



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

www.mcminnvilleoregon.gov

Landscape Review Committee
Community Development Center, 231 NE 5th Street
November 15, 2017
12:00 PM

Committee Members	Agenda Items
Rob Stephenson Chair	1. Call to Order
Sharon Gunter Vice-Chair	2. Citizen Comments
Josh Kearns	3. Approval of Minutes
RoseMarie Caughran	4. Action Items
Tim McDaniel	A. L 37-17 – Revised Landscape Plan (Exhibit 1) 1240 SW Booth Bend Road (Tax Lot R4429 01800)
	B. L 30-17 – Street Tree Plan (Exhibit 2) Aspire Phase 2 Subdivision
	5. Discussion Items
	A. City Arborist and Street Tree Program
	6. Old/New Business
	7. Committee Member Comments
	8. Staff Comments
	9. 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.



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EXHIBIT 1 - STAFF REPORT

DATE: November 15, 2017
TO: McMinnville Landscape Review Committee
FROM: Chuck Darnell, Associate Planner
SUBJECT: Agenda Item 4A: L 37-17

Report in Brief:

A revised landscape plan for the construction of a new mini storage facility (L 37-17) has been submitted to be reviewed by the Landscape Review Committee.

Background:

The applicant, Andisheh Afghan on behalf of Northwest Self Storage, submitted a landscape plan review application to install landscaping around a new mini self-storage facility proposed to be constructed on the property located adjacent to the existing Lowe's store, near the intersection of Highway 18 and Highway 99W. The subject property located at 1240 SW Booth Bend Road and is more specifically described as Tax Lot 1800, Section 29, T. 4 S., R. 4 W., W.M.

The Landscape Review Committee reviewed the original landscape plan at their October 19, 2017 meeting and continued the application to allow the applicant to make revisions to the plan to better meet the landscape plan review criteria in Section 17.57.070(B)(1) and Section 17.57.070(B)(2) of the McMinnville Zoning Ordinance. Specifically, the Landscape Review Committee had concerns with the compatibility of the proposed landscaping with the scale of the site and the building. The Committee also had concerns with the screening of the proposed use on the west and south sides of the building. The revised landscape plan includes revisions in response to the concerns of the Landscape Review Committee and the continuance of the originally proposed plan.

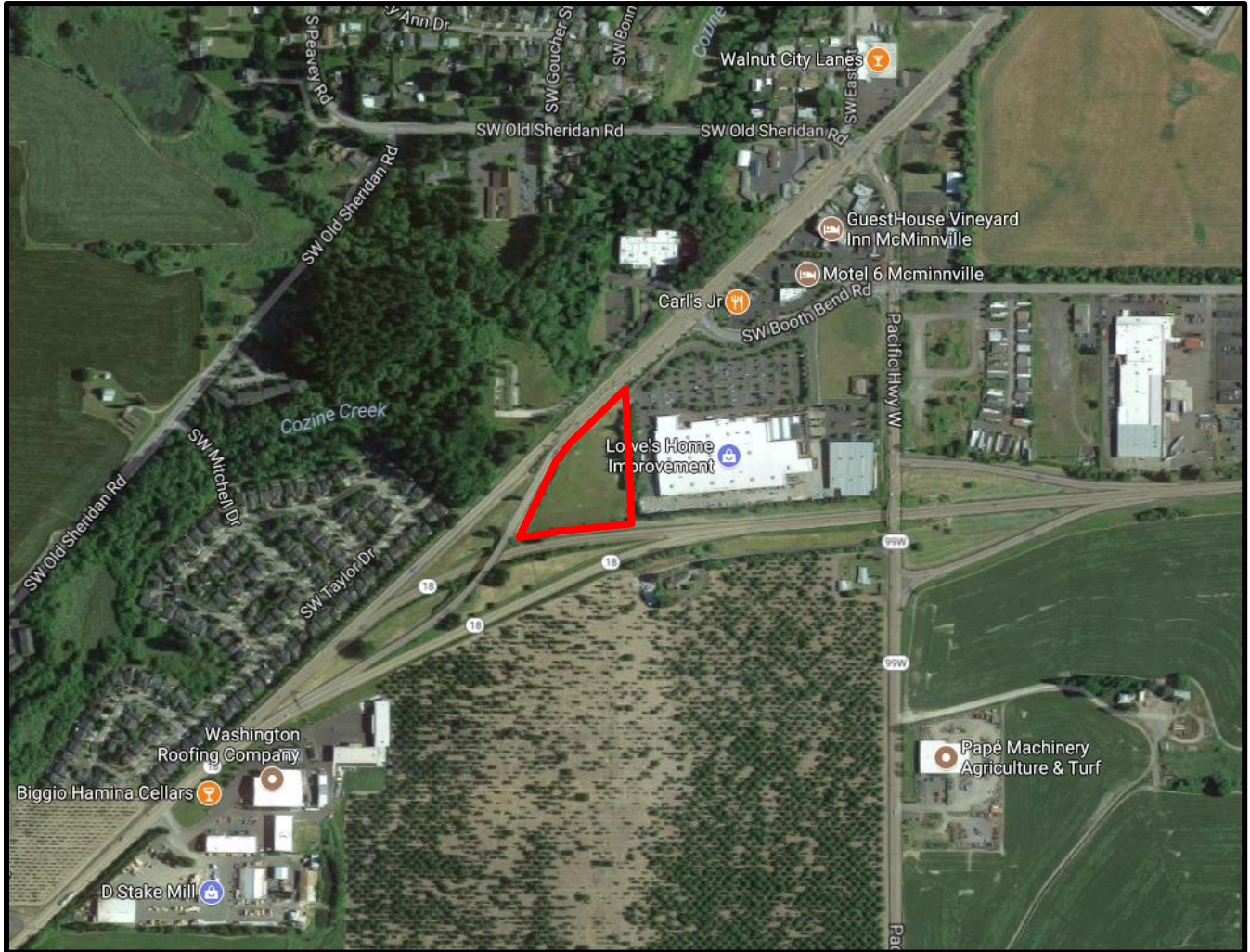
Discussion:

The subject property is zoned C-3 PD (General Commercial Planned Development). The existing site is vacant, and the applicant is proposing to construct two new buildings on the property that will be used as mini self-storage facilities. The subject site is included in a planned development overlay that contains design standards, and based on the proposed size of the new buildings, the development is also subject to the Large Format Commercial Development design standards in Chapter 17.56 of the McMinnville Zoning Ordinance. The applicant has already obtained approval of the design of the buildings from the Planning Director, but a condition of approval was that the applicant submit their landscape plan for review by the Landscape Review Committee.

The subject site can be seen below as a red outlined area:

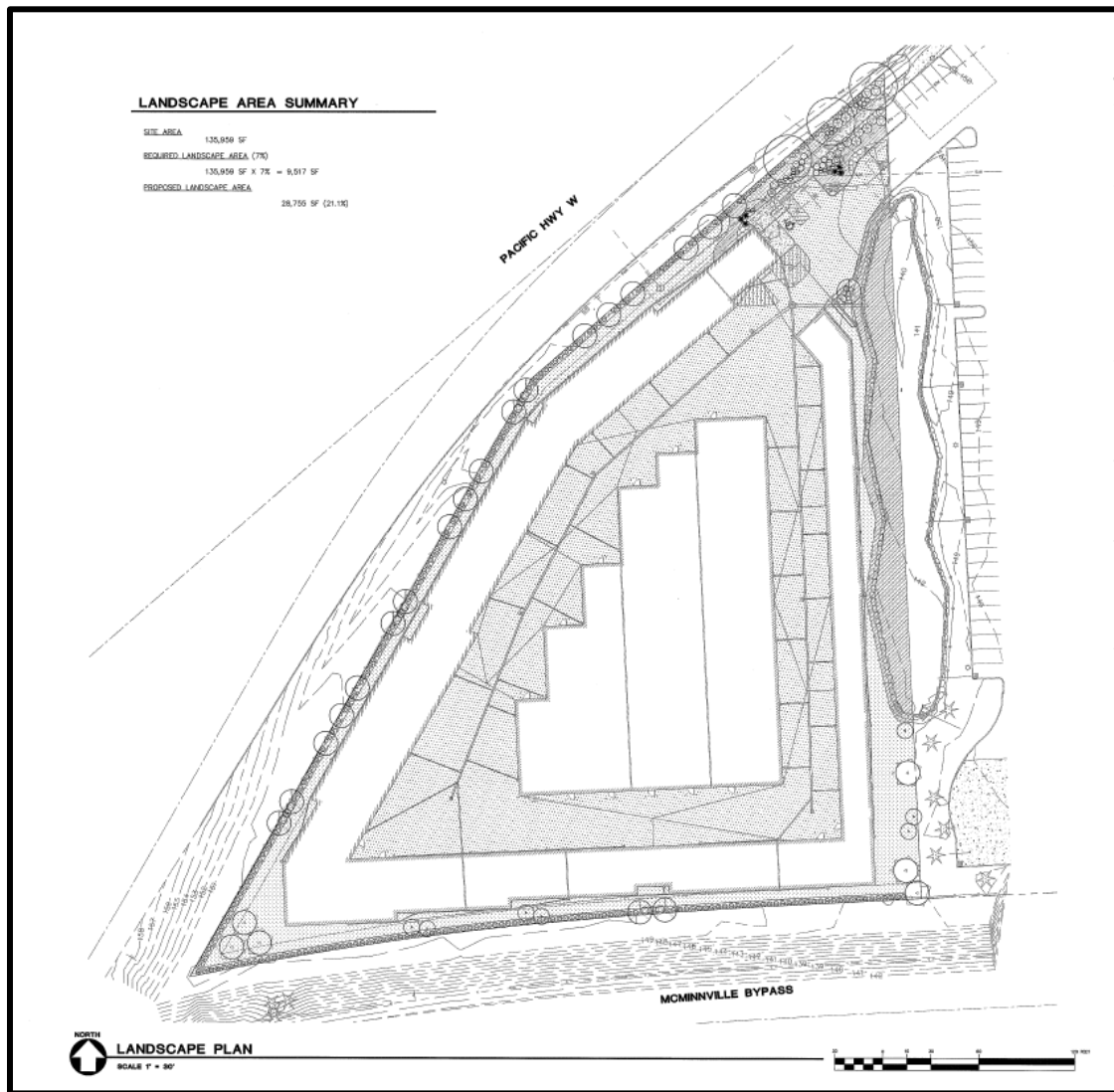
Attachments:

Attachment A – Decision, Conditions of Approval, and Findings of Fact of the McMinnville Landscape Review Committee for Approval of Landscape Plan for a New Mini Storage Building at Tax Lot 1800, Section 29, T. 4 S., R. 4 W., W.M.



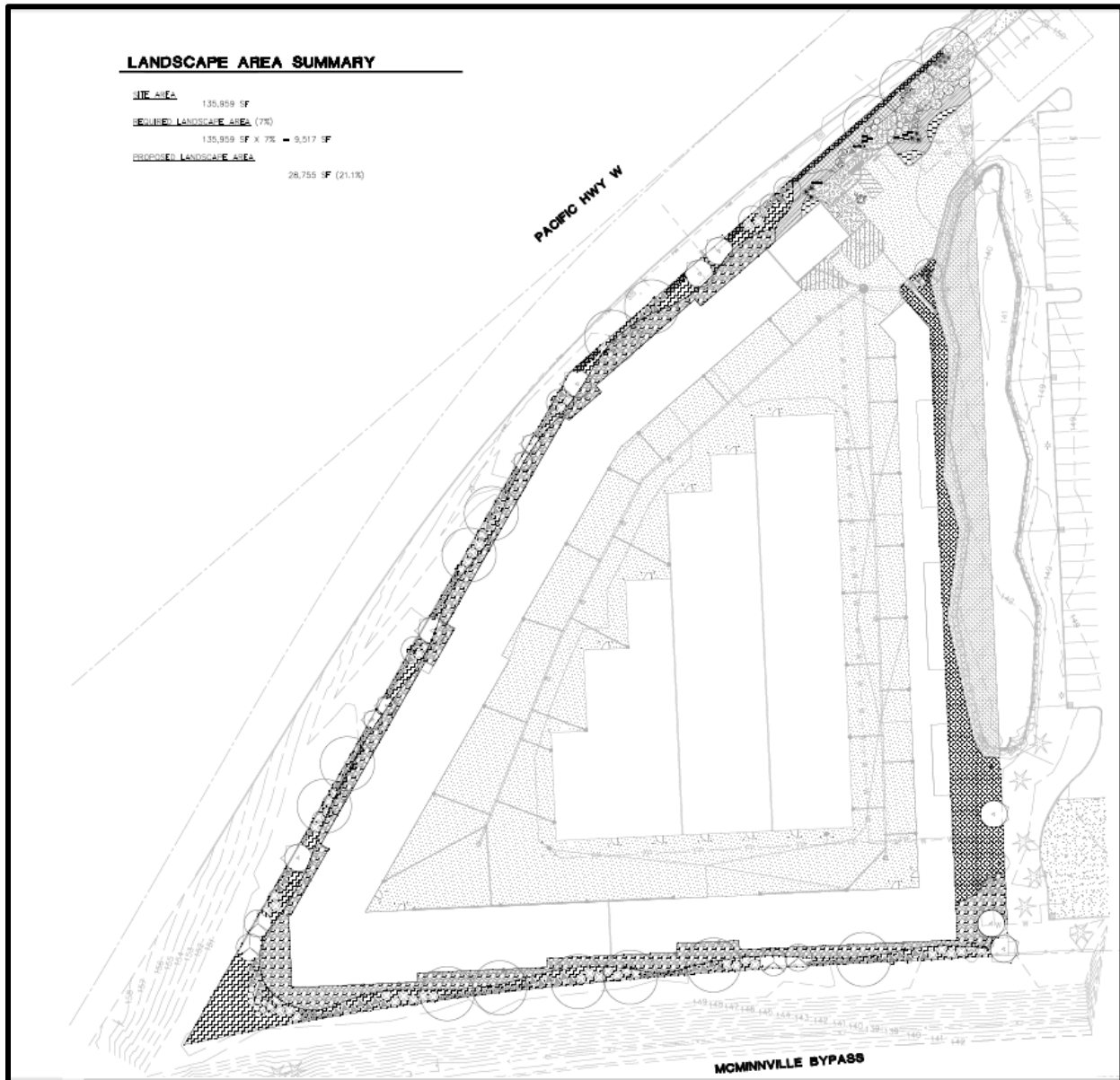
The Landscaping chapter of the McMinnville Zoning Ordinance requires that at least seven (7) percent of the gross area of a site being developed be landscaped (Section 17.57.070(A) (Area Determination – Planning Factors)). However, the Planned Development Overlay that applies to this property (Ordinance No. 4688) requires that at least 15 percent of the site be landscaped. The landscape plan as proposed exceeds those requirements, as about 21 percent of the area of the site being developed is proposed to be landscaped.

The landscaping originally proposed on the site can be seen below:



The revised landscaping now proposed on the portion of the site being developed can be seen below:

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In response to the continuance of the original landscape plan and to better meet Section 17.57.070(B) (Area Determination – Planning Factors) of the McMinnville Zoning Ordinance, the applicant has added additional trees along the west and south sides of the site, introduced more variety in the smaller shrubs on the west and south sides of the site, and revised the proposed groundcover throughout much of the landscaped area. More detail on the proposed revisions is described in more detail below for each of the review criteria in Section 17.57.070(B):

1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

The subject site is a large parcel, and the proposed building will be large and will include long continuous walls along both of the prominent highway frontages. The applicant is proposing to install extensive landscaping at the entry to the site, which is accessed through the existing Lowe's parking lot. The plan includes a sidewalk from the end of the existing sidewalk in the Lowe's parking lot to the main entrance to the office portion of the proposed building. Along the sidewalk, the applicant is

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proposing a variety of shrubs and grasses in landscape beds on each side of the sidewalk. The shrubs will include Edward Goucher Abelia, Karen Azalea, Fragrant Sarcococca, Morticia New Zealand Flax, and Valley Valentine Japanese Pieris. The grasses will include Karl Foerster Feather Reed Grass, Maiden Grass, and Mexican Feather Grass. Groundcover, to include Blue Fescue and Gold Splash Wintercreeper, will be planted within the landscape beds to fill out these planting areas.

