal. If you wish to have your comments on the attached material considered, please email your response back to our office by **Tuesday, July 16, 2024**. The Landscape Review Committee will be meeting to consider these matters on Wednesday, July 17, 2024 at 12:00 p.m., in-person at the Community Development Center and via Zoom.

This is regarding Landscape Plan Review application L 18-24 for Haworth Inc Office & Shop, located at 1400 NE Miller Street, Tax Lot No. R4415 03403.

Your prompt reply will help to facilitate the processing of this application and will ensure consideration of your recommendations.

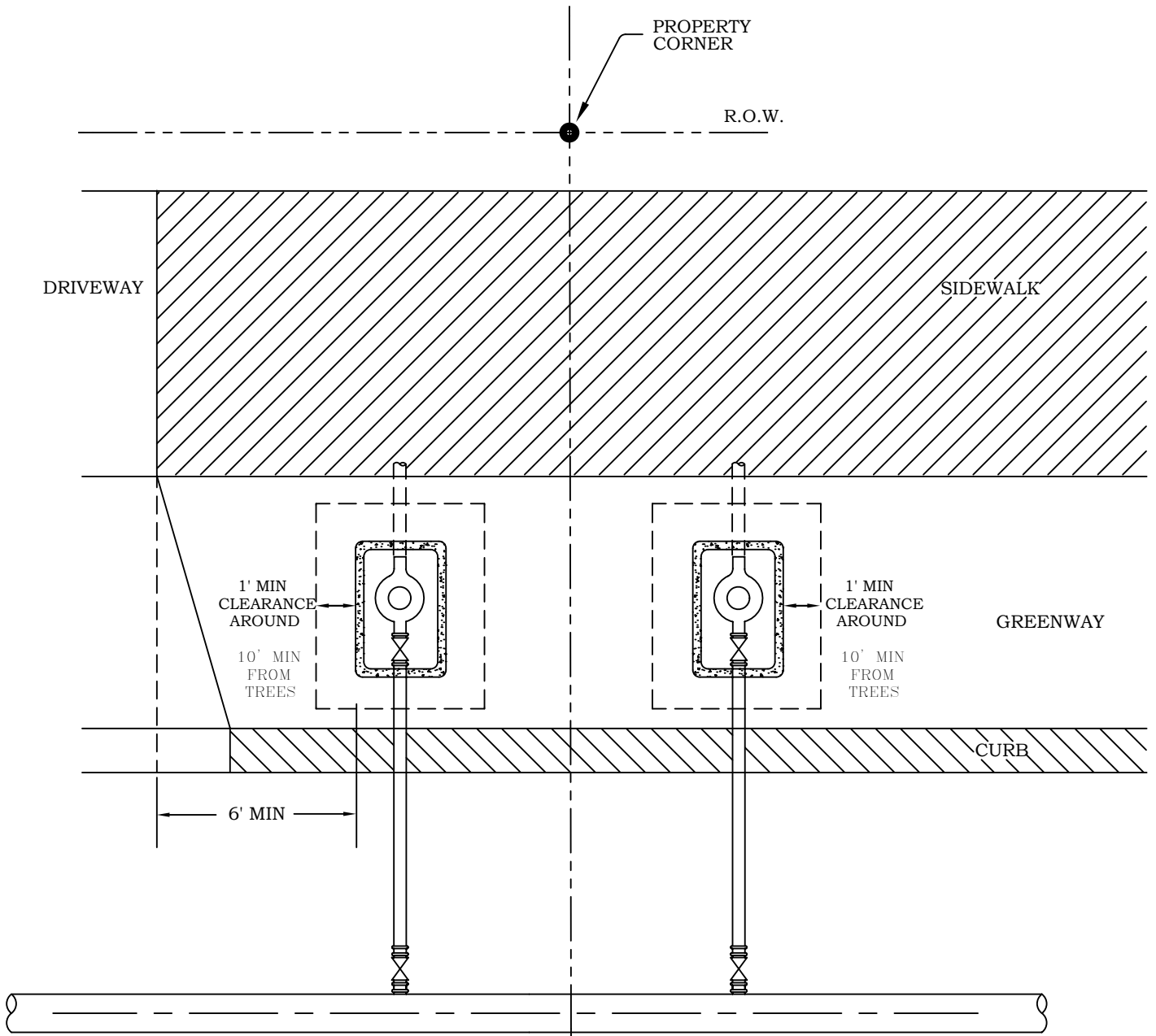
If you have any questions regarding this application, you can reach out to Senior Planner, Taylor Graybehl directly at Taylor.Graybehl@mcminnvilleoregon.gov or 503-474-4153.