In addition, the applicant is proposing to install three (3) Redpointe Maple (*Acer Rubrum* 'Redpointe') trees along the Highway 99W frontage between the landscape beds and the roadway. These trees will continue the planting pattern that exists along the Lowe's property frontage on Highway 99W. The Redpointe Maple trees will grow to a mature height of 45 feet, with a mature canopy width of 30 feet. The applicant is proposing to plant the trees about 35 feet apart, which will provide for a full canopy at maturity.

Along the remaining frontages, the applicant is proposing to install a continuous row of shrubs to include Heavenly Bamboo (*Nandina domestica*), Valley Valentine Japanese Pieris (*Pieris japonica* 'Valley Valentine'), and Pacific Waxmyrtle (*Myrica californica*). These shrubs will be planted in an alternating pattern, with some of the larger shrubs planted in a slightly offset row, to provide some variation in the continuous row of shrubs.

In addition, the applicant is proposing to install a variety of trees along the west and south frontages. The applicant is proposing to include a continuation of the Redpointe Maple (*Acer Rubrum* 'Redpointe') trees that will be installed near the parking lot, but also to introduce groupings of Little Gem Southern Magnolia (*Magnolia grandiflora* 'Little Gem'), Leyland Cypress (*Cupressocyparis Leyland*), Columnar Blue Spruce (*Picea abies* 'Cupressina'), and Sweet Bay (*Laurus nobilis*) trees. The Leyland Cypress and Columnar Blue Spruce will be located on the Highway 99W frontage, with a few additional Leyland Cypress trees on the southeast corner of the building. Along the Highway 18 frontage, the trees will be primarily Redpointe Maples (*Acer Rubrum* 'Redpointe').

To fill out the planting areas, the applicant is proposing to install Kinnikinnick (*Arctostaphylos uva-ursi*) as groundcover in the planting beds. Between the planting beds and the building, the applicant is proposing to install river rock as groundcover, as it will not be visible from the public right-of-way behind the shrubs and will not require excessive irrigation.

Staff believes that the proposed planting plan is compatible with the proposed development and that the subject site will be compatible with surrounding properties.

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

The applicant is proposing to install a continuous row of shrubs to include Heavenly Bamboo (*Nandina domestica*), Valley Valentine Japanese Pieris (*Pieris japonica* 'Valley Valentine'), and Pacific Waxmyrtle (*Myrica californica*) along the property's frontages to Highway 99W and Highway 18. Interspersed within the row of shrubs will be some larger shrubs and larger trees, including Redpointe Maple (*Acer Rubrum* 'Redpointe'), Little Gem Southern Magnolia (*Magnolia grandiflora* 'Little Gem'), Leyland Cypress (*Cupressocyparis Leyland*), Columnar Blue Spruce (*Picea abies* 'Cupressina'), and Sweet Bay (*Laurus nobilis*) trees. The lower shrubs will form a full planting screen once fully grown, which will provide for a continuous screening effect of the proposed use from the adjacent right-of-ways. Along with the taller and larger trees above, staff believes that the proposed planting pattern will adequately screen the proposed use.

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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.

A large stormwater detention area currently exists along the eastern portion of the property, between the subject site and the existing Lowe's store. This detention area is heavily landscaped around its perimeter, and the applicant is proposing to maintain the existing landscaping in this area. The remainder of the site is vacant and does not contain any significant trees or landscaping.

4. The development and use of islands and plantings therein to break up parking areas.

The proposed project does not include the installation of landscaping islands within the parking areas. The site only includes three (3) parking spaces near the office portion of the building. The remaining parking spaces are included within the building, and will double as maneuvering space for vehicles traveling through the site and to individual storage units. The applicant is proposing to install denser landscaping around the parking spaces near the entry of the site, as described above, which will break up the parking area slightly.

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.

The landscape plan does not include the installation of street trees, as there will be no dedicated planting strip created along either property frontage. However, the applicant is proposing to install taller trees, including a typical variety of street tree (Red Maple) along the property's frontages, which will create a street tree effect from the adjacent public right-of-ways.

6. Suitable watering facilities or irrigation systems must be included in or near all planted areas.

The applicant has included a note on the landscape plan that all plants will be irrigated by a fully automated, permanent irrigation system. Details were also included to show the specific type of sprinkler system and sprinkler heads that will be installed.

Planned Development Landscaping Requirements

In addition to the standard landscape plan review criteria, the Planned Development Overlay (Ordinance No. 4688) includes the following requirements for landscaping on the site:

That landscape plans for the commercial site shall be submitted to the McMinnville Landscape Review Committee for review and approval prior to issuance of permits for any of the commercial buildings. At a minimum, 15 percent of the site shall be landscaped with emphasis along all street frontages, at major entrances to the commercial complex, within off-street parking lots, and at building perimeters. Final site and landscape plans should incorporate extensive streetside landscaping areas which facilitate meandering sidewalk(s) and street tree planting along both highway frontages (Highway 99W and the Highway 99W/Highway 18 Connector). A continuous evergreen screen shall be planted along the southern boundary of the site.

The landscape plan as proposed does meet the 15 percent requirement, as about 21 percent of the site will be landscaped. The landscaping is more emphasized at the entrance to the site and near the off-street parking area near the office portion of the building. Landscaping is also included along all street frontages and building perimeters. While the Planned Development Overlay does speak to a meandering sidewalk with street tree plantings, sidewalks are not included with the proposed

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development. The property's frontages culminate at a highway interchange, which is not a pedestrian friendly environment nor an area where pedestrians should be directed. Therefore, sidewalks are not being required to be installed. Without sidewalk installation, there will be no dedicated planting strip and therefore no ability to require street tree plantings.

Fiscal Impact:

None.

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.

Recommendation/Suggested Motion:

Staff recommends that Landscape Review Committee approve the revised landscape plan, subject to the conditions listed below.

1. That the applicant shall install landscaping as shown on the submitted landscape plan submitted November 1, 2017.
2. That the applicant contact the appropriate utility-locate service (dial 811 or 800-332-2344) prior to digging to ensure that underground utilities are not damaged during this process.
3. That the applicant shall maintain proper clearances from storm water utilities in the northeast corner of the site. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.
4. That the applicant shall maintain proper clearances around the future water and electrical services that will be located on the site. Landscaping shall not be placed within four (4) feet of fire hydrants, within four (4) feet of water valves, within four (4) feet of vaults, within three (3) feet of the back or side of a transformer, or within one (1) foot of water meters. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.
5. That all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

Suggested Motion:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE LANDSCAPE REVIEW COMMITTEE APPROVE L 37-17 WITH THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.

CD:sjs

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DECISION, CONDITIONS OF APPROVAL, AND FINDINGS OF FACT OF THE MCMINNVILLE LANDSCAPE REVIEW COMMITTEE FOR APPROVAL OF LANDSCAPE PLAN FOR A NEW MINI STORAGE BUILDING AT TAX LOT 1800, SECTION 29, T. 4 S., R. 4 W., W.M.

- DOCKET:** L 37-17
- REQUEST:** The applicant requested the approval of a landscape plan for two new industrial buildings. 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.
- LOCATION:** The subject property located at 1240 SW Booth Bend Road and is more specifically described as Tax Lot 1800, Section 29, T. 4 S., R. 4 W., W.M.
- ZONING:** C-3 PD (General Commercial Planned Development)
- APPLICANT:** Andisheh Afghan on behalf of Northwest Self Storage
- STAFF:** Chuck Darnell, Associate Planner
- DATE DEEMED COMPLETE:** September 19, 2017
- HEARINGS BODY:** McMinnville Landscape Review Committee
- DATE & TIME:** October 18, 2017 and November 15, 2017. Meetings were held at the Community Development Center, 231 NE 5th Street, McMinnville, OR 97128
- COMMENTS:** This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval. 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 conclusions, the Landscape Review Committee recommends **APPROVAL** of the landscape plan (L 37-17) **subject to the conditions of approval provided in this document.**

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DECISION: APPROVAL WITH CONDITIONS
////////////////////////////////////

Planning Staff: _____
Chuck Darnell, Associate Planner

Date: _____

Planning Department: _____
Heather Richards, Planning Director

Date: _____

APPLICATION SUMMARY:

The applicant requested the approval of a landscape plan for a new mini storage facility. 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.

The subject site can be seen below as a red outlined area:

**CONDITIONS OF APPROVAL:**

L 37-17 is **approved** subject to the following conditions:

1. That the applicant shall install landscaping as shown on the submitted landscape plan submitted November 1, 2017.
2. That the applicant contact the appropriate utility-locate service (dial 811 or 800-332-2344) prior to digging to ensure that underground utilities are not damaged during this process.

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Attachment 2 – Revised Landscape Plan Submitted November 1, 2017

3. That the applicant shall maintain proper clearances from storm water utilities in the northeast corner of the site. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.
4. That the applicant shall maintain proper clearances around the future water and electrical services that will be located on the site. Landscaping shall not be placed within four (4) feet of fire hydrants, within four (4) feet of water valves, within four (4) feet of vaults, within three (3) feet of the back or side of a transformer, or within one (1) foot of water meters. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.
5. That all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

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COMMENTS:

This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval.

FINDINGS OF FACT

1. Andisheh Afghan on behalf of Northwest Self Storage submitted a landscape plan review application to install landscaping on the property located at 1240 SW Booth Bend Road and more specifically described as Tax Lot 1800, Section 29, T. 4 S., R. 4 W., W.M.
2. The site is currently zoned C-3 PD (General Commercial Planned Development), and is designated as Commercial on the McMinnville Comprehensive Plan Map, 1980.
3. This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval
4. Public meetings were held by the Landscape Review Committee on October 18, 2017 and November 15, 2017 to review the application and proposed landscape plan. No comments in opposition were provided by the public prior to the public meeting.

CONCLUSIONARY FINDINGS:

McMinnville's Comprehensive Plan:

The following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

GOAL VI 1: TO ENCOURAGE DEVELOPMENT OF A TRANSPORTATION SYSTEM THAT PROVIDES FOR THE COORDINATED MOVEMENT OF PEOPLE AND FREIGHT IN A SAFE AND EFFICIENT MANNER.

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Policy 122.00: The City of McMinnville shall encourage the following provisions for each of the three functional road classifications:

1. *Major, minor arterials.*
–*Landscaping should be encouraged along public rights-of-way.*
2. *Major, minor collectors.*
–*Landscaping should be encouraged along public rights-of-way.*
3. *Local Streets*
–*Landscaping should be encouraged along public rights-of-way.*

Finding: Goal VI 1 and Policy 122.00 are satisfied in that trees will be installed along the public right-of-way along Highway 99W. The trees are not located in the public right-of-way, but are being placed along the property lines so that they are visible from the public right-of-way and provide screening of the use from the public right-of-way.

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.

Finding: Goal X 1 and Policy 188.00 are satisfied in that 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 Planning Commission and/or McMinnville City Council review of the request and recommendation at an advertised public hearing. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville's City Code:

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) are applicable to the request:

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 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. [...]

Finding: The landscape plan as proposed would enhance the appearance of the city and will benefit the economic, ecological, and aesthetic environment of the city. The landscape plan as proposed meets the intent and purpose of the Landscaping chapter, as described in the findings for the specific landscape plan review criteria below.

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

D. C-3 (General Commercial zone)

Finding: The subject site is zoned C-3 PD (General Commercial Planned Development), and landscaping is being provided as required.

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17.57.050 Plans—Submittal and review—Approval—Time limit for completion.

- C. The landscaping plan shall be approved if it is found to be compatible with the purpose, intent, and requirements of this chapter. Approval of the landscaping plan shall be indicated upon the plot plans. Any modifications shall be specified on the plans and agreed to in writing by the applicant prior to the issuance of a building permit. One copy of said approved plan shall be retained by the Planning Department and included within the permanent file;

Finding: The landscape plan as proposed meets the intent and purpose of the Landscaping chapter, as described in the findings for the specific landscape plan review criteria below. Modifications as required by the conditions of approval will be discussed with the applicant and agreed to prior to the issuance of a building permit.

17.57.070 Area Determination—Planning factors.

- A. Landscaping shall be accomplished within the following ranges:
2. Commercial, 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.)

Finding: The landscape plan as proposed shows 21.1 percent of the site as landscaped area.

- 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.

Finding: The subject site is a large parcel, and the proposed building will be large and will include long continuous walls along both of the prominent highway frontages. The applicant is proposing to install extensive landscaping at the entry to the site, which is accessed through the existing Lowe's parking lot. The plan includes a sidewalk from the end of the existing sidewalk in the Lowe's parking lot to the main entrance to the office portion of the proposed building. Along the sidewalk, the applicant is proposing a variety of shrubs and grasses in landscape beds on each side of the sidewalk. The shrubs will include Edward Goucher Abelia, Karen Azalea, Fragrant Sarcococca, Morticia New Zealand Flax, and Valley Valentine Japanese Pieris. The grasses will include Karl Foerster Feather Reed Grass, Maiden Grass, and Mexican Feather Grass. Groundcover, to include Blue Fescue and Gold Splash Wintercreeper, will be planted within the landscape beds to fill out these planting areas.

In addition, the applicant is proposing to install three (3) Redpointe Maple (*Acer Rubrum* 'Redpointe') trees along the Highway 99W frontage between the landscape beds and the roadway. These trees will continue the planting pattern that exists along the Lowe's property frontage on Highway 99W. The Redpointe Maple trees will grow to a mature height of 45 feet, with a mature canopy width of 30 feet. The applicant is proposing to plant the trees about 35 feet apart, which will provide for a full canopy at maturity.

Along the remaining frontages, the applicant is proposing to install a continuous row of shrubs to include Heavenly Bamboo (*Nandina domestica*), Valley Valentine Japanese Pieris (*Pieris japonica* 'Valley Valentine'), and Pacific Waxmyrtle (*Myrica californica*). These shrubs will be planted in an

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alternating pattern, with some of the larger shrubs planted in a slightly offset row, to provide some variation in the continuous row of shrubs.

In addition, the applicant is proposing to install a variety of trees along the west and south frontages. The applicant is proposing to include a continuation of the Redpointe Maple (*Acer Rubrum* 'Redpointe') trees that will be installed near the parking lot, but also to introduce groupings of Little Gem Southern Magnolia (*Magnolia grandiflora* 'Little Gem'), Leyland Cypress (*Cupressocyparis Leyland*), Columnar Blue Spruce (*Picea abies* 'Cupressina'), and Sweet Bay (*Laurus nobilis*) trees. The Leyland Cypress and Columnar Blue Spruce will be located on the Highway 99W frontage, with a few additional Leyland Cypress trees on the southeast corner of the building. Along the Highway 18 frontage, the trees will be primarily Redpointe Maples (*Acer Rubrum* 'Redpointe').

To fill out the planting areas, the applicant is proposing to install Kinnikinnick (*Arctostaphylos uva-ursi*) as groundcover in the planting beds. Between the planting beds and the building, the applicant is proposing to install river rock as groundcover, as it will not be visible from the public right-of-way behind the shrubs and will not require excessive irrigation.

The proposed planting plan is compatible with the proposed development and the subject site will be compatible with surrounding properties.

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

Finding: The applicant is proposing to install a continuous row of shrubs to include Heavenly Bamboo (*Nandina domestica*), Valley Valentine Japanese Pieris (*Pieris japonica* 'Valley Valentine'), and Pacific Waxmyrtle (*Myrica californica*) along the property's frontages to Highway 99W and Highway 18. Interspersed within the row of shrubs will be some larger shrubs and larger trees, including Redpointe Maple (*Acer Rubrum* 'Redpointe'), Little Gem Southern Magnolia (*Magnolia grandiflora* 'Little Gem'), Leyland Cypress (*Cupressocyparis Leyland*), Columnar Blue Spruce (*Picea abies* 'Cupressina'), and Sweet Bay (*Laurus nobilis*) trees. The lower shrubs will form a full planting screen once fully grown, which will provide for a continuous screening effect of the proposed use from the adjacent right-of-ways. Along with the taller and larger trees above, staff believes that the proposed planting pattern will adequately screen the proposed use.