Please note that any written comments/correspondence returned (emails/letters) regarding this request become part of the public record.

Thank you,



Amanda Winter
Planning Analyst
Office: (503) 474-5102
Cell: (971) 387-1803
231 NE Fifth Street McMinnville, OR 97128
www.mcminnvilleoregon.gov



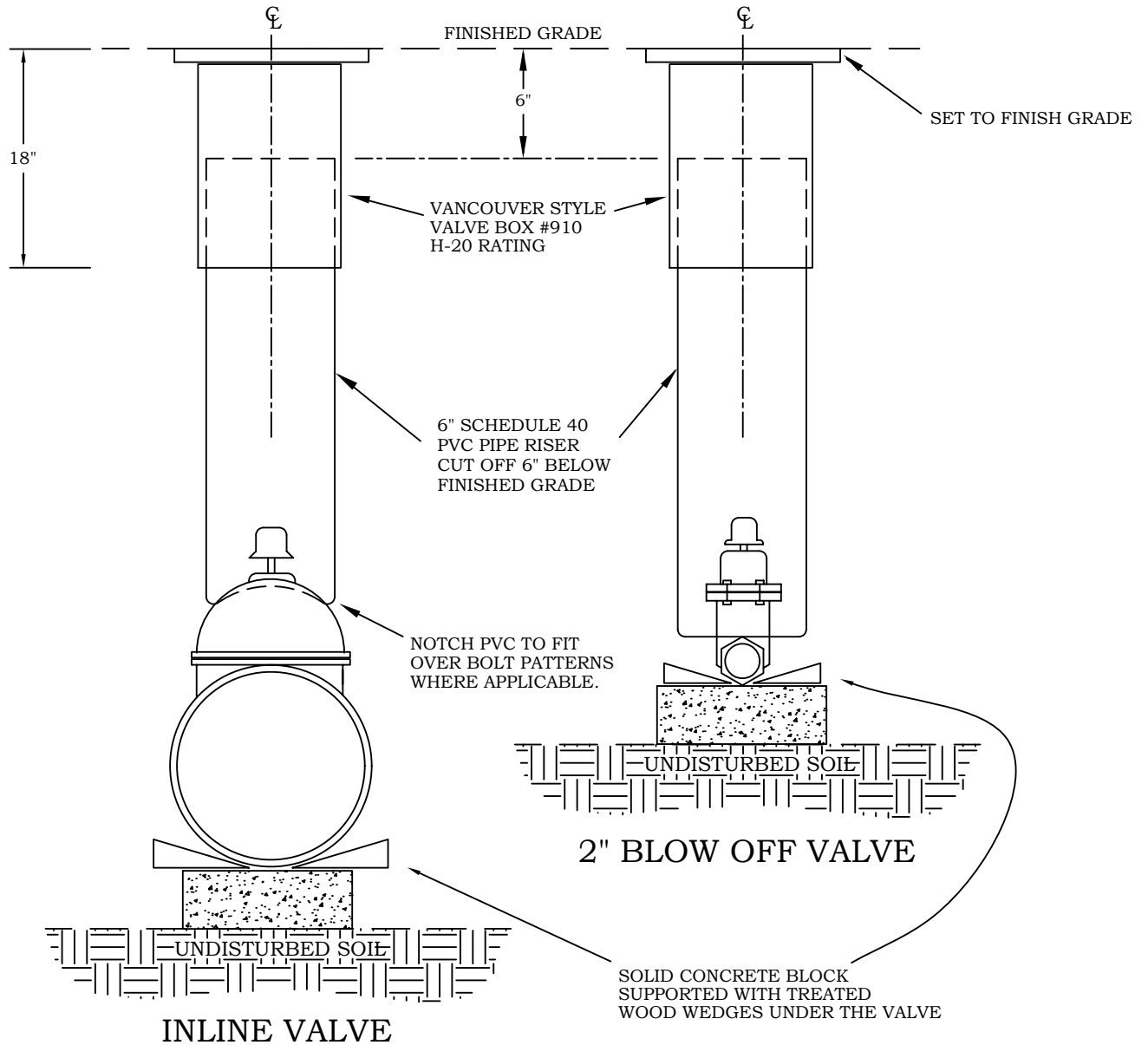
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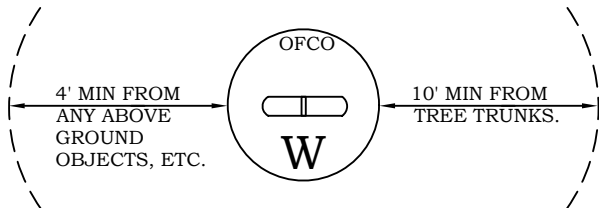
WATER METER CLEARANCE TO ALL OTHER FACILITIES