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.

Finding: A large stormwater detention area currently exists along the eastern portion of the property, between the subject site and the existing Lowe's store. This detention area is heavily landscaped around its perimeter, and the applicant is proposing to maintain the existing landscaping in this area. The remainder of the site is vacant and does not contain any significant trees or landscaping.

4. The development and use of islands and plantings therein to break up parking areas.

Finding: The proposed project does not include the installation of landscaping islands within the parking areas. The site only includes three (3) parking spaces near the office portion of the building. The remaining parking spaces are included within the building, and will double as maneuvering space for vehicles traveling through the site and to individual storage units. The applicant is proposing to install denser landscaping around the parking spaces near the entry of the site, as described above, which will break up the parking area slightly.

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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.

Finding: The landscape plan does not include the installation of street trees, as there will be no dedicated planting strip created along either property frontage. However, the applicant is proposing to install taller trees, including a typical variety of street tree (Red Maple) along the property's frontages, which will create a street tree effect from the adjacent public right-of-ways.

6. Suitable watering facilities or irrigation systems must be included in or near all planted areas;

Finding: The applicant has included a note on the landscape plan that all plants will be irrigated by a fully automated, permanent irrigation system. Details were also included to show the specific type of sprinkler system and sprinkler heads that will be installed.

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

Finding: A condition of approval will require that all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

Planned Development Overlay

The following Sections of a Planned Development Overlay Ordinance (Ord. No. 4688) are applicable to the request:

Section 2, Subsection 2: That landscape plans for the commercial site shall be submitted to the McMinnville Landscape Review Committee for review and approval prior to issuance of permits for any of the commercial buildings. At a minimum, 15 percent of the site shall be landscaped with emphasis along all street frontages, at major entrances to the commercial complex, within off-street parking lots, and at building perimeters. Final site and landscape plans should incorporate extensive streetside landscaping areas which facilitate meandering sidewalk(s) and street tree planting along both highway frontages (Highway 99W and the Highway 99W/Highway 18 Connector). A continuous evergreen screen shall be planted along the southern boundary of the site.

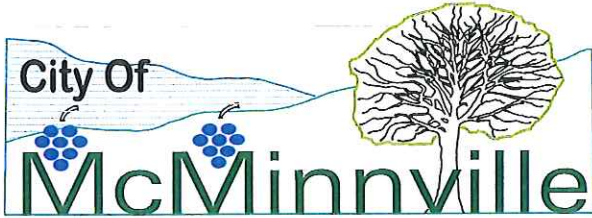
Finding: The landscape plan as proposed does meet the 15 percent requirement, as about 21 percent of the site will be landscaped. The landscaping is more emphasized at the entrance to the site and near the off-street parking area near the office portion of the building. Landscaping is also included along all street frontages and building perimeters. While the Planned Development Overlay does speak to a meandering sidewalk with street tree plantings, sidewalks are not included with the proposed development. The property's frontages culminate at a highway interchange, which is not a pedestrian friendly environment nor an area where pedestrians should be directed. Therefore, sidewalks are not being required to be installed. Without sidewalk installation, there will be no dedicated planting strip and therefore no ability to require street tree plantings.

CD:sjs

Attachments:

Attachment 1 – Application for Landscape Plan Review

Attachment 2 – Revised Landscape Plan Submitted November 1, 2017



Planning Department
 231 NE Fifth Street • McMinnville, OR 97128
 (503) 434-7311 Office • (503) 474-4955 Fax
www.ci.mcminnville.or.us

Office Use Only:	
File No.	837-17
Date Received	9/12/17
Fee	45.00
Receipt No.	
Received by	[Signature]

Landscape Plan Review Application

Applicant Information

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

Applicant Name Andisheh Afghan Phone (503) 352-7674

Contact Name _____ Phone _____
(If different than above)

Address 4875 SW Griffith Dr. Suite 300

City, State, Zip Beaverton, OR 97005

Contact Email andisheh@aaieng.com

Property Owner Information

Property Owner Name Northwest Self Storage Phone _____
(If different than above)

Contact Name Kevin Howard Phone (971) 236-9505

Address 14855 SE 82nd Ave.

City, State, Zip Clackamas, OR 97015

Contact Email Kh@portlandstorage.com

Site Location and Description

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

Property Address Not yet assigned

Assessor Map No. R442901800 Total Site Area 135,959 SF

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Commercial Zoning Designation C3

Landscaping Information

- 1. Total Landscaped Area: 28,755 SF
- 2. Percent Landscaped: 21.1 %
- 3. Building Floor Area: Building 1 - 35,270 SF Building 2 - 27,738 SF
New Structure: 63,008 SF total Existing Structure: _____ Addition: _____
- 4. Architect Name YOSHIFUMI YANO Phone 503.352.7685
(Landscape Architect, Engineer, or Other Designer)
Contact Name " " Phone " " "
Address 4875 SW GRIFFITH DRIVE
City, State, Zip BEAVERTON, OR 97005
Contact Email yoshiy@aaieng.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.

Natalie Ryan
Applicant's Signature AAI Engineering
Agent of

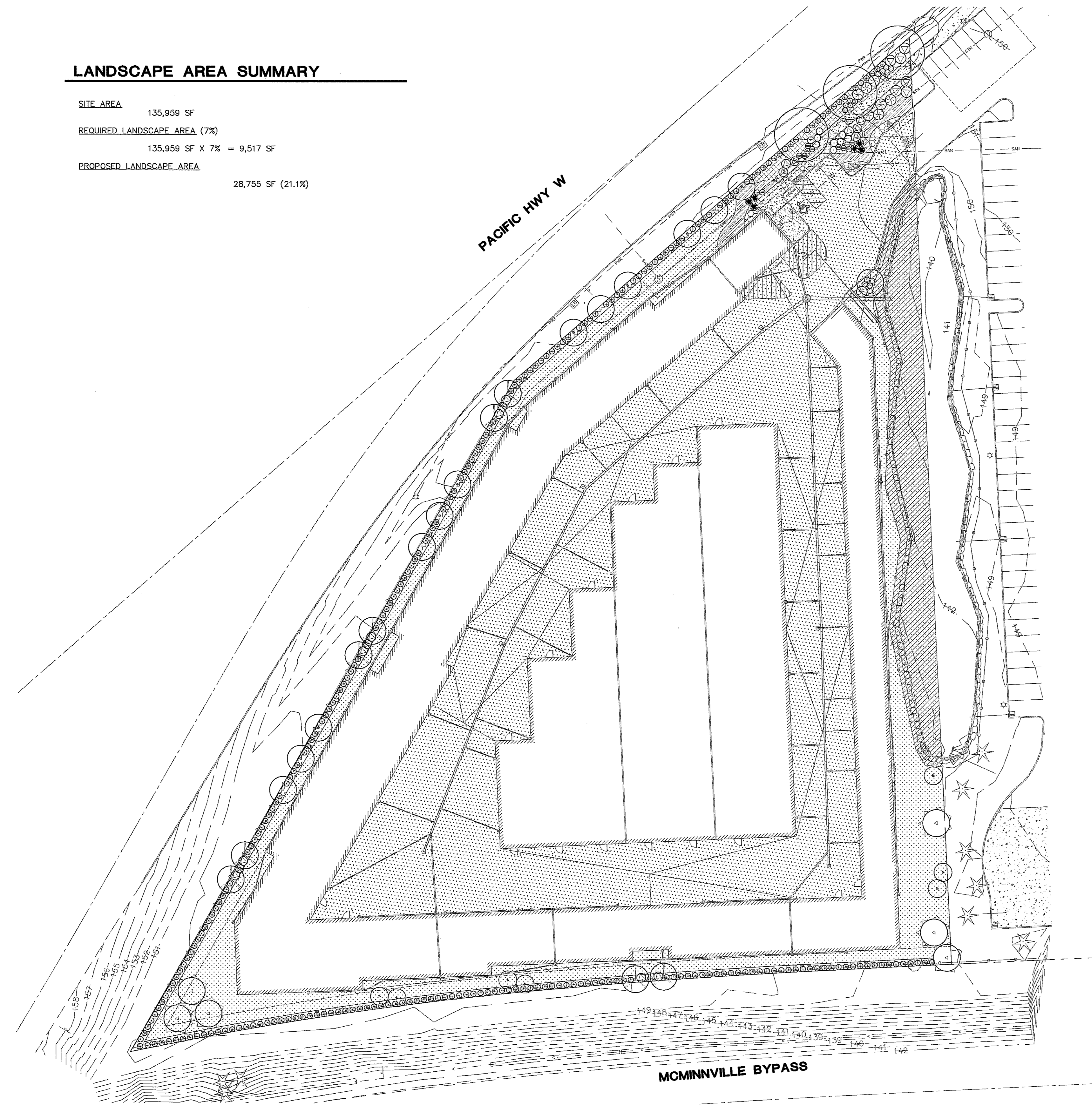
9/7/17
Date

Beverly Howard
Property Owner's Signature

9-11-17
Date

LANDSCAPE AREA SUMMARY

SITE AREA 135,959 SF
 REQUIRED LANDSCAPE AREA (7%) 135,959 SF X 7% = 9,517 SF
 PROPOSED LANDSCAPE AREA 28,755 SF (21.1%)



PLANTING LEGEND

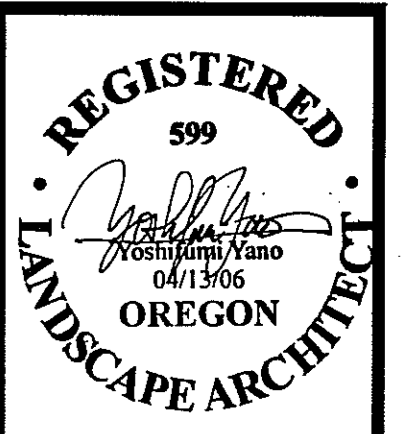
QUANTITIES ARE FOR OVERALL SITE

TREES	QTS.	SCIENTIFIC NAME / COMMON NAME	1	2
3	ACER RUBRUM / REDPOINTE / REDPOINTE MAPLE	1.5" CAL. B&B, WELL BRANCHED, LIMBED TO 6'	L1.1	L1.1
12	MAGNOLIA GRANDIFLORA LITTLE GEM / LITTLE GEM SOUTHERN MAGNOLIA	1.5" CAL. B&B, WELL BRANCHED, LIMBED TO 6'		
6	CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS	6' HIGH, B&B, FULL TREES, WELL BRANCHED TO GROUND		
SHRUBS				
19	ABELIA X GRANDIFLORA EDWARD GOUCHER / EDWARD GOUCHER ABELIA	1 GAL. CONT., FULL PLANTS, 4" O.C.	3	L1.1
9	AZALEA X KAREN / KAREN AZALEA	3 GAL. CONT., FULL PLANTS, 4" O.C.		
7	FATSIA JAPONICA / JAPANESE FATSIA	5 GAL. CONT., FULL PLANTS, 6" O.C.		
9	LAURUS NOBILIS / SWEET BAY	5 GAL. CONT., FULL PLANTS, 6" O.C.		
257	NANDINA DOMESTICA / HEAVENLY BAMBOO	1 GAL. CONT., FULL PLANTS, 3" O.C.		
6	PHORMIUM TENAX / MORTICIA / MORTICIA NEW ZEALAND FLAX	3 GAL. CONT., FULL PLANTS, 5" O.C.		
6	PIERIS JAPONICA VALLEY VALENTINE / VALLEY VALENTINE JAPANESE PIERIS	5 GAL. CONT., FULL PLANTS, 5" O.C.		
12	SARCOCOCCA CONFUSA / FRAGRANT SARCOCOCCA	3 GAL. CONT., FULL PLANTS, 3" O.C.		
GROUNDCOVERS				
729	ARCTOSTAPHYLOS UVA-URSI / KINKINNICK	4 INCH POT, FULL PLANTS, 24" O.C.	4	L1.1
211	EUCONYMUS FORTUNEI / GOLD SPLASH / GOLD SPLASH WINTERCREPER	4 INCH POT, FULL PLANTS, 24" O.C.		
465	FESTUCA GLAUCA / ELIJAH BLUE / BLUE FESCUE	4 INCH POT, FULL PLANTS, 12" O.C.		
291	IMPERATA CYLINDRICA / JAPANESE BLOOD GRASS	1 GAL. CONT., FULL PLANTS, 12" O.C.		
GRASSES				
11	CALAMAGROSTIS ACUTIFLORA / KARL FOERSTER / KARL FOERSTER FEATHER REED GRASS	1 GAL. CONT., FULL PLANTS, 3" O.C.	4	L1.1
8	MISCANTHUS SINENSIS / GRACILLMUS / MAIDEN GRASS	3 GAL. CONT., FULL PLANTS, 6" O.C.		
5	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	3 GAL. CONT., FULL PLANTS, 3" O.C.		
SEEDING				
	FIELDGRASS SEEDING (NO-IRRIGATION, NO-MOWING)	14565 SF, SEE NOTES FOR SPECIFICATIONS		
	EXISTING LANDSCAPE TO BE RETAINED			

NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF MCMINNVILLE STANDARDS AND THE OREGON STRUCTURAL SPECIALTY CODE.
- INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF MCMINNVILLE STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
- MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE.
- CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
- CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS.
- CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING.
- ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
- ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL INSTALL RAIN SENSORS AS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. VERIFY THE LOCATION WITH THE OWNER PRIOR TO INSTALLATION.
- CONTRACTOR SHALL DESIGN THE IRRIGATION SYSTEM AND PROVIDE OWNER WITH SHOP DRAWINGS FOR APPROVAL.
- PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
- ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

NORTH
LANDSCAPE PLAN
 SCALE 1" = 30'



AAI ENGINEERING
 INC.
 1000 NW 10TH AVENUE
 SUITE 200
 MCMINNVILLE, OREGON 97128

NW SELF STORAGE - MCMINNVILLE
 MCMINNVILLE, OREGON

LANDSCAPE PLAN

DATE: 09/01/2017
 DRAWN: YYN
 CHECKED: YYN

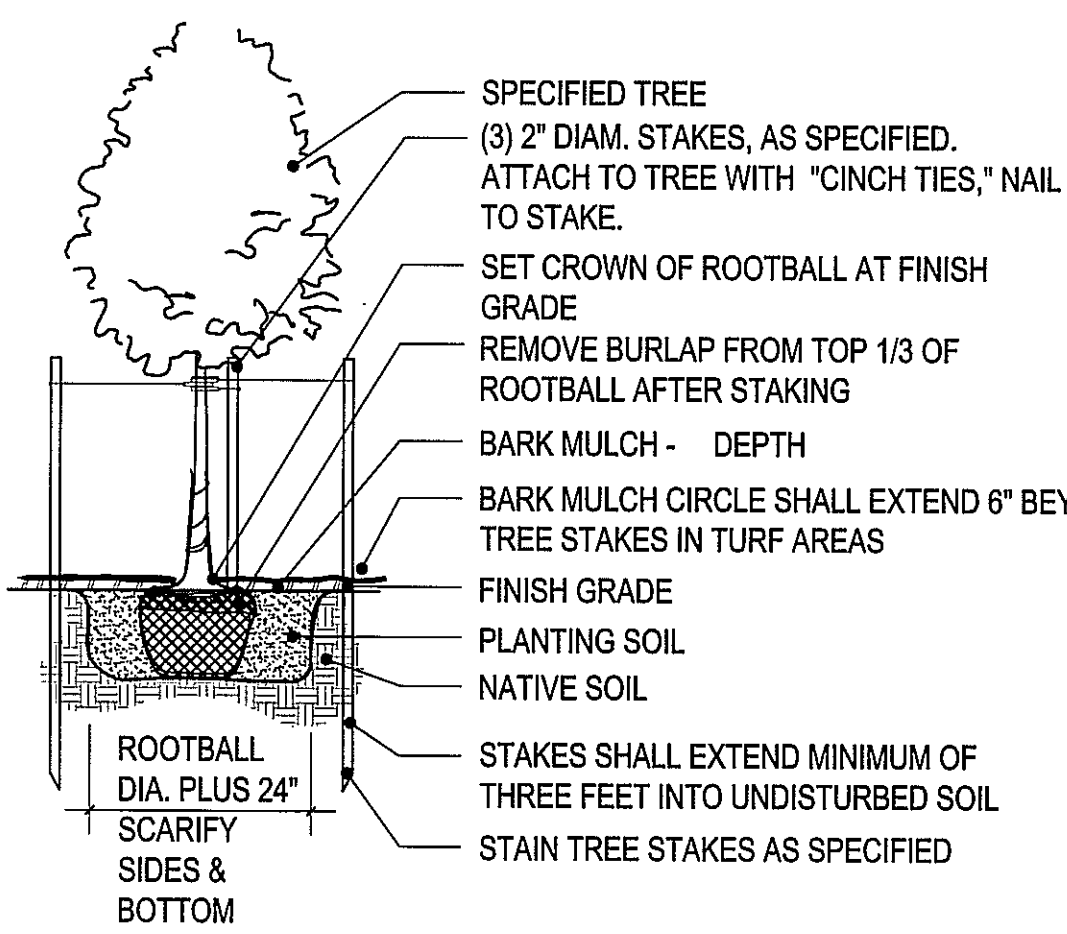
FILE:
 REVISIONS:

AAI ENGINEERING INC.
 2017, ALL RIGHTS RESERVED
 THESE DRAWINGS ARE THE PROPERTY OF AAI ENGINEERING INC. AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF AAI ENGINEERING INC.

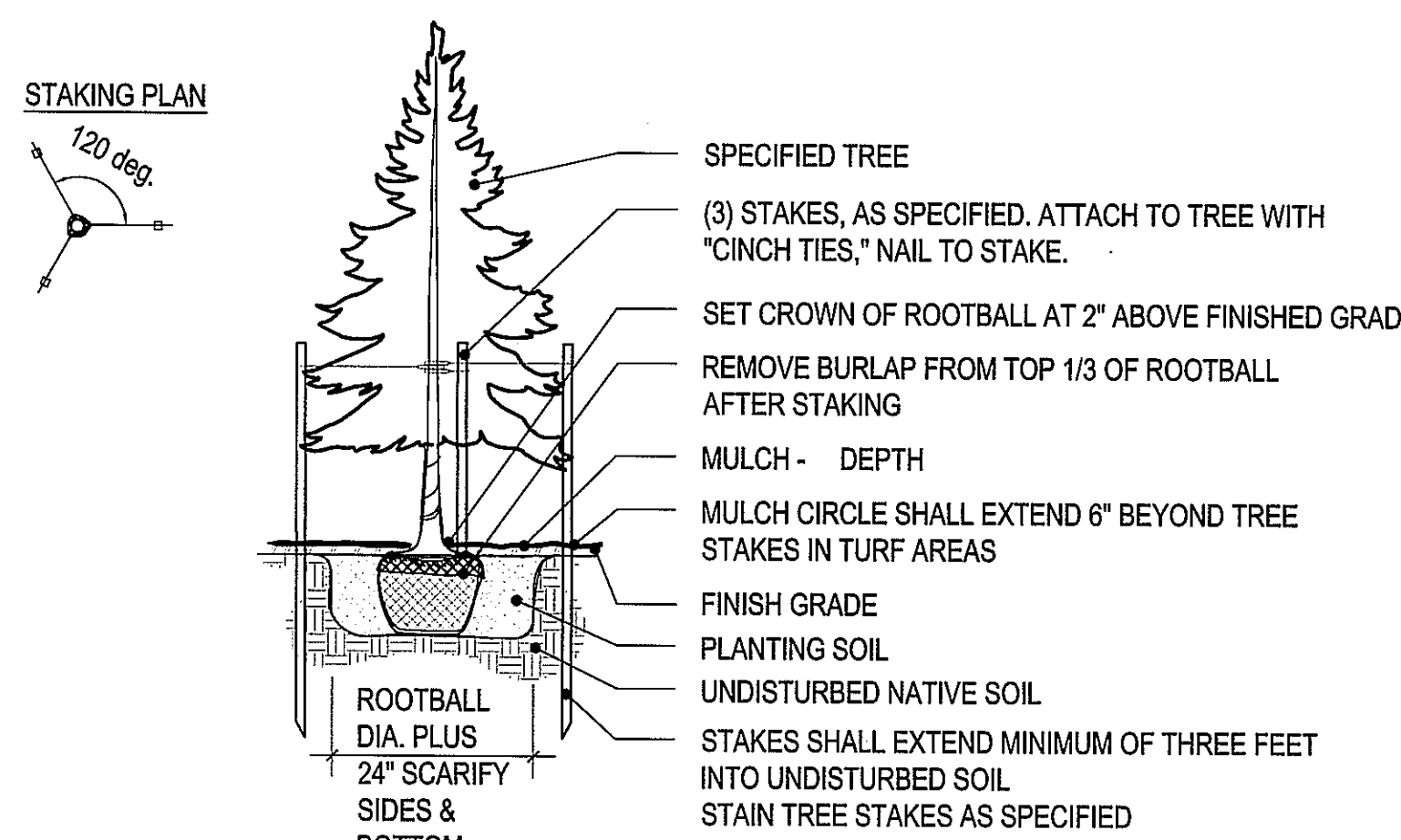
SHEET

L1.0

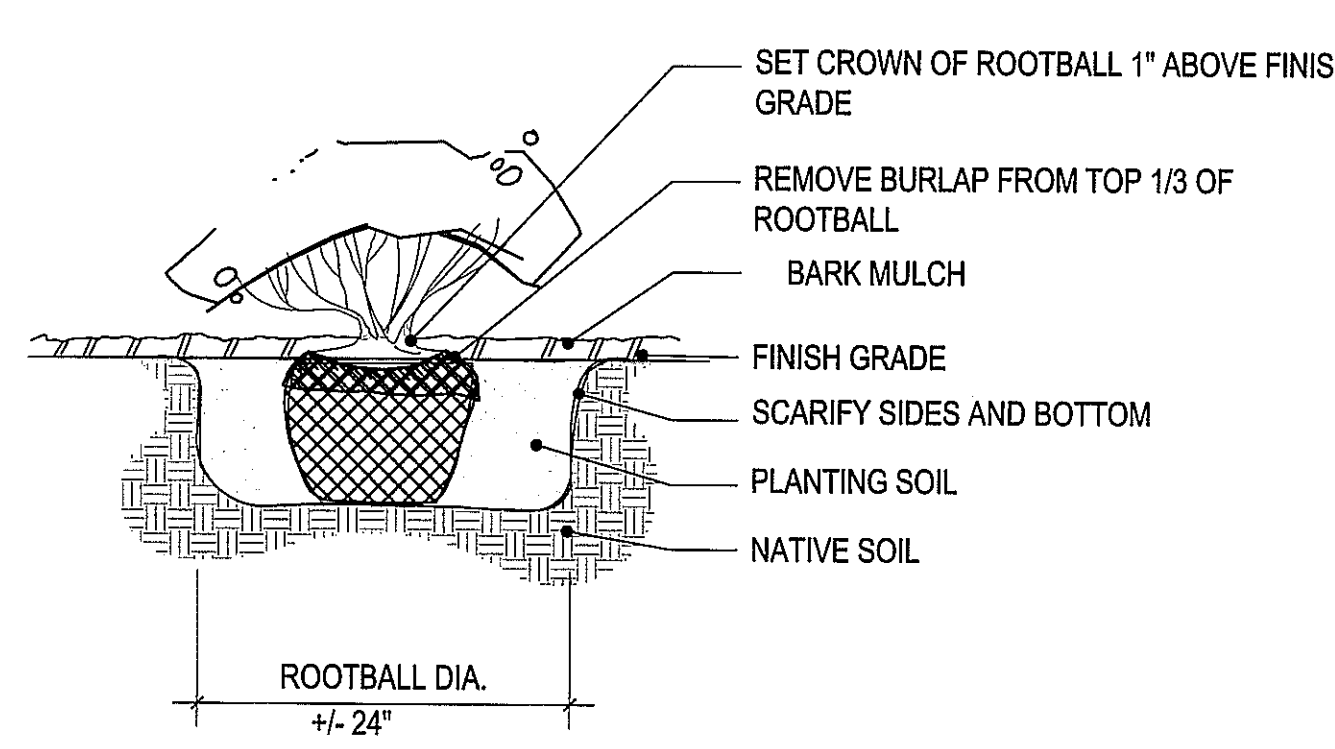
JOB NUMBER:
 A17058.20



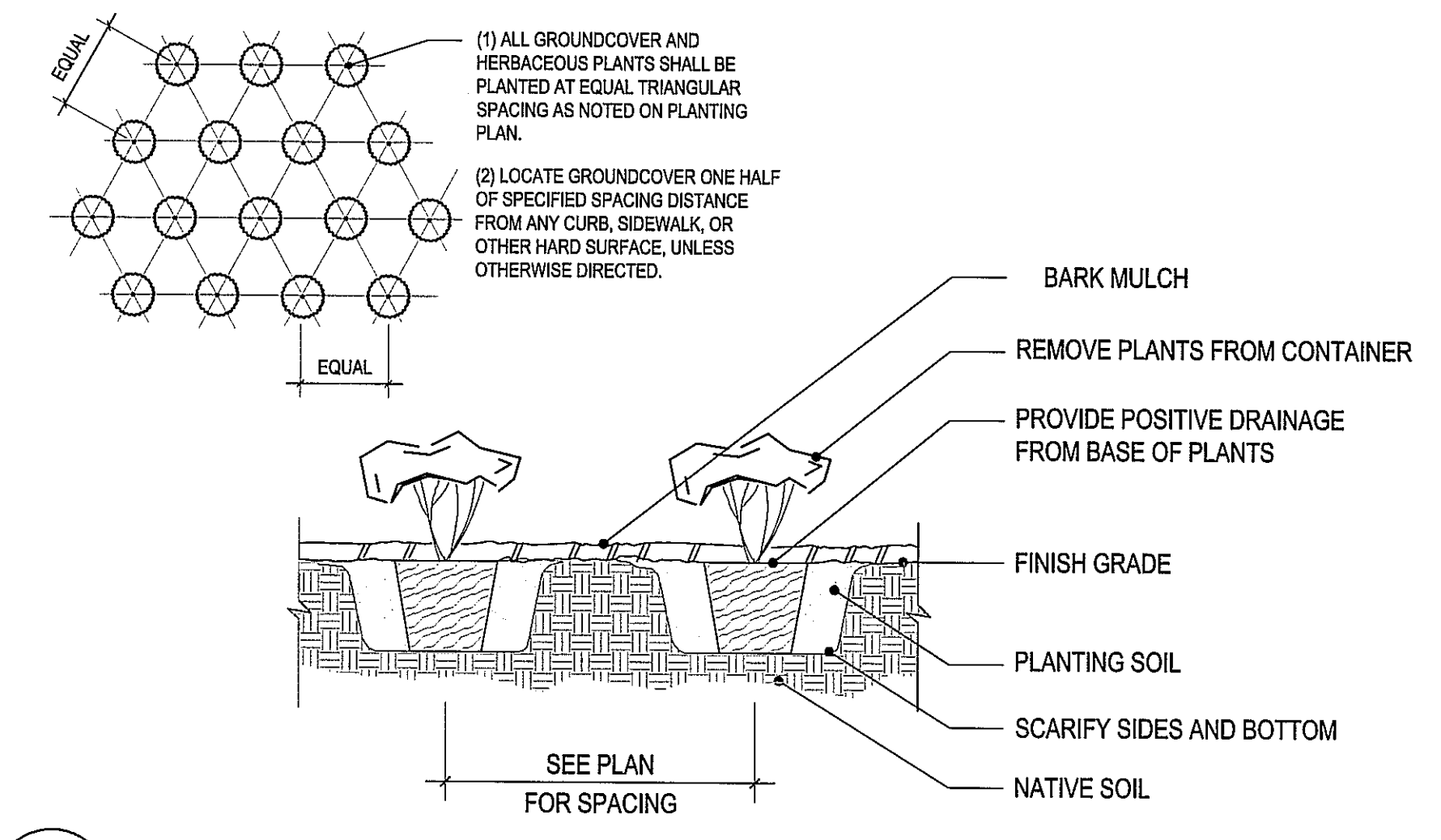
1 DECIDUOUS TREE PLANTING
L1.1 SCALE: NTS SECTION



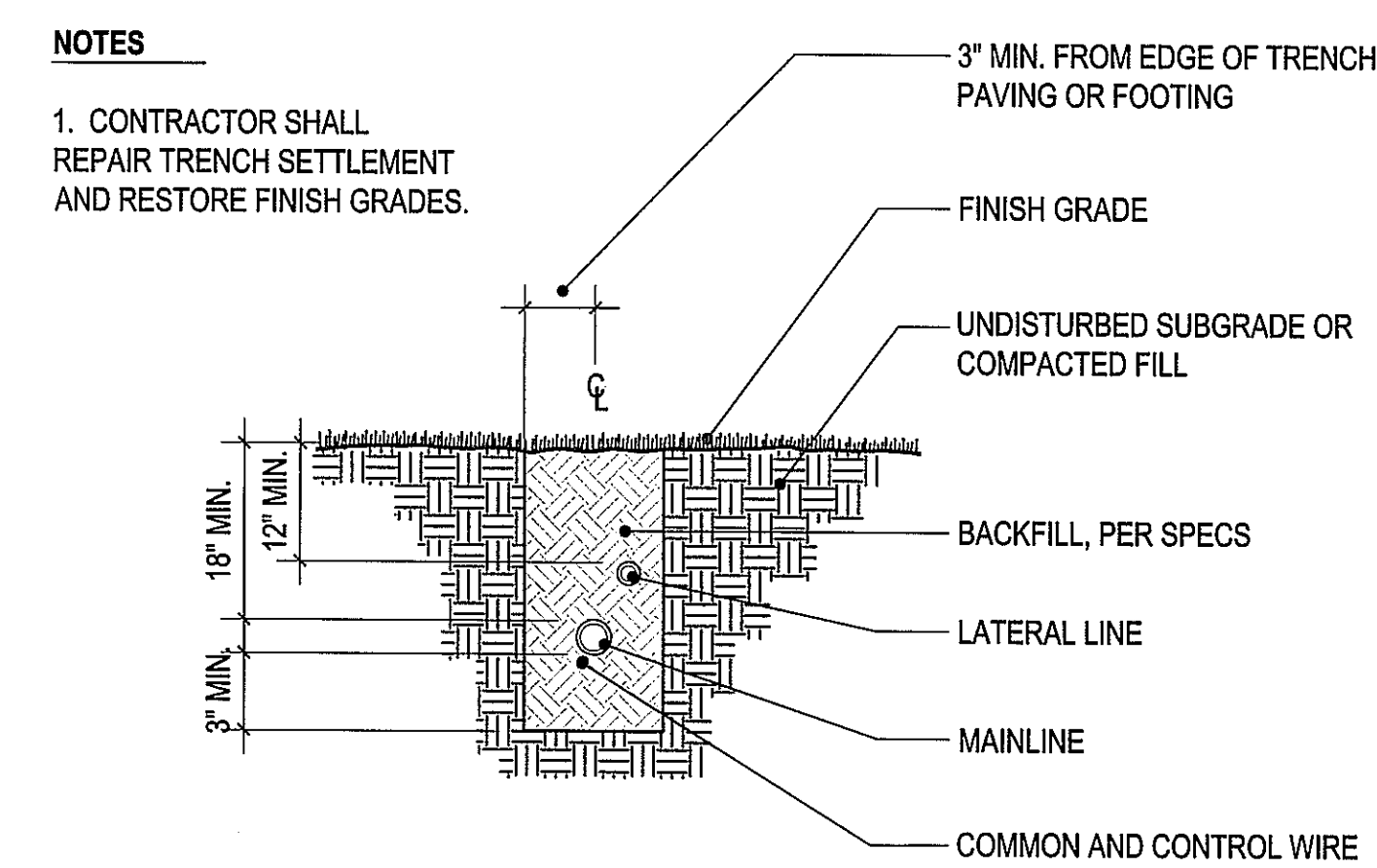
2 CONIFEROUS TREE PLANTING
L1.1 SCALE: NTS SECTION



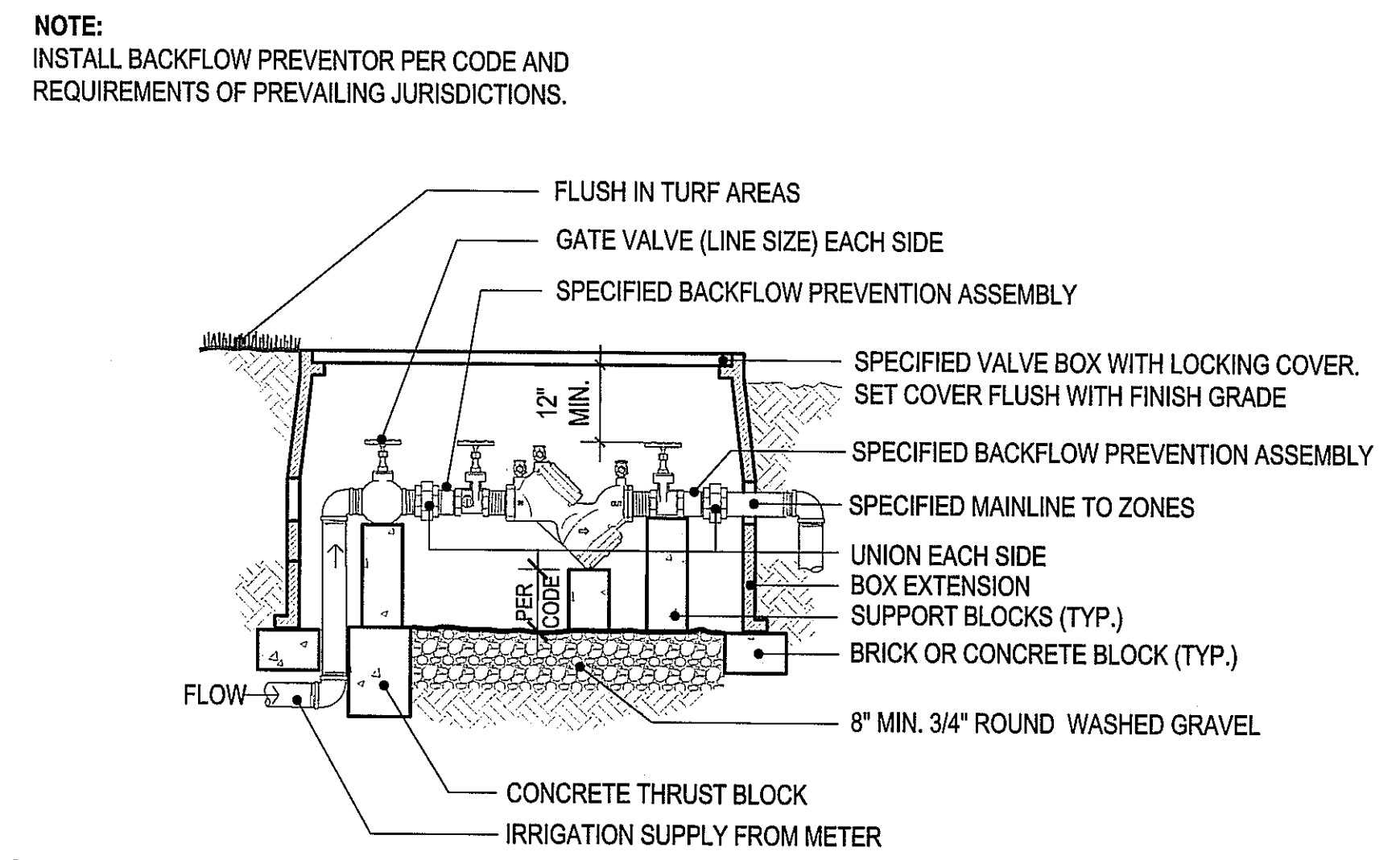
3 SHRUB PLANTING
L1.1 SCALE: NTS SECTION