DATE	REVISION

DATE	12/9/14	APPROVED	WSC
DRAWN	SLW	Page 31 of 36	



CLEARANCES



NOT TO SCALE

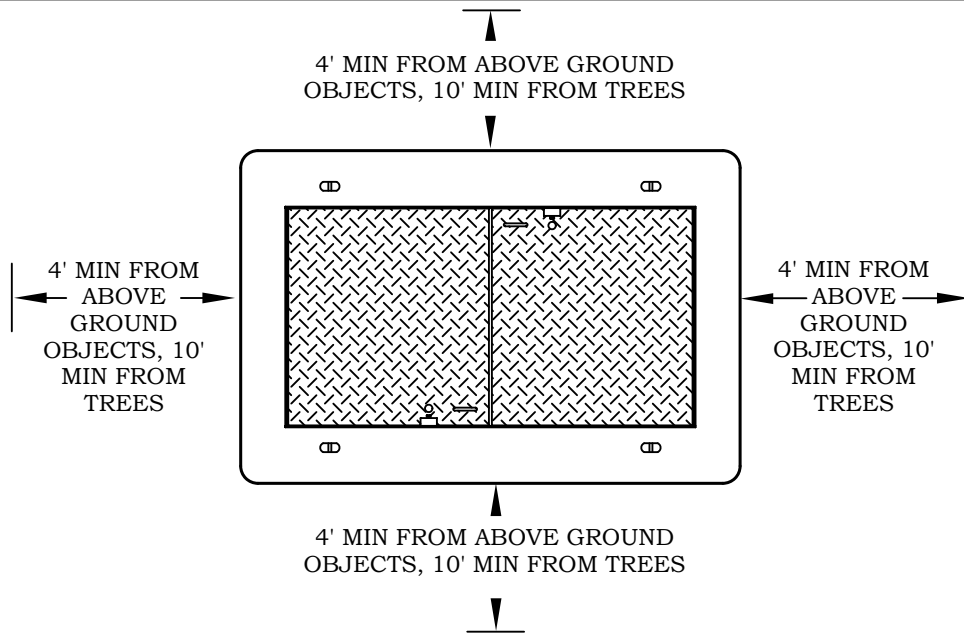


VALVE RISER ASSEMBLY AND CLEARANCES

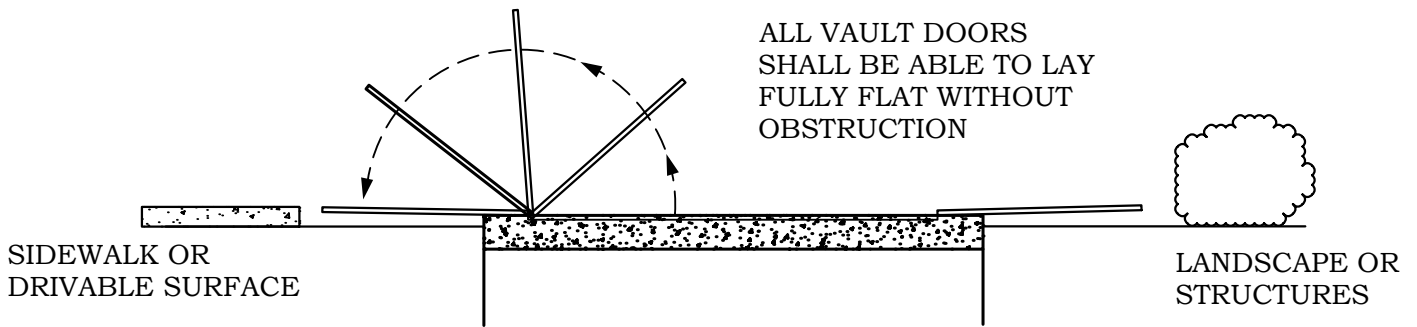
DATE	REVISION

DATE	12/12/14		
DRAWN	SLW	APPROVED	WSC
		Page 32 of 36	
		SPEC. NO. VV	

TOP VIEW



SIDE VIEW




NOTES:

- 1) WHEN VAULT DOORS ARE OPEN THEY MUST LAY FLAT. THEY MUST NOT BE IN A WALKABLE OR DRIVEABLE SURFACE.
- 2) MAINTAIN A MINIMUM 4' FROM VAULT EDGE TO ANY ABOVE GROUND OBJECT.
- 3) 10' MIN FROM FACE OF TREES. TREES SHALL BE PLANTED FAR ENOUGH FROM VAULTS THAT UPON MATURITY, OVERHANGING BRANCHES WILL NOT OBSTRUCT A CRANE FROM SETTING OR REMOVING EQUIPMENT.

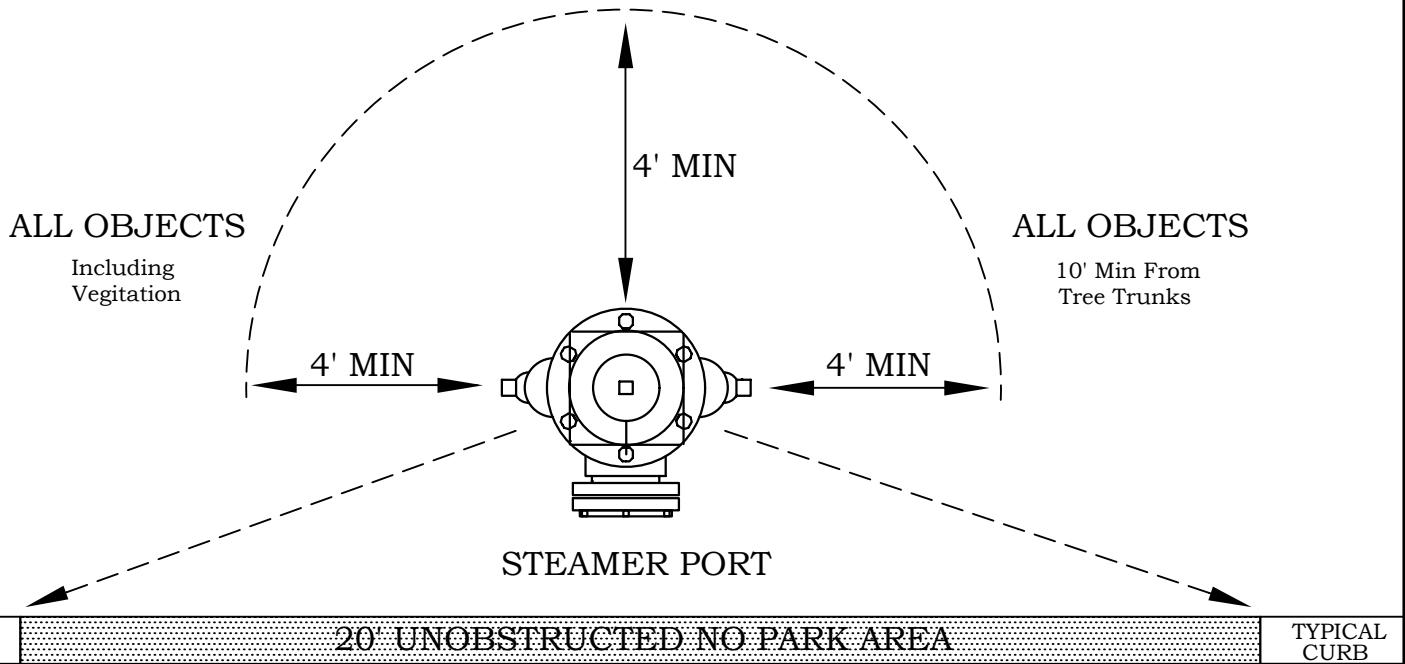
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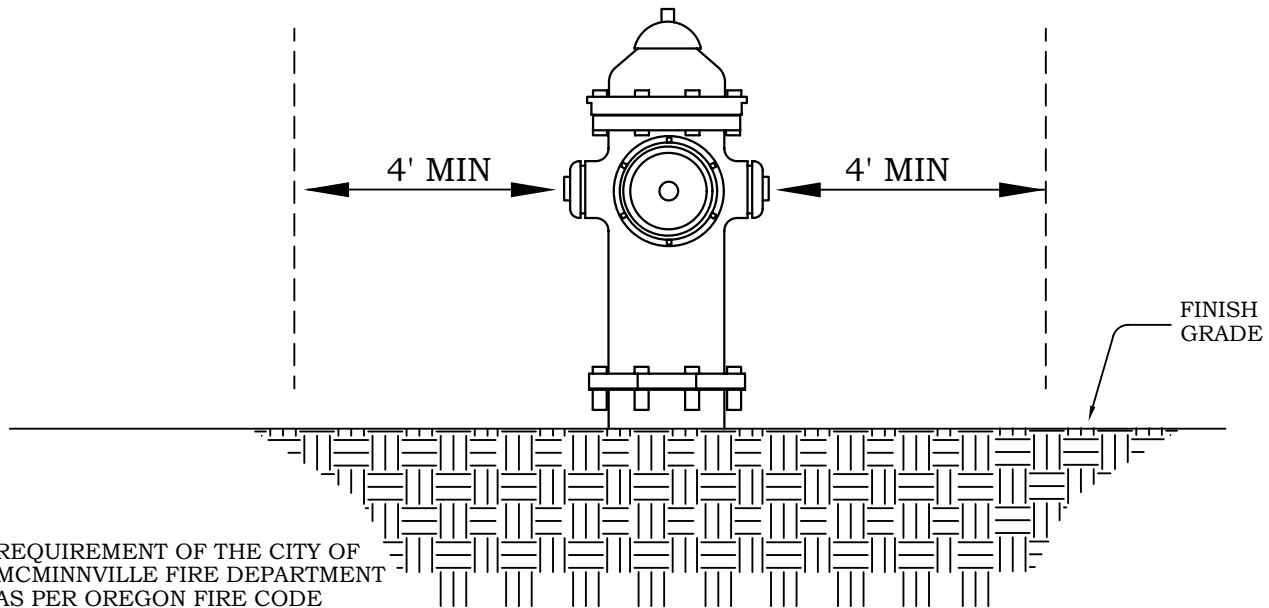
CLEARANCES FROM VAULTS