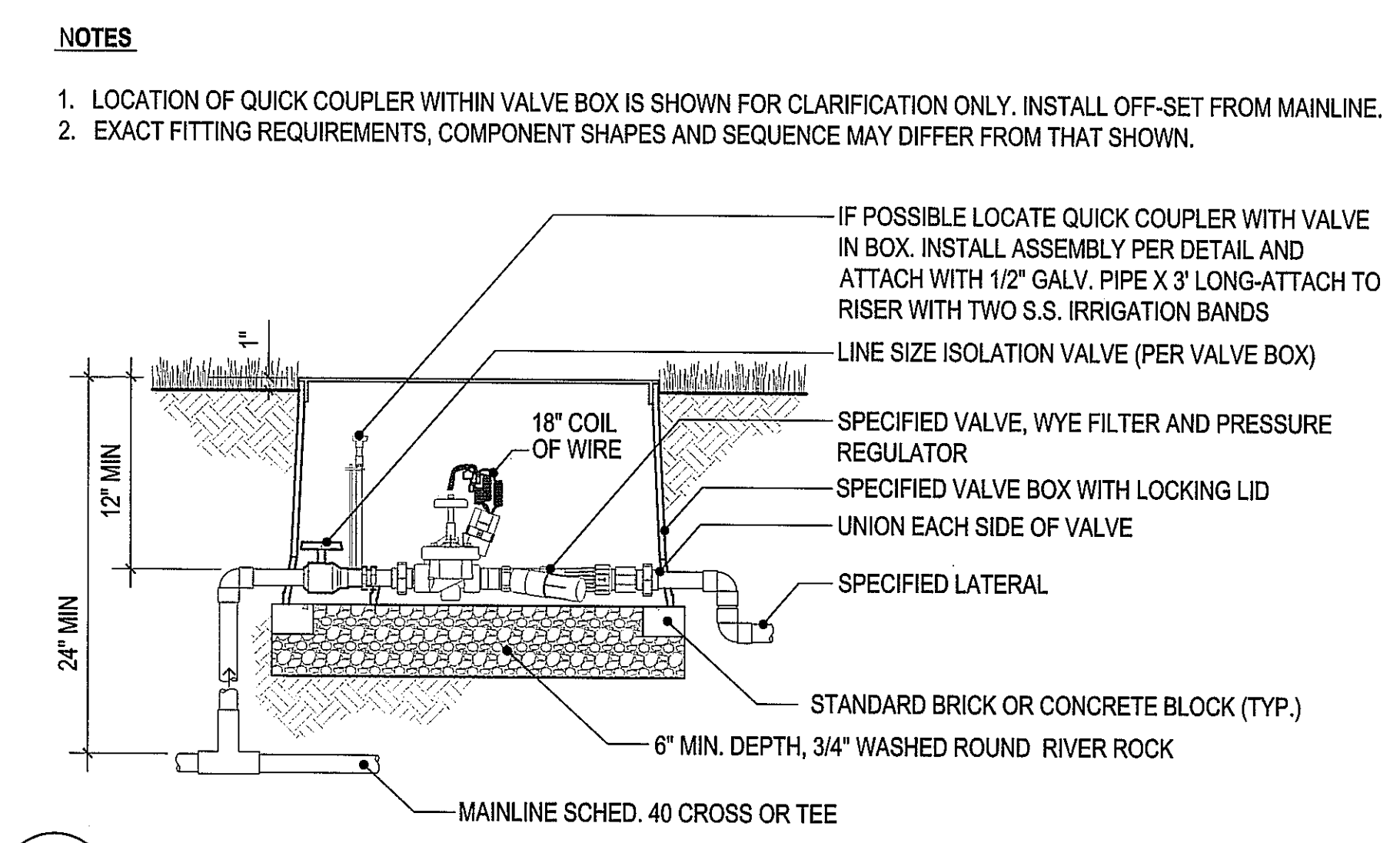
4 GROUNDCOVER AND HERBACEOUS PLANT PLANTING
L1.1 SCALE: NTS PLAN/SECTION



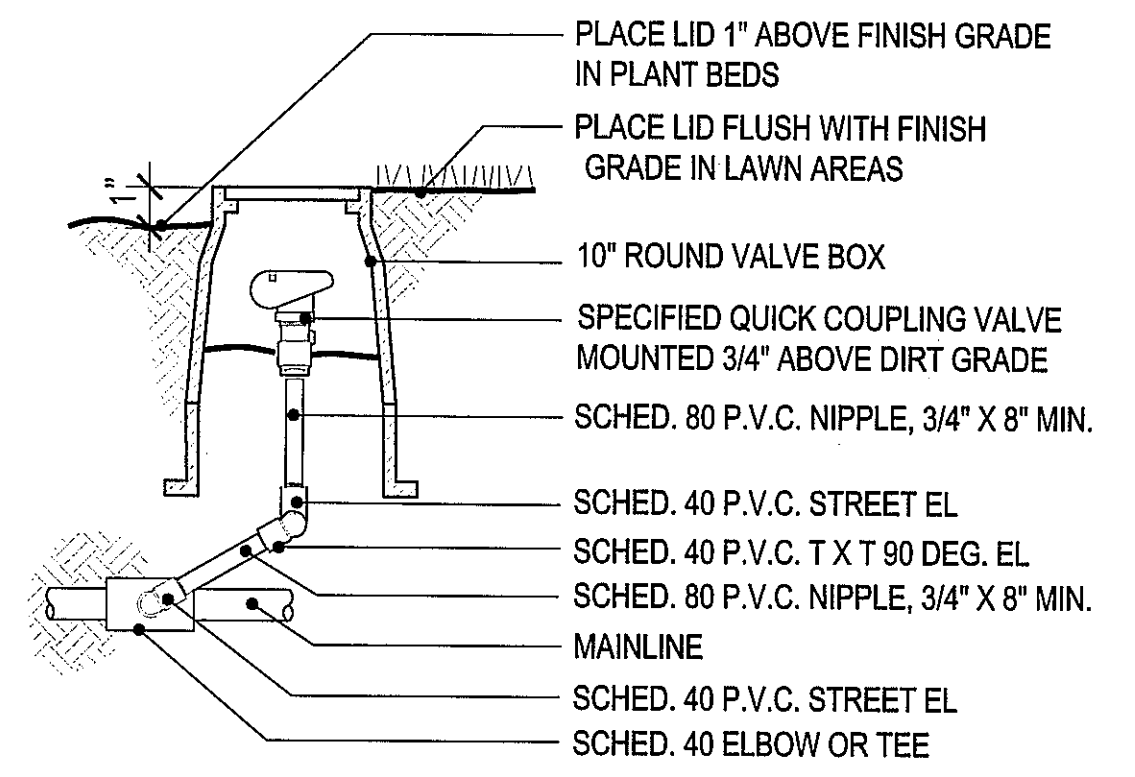
5 TRENCHING IN PLANTING AREA
L1.1 SCALE: NTS SECTION



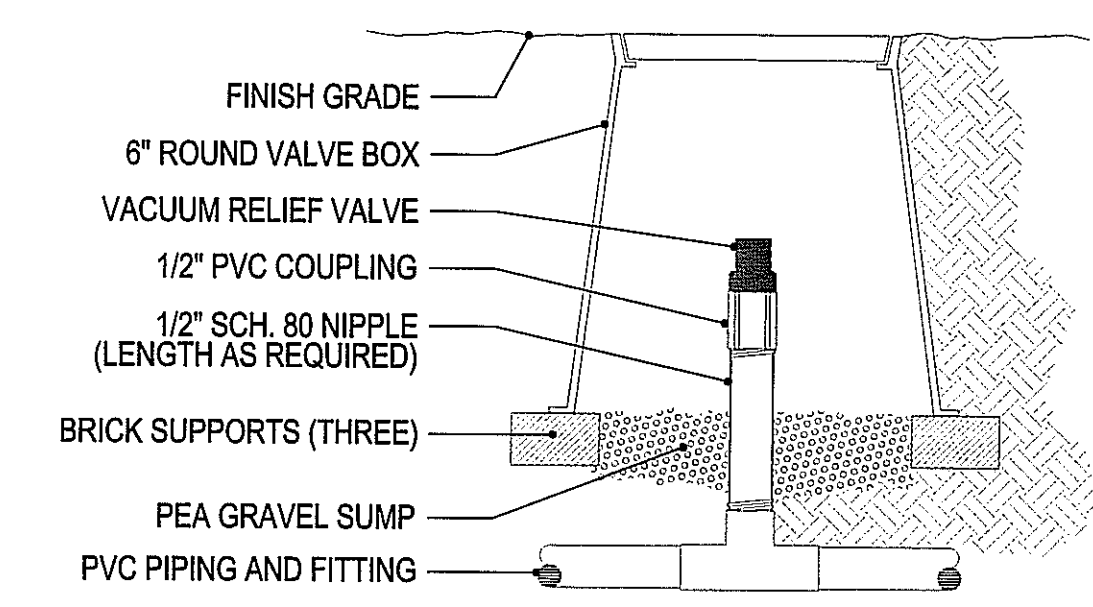
6 BACKFLOW PREVENTION DEVICE ASSEMBLY
L1.1 SCALE: NTS SECTION



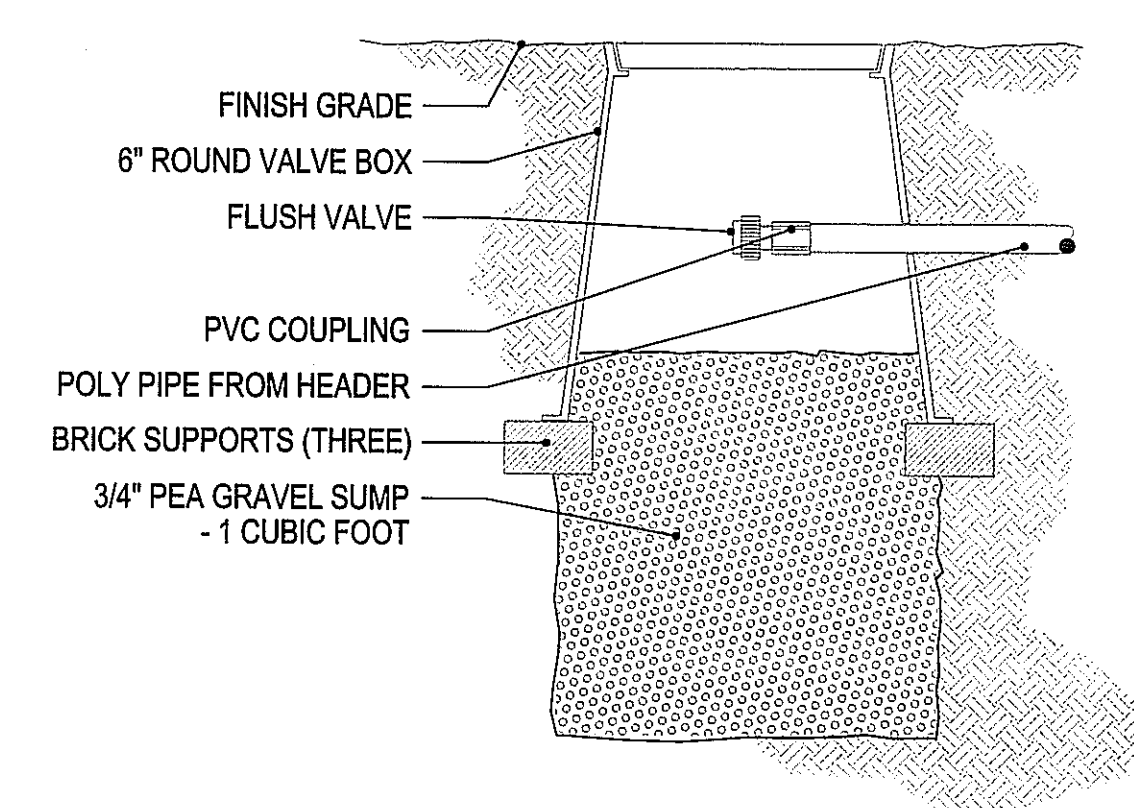
7 CONTROL VALVE ASSEMBLY
L1.1 SCALE: NTS SECTION



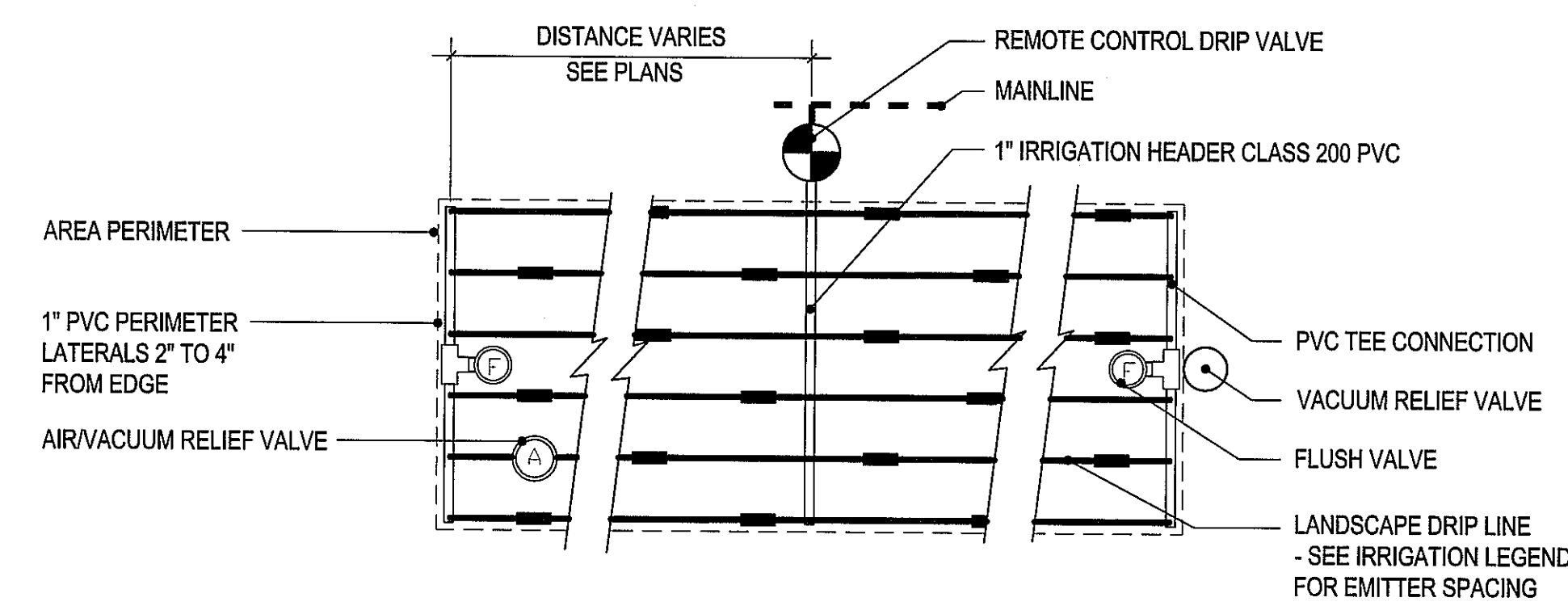
8 QUICK COUPLER VALVE
L1.1 SCALE: NTS SECTION



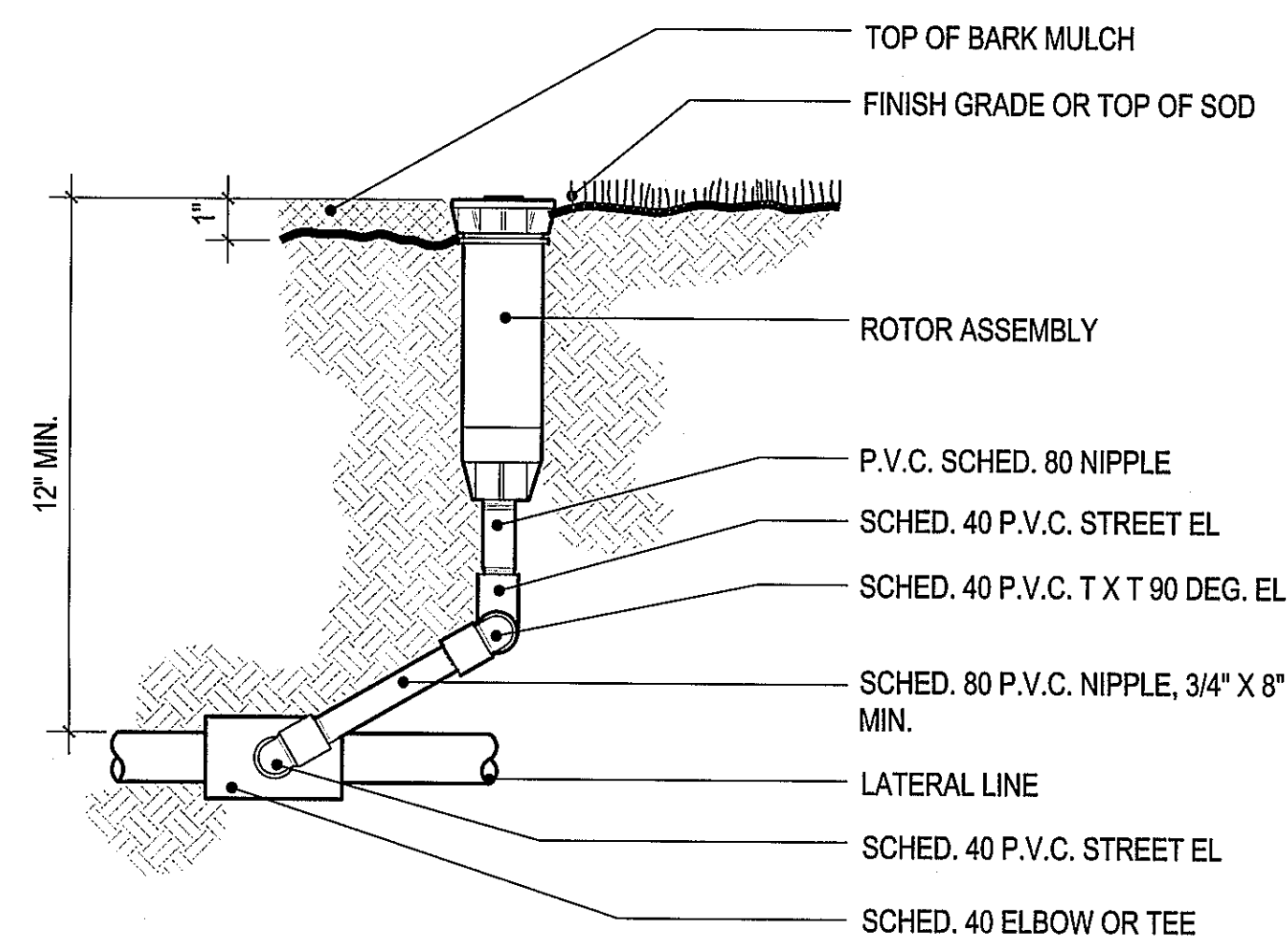
9 VACUUM RELIEF VALVE
L1.1 SCALE: NTS SECTION



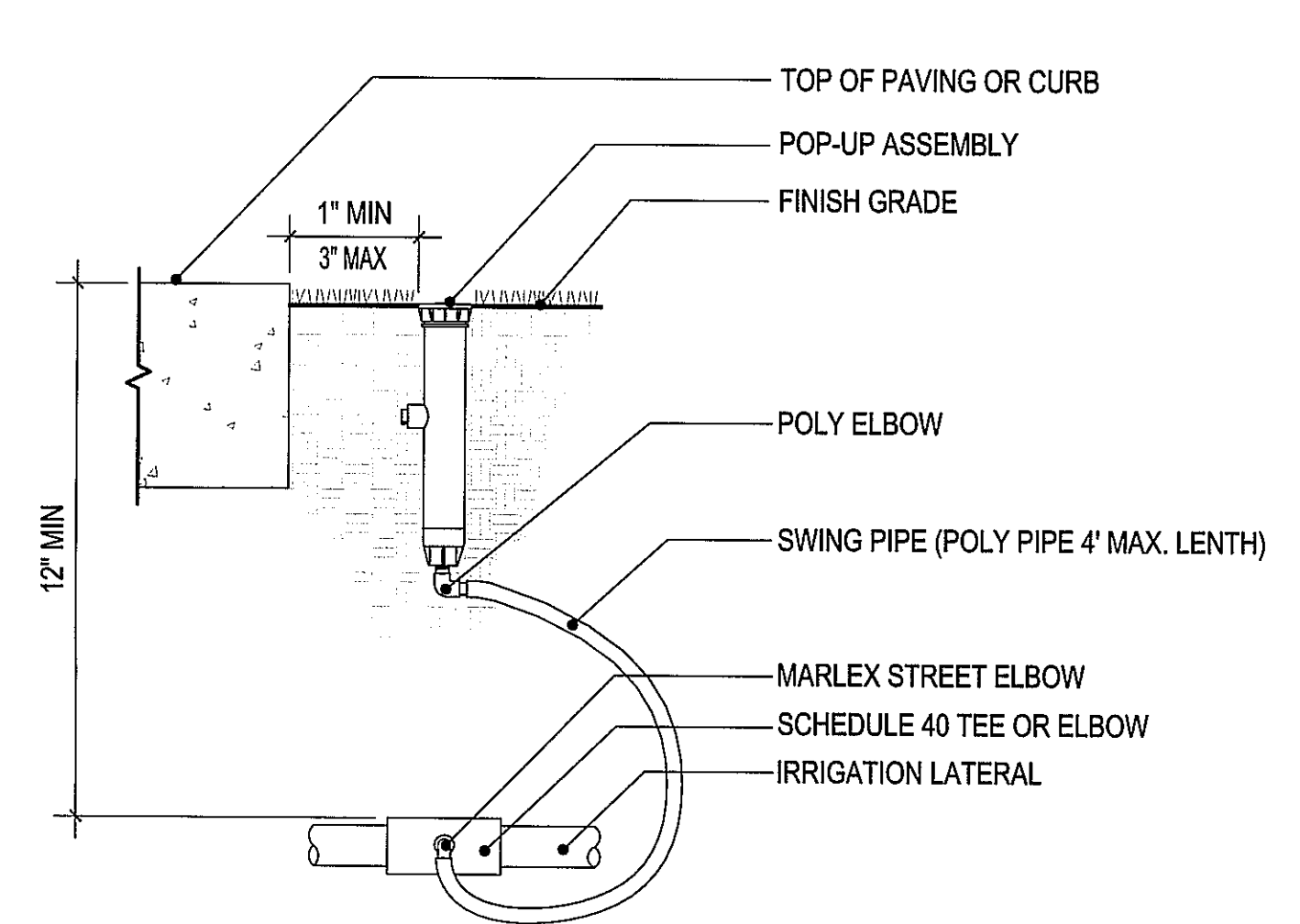
10 FLUSH VALVE
L1.1 SCALE: NTS SECTION



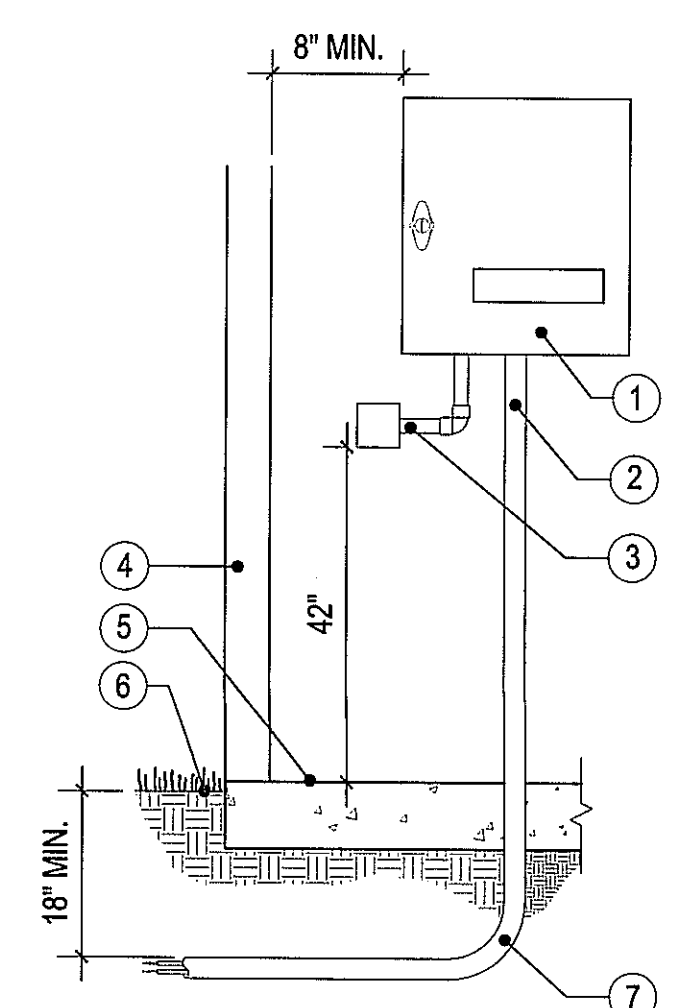
11 DRIPLINE LAYOUT DIAGRAM
L1.1 SCALE: NTS SECTION