		<p>CLEARANCES FROM VAULTS</p>		
DATE	REVISION			
		DATE	12/9/14	
		DRAWN	SLW	APPROVED WSC
				Page 33 of 36 SPEC NO. VAULT CLEAR

TOP VIEW



SIDE VIEW



REQUIREMENT OF THE CITY OF
MCMINNVILLE FIRE DEPARTMENT
AS PER OREGON FIRE CODE

NOT TO SCALE



FIRE HYDRANT CLEARANCES MINIMUM FROM ALL OBJECTS

DATE	REVISION

DATE	12/8/14	APPROVED	WSC	Page 34 of 36
DRAWN	SLW	APPROVED	WSC	FBCCLR

EXHIBIT 1 - STAFF REPORT

DATE: October 23, 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). Staff has reviewed the application for consistency with the applicable criteria, and recommends approval of the application, subject to the conditions specified in the attached Decision Document.

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:

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, per the decision document provided which includes the findings of fact and conditions of approval.
2. **APPROVE** the application with additional conditions of approval, providing findings of fact for the inclusion of additional conditions.
3. **CONTINUE** the application, requesting the applicant to submit more information or details for review.
4. **DENY** the application, providing findings of fact for the denial in the motion to deny.

Staff Recommendation:

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

Staff **RECOMMENDS APPROVAL** of the application, subject to the conditions specified in the attached Decision Document.

Suggested Motion:

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, I MOVE THAT THE LANDSCAPE REVIEW COMMITTEE APPROVE THE DECISION DOCUMENT AND APPROVE THE LANDSCAPE PLAN REVIEW APPLICATION L 18-24 SUBJECT TO THE CONDITIONS SPECIFIED IN THE DECISION DOCUMENT

Attachments:

Attachment A – Decision Document