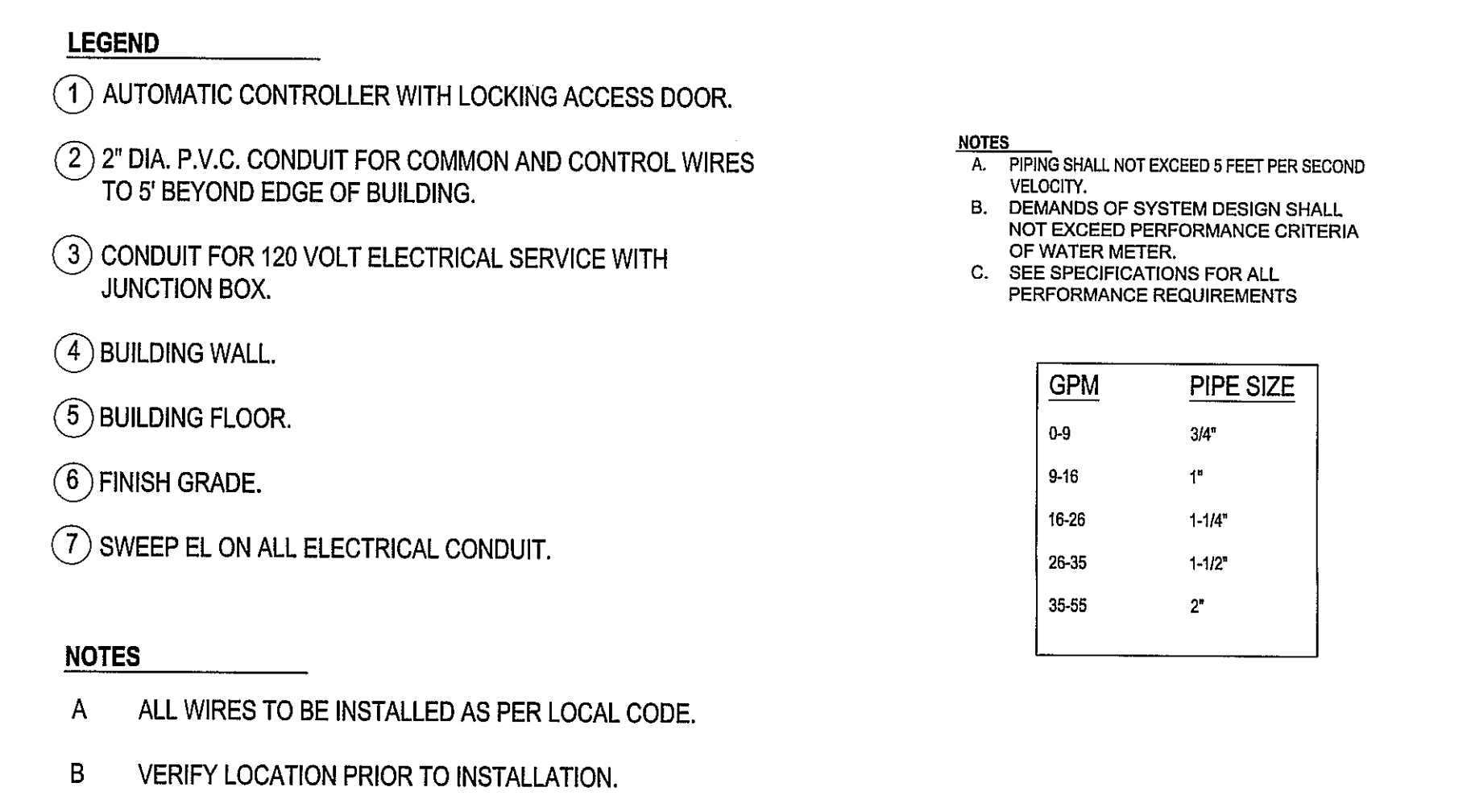
12 ROTOR HEAD - SWING JOINT ASSEMBLY
L1.1 SCALE: NTS SECTION



13 SPRAY HEAD - FLEXPIPE ASSEMBLY
L1.1 SCALE: NTS SECTION



14 WALL-MOUNT CONTROLLER
L1.1 SCALE: NTS SECTION



15 LATERAL PIPE SIZING SCHEDULE
L1.1 SECTION

Landscape Construction Specifications

General

- Municipal, County, State and Federal laws, regarding uses and regulations governing or relating to any portion of the work depicted on these plans are hereby incorporated into and made part of these specifications, and their provisions shall be carried out by the contractor.
- The Contractor shall verify the locations of all existing utilities, structures, and services before commencing work. The location of utilities, structures, services shown on these plans are approximate only. Any discrepancies between these plans and the actual field conditions shall be reported to the Owner's representative.
- The Contractor shall locate and protect all existing utilities, features and plants on and adjacent to the project site during construction. Contractor shall repair, at his own expense, all damage resulting from his operations or negligence.
- The Contractor shall obtain all necessary valid licenses, permits, and insurance required to perform the work indicated herein before commencing work, and shall be responsible for coordinating work with all parties involved, including jurisdictional agencies.
- The Contractor shall use all means necessary to protect the public at all times during the construction process.
- In the event of conflict between pertinent codes, regulations, structural notes, and/or requirements, or the referenced standards of these Specifications, the provisions of the more stringent shall govern.
- Weather Limitations: Soil work shall be performed only when the weather conditions do not detrimentally affect the quality of work.

Mandatory Site Inspection Schedule

- Schedule for Mandatory site inspection procedures. The mandatory site inspections include but are not limited to the following:

Pre-Construction Site Meeting

Contractor shall be notified a minimum of 48 hours prior to meeting to review site conditions, proposed construction and construction schedule, and review construction specifications prior to commencement of construction operations.

Rough Grading Inspection

Contractor shall notify Owner's Representative a minimum 48 hours prior to request for inspection of rough soil grades. All rough grading operations shall be completed per specifications and prepared for inspection. No topsoil placement or backfilling in areas to be landscaped should occur until written approval by Owner's Representative has been issued.

Open Trench Irrigation Inspection

Contractor shall notify Owner's Representative 24 hours prior to inspection for written approval of irrigation trench depths, piping conditions, and pressure testing. (Refer to Irrigation Specification for inspection procedures)

Plant Material Inspection

Plant material quality and layout inspection and written approval shall occur with 24 hours notice to Owner's Representative prior to installation of any plant material. (Refer to Planting Specification for inspection procedures)

Final Landscape Areas and Irrigation Performance Inspection

Contractor shall notify Owner's Representative 48 hours prior to inspection for approval of landscape and irrigation work. Irrigation operations and coverage shall be inspected. Plant quality and layout shall be inspected. Written approval shall be issued upon inspection approval of specified construction. (Refer to relative specification sections)

Erosion Control

- Provide and maintain positive drainage patterns throughout the construction process, and as directed by the Owner's Representative if weather or construction activity creates drainage conflicts detrimental to construction process or environmental conditions. Comply with jurisdictional requirements.
- Maintain erosion measures throughout the landscaping process. Restore erosion control measures disturbed by landscaping operations. Remove only upon approval of Owner's Representative.

Invasive Weed Control Prior to Construction

- Verify and identify conditions requiring eradication of invasive weeds and grasses prior to existing soil surface disturbance as directed by Owner's Representative. Stockpiled topsoil shall be treated to eradicate weeds prior to soil ripping and stockpiling. Weed eradication shall include herbicide and non-herbicide methods only administered by a currently licensed applicator. Eradication shall include and is not limited to elimination of the following invasive species from areas to be landscaped:

Cirsium arvense (Canadian Thistle) *Lotus corniculatus* (Bird's foot Trefoil)
Convolvulus spp. (Morning Glory) *Lythrium salicaria* (Purple Loosestrife)
Cytisus scoparius (Scotch Broom) *Mellilotus* spp. (Sweet Clover)
Equisetum spp. (Horsetail) *Myriophyllum spicatum* (Eurasian Milfoil)
Equisetum spp. (Horsetail) *Phalaris arundinaceae* (Reed Canary Grass)
Festuca arundinaceae (Tall Fescue) *Rubus discolor* (Himalayan Blackberry)
Hedera helix (English Ivy) *Solanum* spp. (Nightshade)
Holcus canatus (Velvet Grass) *Trifolium* spp. (Clovers)
Lolium spp. (Rye Grasses)

Rough Grade Inspection

- Conditions and quality of rough grade shall be inspected and approved by Owner's Representative prior to the commencement of specified work in areas to be landscaped. The contractor shall then be responsible for completion of activities specified herein, and defined on the plan.
- In all plant bed areas the sub-grade shall be free of unsuitable material such as stumps, roots, rocks, concrete, asphalt, or metals, for a minimum depth of 24 inches, and in all lawn or seeded areas the sub-grade shall be free of unsuitable material for a minimum depth of 12 inches
- The Owner's Representative, at their discretion, shall direct further rough grading or soil preparation if specified activities have not created a surface satisfactory for further work to commence. Compensation for additional surface work created by conditions unknown at the outset and as directed in writing by the Owner's Representative shall be negotiated at the time of the directive, and prior to the commencement of particular construction activities.

Finish Grading

- Verify that rough grade in landscape areas is sufficiently below proposed final grade for planting beds and lawn areas to allow for placement of topsoil mix. Refer to grading plans for finish grade references. Verify that grades provide positive drainage at all landscape areas, and slope away from structures at a minimum of 2% slope. Final grades in all landscape areas shall be crowned at center to facilitate proposed drainage.

Installation Of Irrigation Sleeving

- Sleeving conduit shall be installed at existing and proposed paved areas as per specifications, as directed by the Owner's Representative, or as irrigation installation requirements, prior to preparation for paving construction. Set piping to provide minimum covers of:

18-inch for sleeving beneath walkways;
 24-inch for sleeving beneath vehicular traffic or structures.

Mark each end of sleeving with a 2 x 4 stake with 24" exposed, clearly marked "SLEEVE LOCATION". Contractor shall maintain staking identification and location throughout construction process. Protect all existing paving when installing sleeving. Restore all paving damaged by sleeve installation.

- Size of sleeving conduit pipe shall be a minimum of two times the diameter of the bell end of the pipe that is to be fed into the sleeve.

- Set sleeving in a compacted bed of material that will not damage the pipe during compaction of surface backfill material.

Design / Build Irrigation Specification

- Contractor shall provide a design / build automatic underground irrigation system for all new ornamental landscape areas. Contractor shall provide irrigation design shop drawing to Owner's representative for review at least two weeks prior to installation and obtain approval.
- Sprinklers shall be spaced at a maximum of 50% of the diameter of the proposed spray pattern. All areas shall be sprayed from at least two directions.
- Dripping tube shall be Rain Bird "Landscape Dripline" XFCV-09-12, or approved equal.
- Provide quick couplers at every 100 feet.
- Upon completion of the irrigation system installation and as a condition of it's acceptance, deliver to the Owner's representative the following 'As-built' drawings; Three prints and one reproducible set of all changes to the irrigation system including a Controller Zone Reference chart. Instruct owner of system components operation, system winterization, and controller adjustment processes. Instruct owner of precipitation requirements and schedule of anticipated controller adjustments as landscape matures.

- Protect existing buildings, walls, pavements, reference points, monuments, and markers on this site. Verify location of and protect all utilities. Protect adjacent property. Protect work and materials of other trades. Protect irrigation system materials before, during, and after installation. In the event of damage, repair or replace items as necessary to the approval of the Owner's representative and at no additional cost to the Owner. Use all means necessary to protect the public from injury at all times.

- Provide warranty for all installed materials and work for one year beyond the date of final acceptance of the irrigation system installation.

- Verify gallonage, pressure, size, and location of service water line. The Contractor shall guarantee an irrigation system that functions to manufacturer's specifications with the source volume and pressure afforded to site. Make arrangements for water shut-off during construction if necessary, notify owner 24 hours prior to suspension of water service.

- Irrigation trenches shall be a depth to provide a minimum cover of 18 inches for sleeving beneath walkways; 18 inches for all pressurized main lines; 36 inches for sleeving beneath asphalt paving, and 12 inches for all lateral lines. Backfill with clean fill void of material injurious to system components. All sleeving under vehicular traffic to be Class 200 PVC, all other sleeving shall be class 200 PVC. Locate top of zone valves a minimum of 6" below finish grade.

- Combine wire and piping where possible.

- Contractor shall follow manufacturer's instructions for solvent welding of PVC pipe and fittings to achieve tight and inseparable joints. Utilize single wrap Teflon tape at all threaded joints.

- Install all valves with fittings that facilitate maintenance removal and place valve boxes at location that are easily serviced but not in conspicuous locations. Locate in planting beds wherever possible, away from mower, edger, or de-thatcher operations.

- Contractor shall install one manual drain valve at discharge side of each remote control valve and at all low points in mainline pipe so as to allow for complete drainage of all main lines. Mark with a painted sleeve cover and indicate locations on As-Built drawings.

- Contractor shall provide backflow prevention as required per local and state codes, installed as per manufacturer's specifications.

- Quick couplers shall be required at all valve or valve manifold locations, or at a minimum of 100 feet along mainline length or whichever is greater.

- Contractor shall install irrigation controller in accordance with manufacturer's specifications. Verify a 120 V.A.C. electrical source and a min. 1 1/2" conduit from controller location open to all electrical zone valves in field. Weatherproof any exterior wall penetrations.

- Automatic Controller: Rainbird ESP-SMTe Series or approved equal. Controller shall have ability for all zones to fully operate and meet both normal and specified low volume system requirements as specified herein, and as required by site conditions.

- Install all wire in accordance with manufacturer's specifications with a minimum of 18 inch looped inside valve box at each remote control valve and at the controller. All splices shall occur within valve boxes with water-proof connectors.

- Contractor shall install all sprinkler heads with flexible risers, using flexible polyethylene pipe not to exceed 18 inches in length or PVC swing joints. Tee fittings shall extend horizontally from pipe.

- Contractor shall thoroughly flush irrigation system after piping, risers, and valves are installed but prior to installing sprinkler heads. Thoroughly clean, adjust and balance the installed irrigation system. Adjust spray pattern of nozzles to minimize throw of water onto buildings, walls, roads and parking lots. Adjust controller for optimum performance and precipitation rates utilizing proper water conservation measures.

Topsoil Placement and Soil Preparation

- Contractor shall submit certified topsoil analysis report for owner's approval prior to plant installation.

- Contractor is responsible for any amendments to soil PH, fertility and/or drainage conditions necessary to ensure proper growing conditions for proposed planting.

- Topsoil shall be friable soil from existing stockpiled material or imported, with added soil amendments as specified. It shall not be delivered while in a frozen or muddy condition. Protect from erosion at all times. Utilize existing stockpiled topsoil only under the direction of the Owner's Representative. Do not place topsoil in areas that have not been cleared of weeds listed herein. Topsoil shall meet the following requirements:

- Free of roots and rocks larger than 1/2 inch,
- Free of subsoil, debris, large weeds, foreign matter and any other material deleterious to plant material health.
- Acidity range (pH) of 5.5 to 7.5.
- Containing a minimum of 4 percent and a maximum of 25 percent inorganic matter with decaying matter of 25 percent content by volume or less.
- Textural gradations shall be sand: 45-75%, silt: 15-35%, clay: 05-20%.

- Commercial fertilizer shall be an organic base, complete fertilizer containing in available form by within a minimum of 10N 10P 5K - with 50 percent of the available nitrogen in slow-release formula, Webfoot Organic Delux, or approved equal.a

- Compost shall be yard debris compost meeting industry and jurisdictional standards.

- Contractor shall remove all debris, rocks one inch in diameter or larger, sticks, mortar, concrete, asphalt, paper, contaminated soil and any material harmful to plant life, in all planting areas.

- Contractor shall rototill subgrade four inches deep before placing topsoil. Specified imported topsoil shall be placed at a minimum depth of 12" in all planting areas, floated to a level, sloped or mounded grade between any existing or constructed point on the site, such as curbs, walls, walks, paving and the like. Final soil grades in planting beds shall be 2" below adjacent paving and curbs for mulch application.

- Distribute following soil amendments to all landscape areas in even layers and power rototill or spade to a minimum depth of 4-6 inches into topsoil, as follows;

- Planting Beds:
- Compost: Apply nine cubic yards per 1000 sq. ft.
 - Commercial Fertilizer: Apply 50 pounds per 1000 sq. ft.

- Preparation of backfill planting soil mix shall be as follows:

Thoroughly blend and mix the following proportion of materials while in a moist condition:

- Three cubic yards topsoil
- 1 1/2 cubic yards compost
- 1 1/2 cubic yards medium bark,
- 10 pounds commercial fertilizer
- Five pounds bonemeal

- Keep project free from accumulation of debris, topsoil and other material. At completion of each area of work, remove debris, equipment and surplus materials. Any paved area or surfaces stained or soiled from landscaping materials shall be cleaned with a power sweeper using water under pressure. Building surfaces shall be washed with proper equipment and materials as approved by the Owner's representative.

Fieldgrass Installation

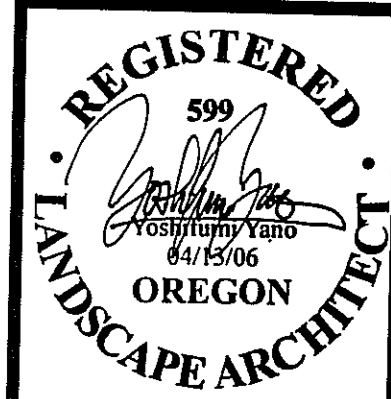
- Seeding operations shall occur only between March 15 and October 15.
- Seeding is not permitted during cold weather (less than 32 degrees F), hot weather (greater than 80 degrees F), when soil temperature is less than 55 degrees F, when ground is saturated, or when wind velocity is greater than 10 mph.
- Contractor shall float rough graded seedbed. Do not disturb natural drainage patterns. Remove rocks, clumps, or debris at surface. Lightly scarify surface.
- Contractor shall apply 10 pounds commercial fertilizer per 1,000 square feet of surface area before spreading seed.
- Lawn Seed: Contractor shall manually broadcast or hydro-seed eight pounds of Sunmark "Northwest Supreme Lawn Mix" grass seed per 1,000 square feet.
- Fieldgrass Seed: Contractor shall manually broadcast or hydro-seed eight pounds of Sunmark "Diamond Green" grass seed per 1,000 square feet.
- The Contractor shall protect and maintain the seeded area by fencing, watering, feeding, reseeding, mowing and repairing as necessary to establish a thick, uniform stand of grass acceptable to the Owner's representative.

Trees, Shrubs, & Groundcover Installation

- Contractor shall guarantee materials and workmanship in general landscape areas for one year from date of conditional acceptance. Plant material shall be in accordance with American Standard for Nursery Stock (ANSI Z60.1), shall comply with State and Federal laws with respect to inspection for insect infestation and plant diseases and shall be free of insect pests and plant diseases.
- Plant materials shall have a minimum of 6 inches of prepared soil under the root ball, and a minimum of 6 inches on each side of the root ball. Tree roots or root ball shall have a minimum of 12 inches of plant soil under the root ball and a minimum of 12 inches on each side of the root ball, or roots. Final grade should maintain root ball slightly above surrounding grade (not to exceed one inch) for bark mulch installation.
- Root control barrier shall be installed in trenches, alongside hardscape structures and utility lines such as sidewalks, curbs, pavement, walls, and concrete located within 15 feet of new trees measured from the trunk. Root barrier is to be DeepRoot UB-24, or approved equal.
- Mulch all planting beds after planting, final raking, grading and leveling of the planting beds with a layer of Hem/Fir medium screened bark mulch as specified on the plans.
- Balled and burlapped trees, boxed trees or bare root trees shall be either guyed or staked as detailed on the plans.
- Remove all dead or dying branches and criss-crossing branches from trees. Do not cut leader.
- Keep project free from accumulation of debris, topsoil and other material. At completion of each area of work, remove debris, equipment and surplus material. All paved areas or surfaces stained or soiled from landscape material shall be cleaned with a water-pressure power sweeper. Building surfaces shall be washed with proper equipment and materials as approved by the Owner.

Maintenance

- Contractor shall maintain general landscape areas for one year after accepted completion of project.
- Maintenance shall include; all grade resettlement, weeding, policing and removal of plant material debris during maintenance period. Seasonal leaf fall removal is outside the scope of this maintenance specification.
- Bark mulch shall be maintained or brought up to the 3 inch depth during this maintenance period.
- Any unsatisfactory condition arising during this maintenance period shall be brought to the attention of the Owner's Representative immediately.



AAJ
 aajjainc.com
 ENGINEERING
 LANDSCAPE ARCHITECTURE
 4025 SW 30th Street, Suite 300, Beaverton, OR 97005
 503.266.3999 ext 101 (OR) 503.266.3999 For more information

NW SELF STORAGE - MCMINNVILLE
 MCMINNVILLE, OREGON

LANDSCAPE SPECIFICATIONS

DATE: 09/01/2017

DRAWN: YYN

CHECKED: YYN

FILE:

REVISIONS:

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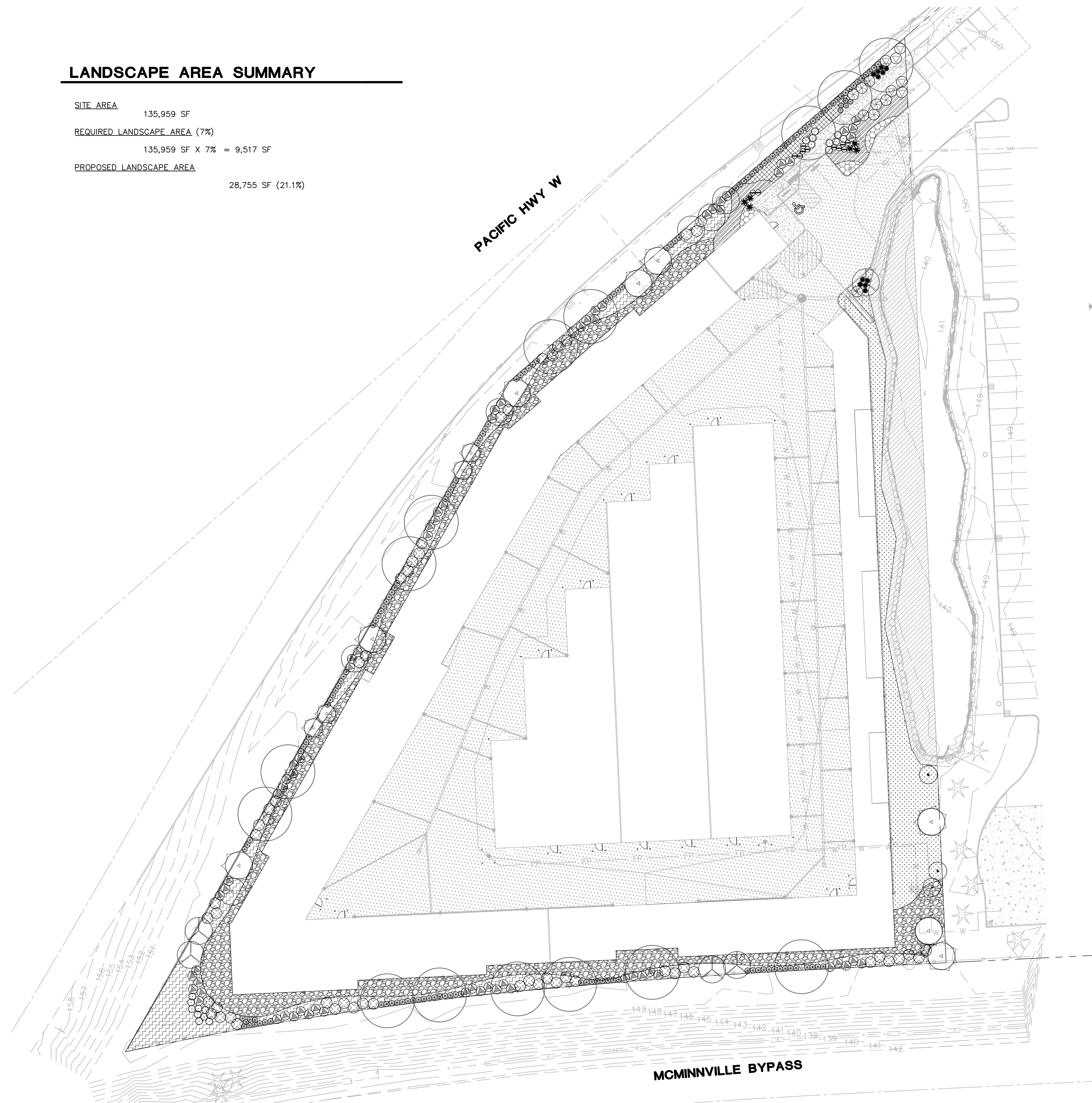
SHEET

L1.2

JOB NUMBER:
 A17058.20

LANDSCAPE AREA SUMMARY

SITE AREA	135,959 SF
REQUIRED LANDSCAPE AREA (7%)	135,959 SF X 7% = 9,517 SF
PROPOSED LANDSCAPE AREA	28,755 SF (21.1%)



PLANTING LEGEND

QUANTITIES ARE FOR OVERALL SITE

TREES	QTS.	SCIENTIFIC NAME / COMMON NAME	1	2
			L1.1	L1.1
15		ACER RUBRUM 'REDPOINTE' / REDPOINTE MAPLE 1.5' CAL. B&B, WELL BRANCHED, LIMBED TO 6'		
8		CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS 6' HIGH, B&B, FULL TREES, WELL BRANCHED TO GROUND		
6		MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM SOUTHERN MAGNOLIA 1.5' CAL. B&B, WELL BRANCHED, LIMBED TO 6'		
4		PICEA ABIES 'CUPRESSINA' - COLUMNAR BLUE SPRUCE 6' B&B, FULL TREES, BRANCHED TO GROUND		
SHRUBS				
				3
				L1.1
67		ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / EDWARD GOUCHER ABELIA 1 GAL. CONT., FULL PLANTS, 4' O.C.		
18		AZALEA X 'KAREN' / KAREN AZALEA 3 GAL. CONT., FULL PLANTS, 4' O.C.		
3		FATSIA JAPONICA / JAPANESE FATSIA 5 GAL. CONT., FULL PLANTS, 6' O.C.		
5		LAURUS NOBILIS / SWEET BAY 5 GAL. CONT., FULL PLANTS, 6' O.C.		
55		MYRICA CALIFORNICA / PACIFIC WAXMYRTLE 5 GAL. CONT., FULL PLANTS, 6' O.C.		
135		NANDINA DOMESTICA / HEAVENLY BAMBOO 1 GAL. CONT., FULL PLANTS, 3' O.C.		
6		PHORMIUM TENAX 'MORTICIA' / MORTICIA NEW ZEALAND FLAX 3 GAL. CONT., FULL PLANTS, 5' O.C.		
6		PIERIS JAPONICA 'VALLEY VALENTINE' / VALLEY VALENTINE JAPANESE PIERIS 5 GAL. CONT., FULL PLANTS, 5' O.C.		
12		SARCOCOCCA CONFUSA / FRAGRANT SARCOCOCCA 3 GAL. CONT., FULL PLANTS, 3' O.C.		
GROUNDCOVERS				
				4
				L1.1
2381		ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK 4 INCH POT, FULL PLANTS, 24" O.C.		
211		EUONYMUS FORTUNEI 'GOLD SPLASH' / GOLD SPLASH WINTERCREEPER 4 INCH POT, FULL PLANTS, 24" O.C.		
485		FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE 4 INCH POT, FULL PLANTS, 12" O.C.		
291		IMPERATA CYLINDRICA 'RUBRA' / JAPANESE BLOOD GRASS 1 GAL. CONT., FULL PLANTS, 12" O.C.		
GRASSES				
				4
				L1.1
11		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS 1 GAL. CONT., FULL PLANTS, 3' O.C.		
8		MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS 3 GAL. CONT., FULL PLANTS, 6' O.C.		
5		NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS 3 GAL. CONT., FULL PLANTS, 3' O.C.		
SEEDING				
		FIELDGRASS SEEDING (NO-IRRIGATION, NO-MOWING) 4,040 SF. SEE NOTES FOR SPECIFICATIONS		
RIVER ROCKS				
		RIVER ROCKS 3" DEEP, 3/4" - 2" DIAMETER, WEED BARRIER UNDERNEATH - TYPAR 3201, OR APPROVED EQUAL		
		EXISTING LANDSCAPE TO BE RETAINED		

NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF MCMINNVILLE STANDARDS AND THE OREGON STRUCTURAL SPECIALTY CODE.
- INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF MCMINNVILLE STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
- MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE.
- CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
- CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS.
- CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING.
- ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
- ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL INSTALL RAIN SENSORS AS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. VERIFY THE LOCATION WITH THE OWNER PRIOR TO INSTALLATION.





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

www.mcminnvilleoregon.gov

EXHIBIT 2 - STAFF REPORT

DATE: November 15, 2017
TO: McMinnville Landscape Review Committee
FROM: Chuck Darnell, Associate Planner
SUBJECT: Agenda Item 4B: L 30-17

Report in Brief:

An application for a street tree plan (L 30-17) to be reviewed by the Landscape Review Committee.

Background:

The applicant, Mary Stern on behalf of McMinnville Area Habitat for Humanity, submitted a street tree plan for the Aspire Phase 2 subdivision that is located on the northwest corner of NE Atlantic Street and NE Cumulus Avenue. The subject property is more specifically described as Tax Lot 600, Section 21DD, T. 4 S., R. 4 W., W.M.

Discussion:

The Aspire Phase 2 subdivision consists of 26 lots located north of NE Cumulus Avenue with lots fronting onto an extension of NE Turner Way and also fronting onto NE Atlantic Street. The types of homes to be constructed are both detached single family dwellings, on 12 of the lots, and common-wall single family dwellings on the remaining 14 lots. The subject site can be seen below:

Attachments:

Attachment A – Decision, Conditions of Approval, and Findings of Fact of the McMinnville Landscape Review Committee for Approval of a Street Tree Plan for the Aspire Phase 2 Subdivision



Street Tree Review:

In reviewing a street tree plan, Section 17.58.090 (Street Tree Standards) of the McMinnville Zoning Ordinance requires the Landscape Review Committee to consider the following standards:

- 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.

The applicant is proposing to install October Glory Red Maple (*Acer rubrum* 'October Glory') trees within curb-side planting strips adjacent to NE Turner Way. The applicant is also proposing to install Aristocrat Callery Pear (*Pyrus calleryana* 'Aristocrat') within curb-side planting strips adjacent to NE Atlantic Street. The McMinnville Street Tree List lists Red Maple varieties and Flowering Pear varieties as approved street tree species, and considers these types of trees to be "medium trees" based on their mature height.

McMinnville Water and Light did notify the Planning Department that there is overhead utilities on NE Atlantic Street adjacent to the subdivision. The proposed Aristocrat Callery Pear trees would not be

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permitted along NE Atlantic Street because their mature height would cause conflicts with the overhead utilities. Therefore, a condition of approval has been included to require that the street trees planted along NE Atlantic Street be of a species from the Small Trees section of the McMinnville Street Tree List, all of which have been deemed appropriate for planting underneath overhead utility lines.

- 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.

The applicant is proposing to install two (2) inch caliper trees. A condition of approval is included to specify that the trees 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.

- 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. [...]

The street tree plan shows a relatively evenly spaced planting pattern. The October Glory Red Maple (*Acer rubrum* 'October Glory') trees proposed are considered a medium sized tree based on their mature height of 35 feet and their mature canopy width of 35 feet. Based on that size, the trees should normally be spaced no greater than 30 feet apart. However, the subject subdivision does have site limitations. The approved subdivision included the development of relatively small lots, at slightly over 3,000 square feet in size for the detached single family lots and 1,971 – 2,410 square feet in size for the common-wall single family lots. After the inclusion of driveways, water service, electrical service, and sanitary sewer laterals, there are limited locations for trees to be placed and still meet the required spacing standards. Therefore, variations in the spacing of the trees will be permitted to best meet required setbacks from utilities, which will be described in more detail below.

The street trees along NE Atlantic Street, which will be a species from the Small Trees section of the McMinnville Street Tree List, can be planted at the standard spacing of 20 feet apart without much variation. The October Glory Red Maple street trees along NE Turner Way will need to be provided with more variation in spacing to best meet required setbacks from utilities and driveways. In some areas, like adjacent to the Community Park, the standard spacing of under 30 feet can be achieved, but in other areas the spacing will need to be increased to between 40 and 50 feet. However, there is still room to provide at least one (1) street tree on each lot adjacent to NE Turner Way.

- D. When located adjacent to a local residential street or minor collector street, street trees shall be planted within a curbside landscape strip measuring a minimum of three (3) feet in width. Street trees adjacent to major collector streets or arterial streets shall be placed a minimum of four (4) feet from the back edge of the sidewalk. In no case shall a tree 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.

The subdivision includes local residential streets. The applicant has provided a four (4) foot wide planting strip along, which is greater than the three (3) foot minimum requirement.

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- 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.

Utilities were not identified on the original street tree plan, but McMinnville Water and Light noted on the original submittal that many of the proposed trees conflicted with utilities that were already installed within the subdivision. Staff has worked with the applicant to identify locations for the street trees that best meet the standard setback requirements from utilities and driveways. However, on most lots there is not a location that could accommodate a street tree and meet all of the required setbacks. On those lots, street trees will be allowed to be planted closer to the sanitary sewer lateral. The Engineering Department has reviewed the proposed locations and does not have concerns with the trees causing impacts to the sewer laterals. There is not as much concern with root intrusion on the type of PVC pipe that has been used for the sewer laterals in this subdivision as there is with traditional clay pipes that were more common historically.

A condition of approval will require each individual tree within the subdivision will be planted in the specific location shown on the revised planting plan that has been drafted by staff in conjunction with the applicant.

The following lots do not require any setback variation:

- Lot 9
- Lot 10
- Lot 11
- Lot 13
- Lot 15
- Lot 16
- Lot 17
- Lot 23
- Lot 24
- Lot 27

The following lots will not have a street tree, as they either do not have any direct right-of-way frontage or there is not adequate space to provide a tree:

- Lot 21
- Lot 22
- Lot 34

Setback variations will be allowed as described for each of the lots listed below:

	Setback Variation Allowed	Tree Location
Lot 12	8' from Water Meter	NE Turner Way; North of Water Meter
Lot 14	3' from Sewer Lateral	NE Turner Way; North of Sewer Lateral
Lot 18	8' from Sewer Lateral	NE Turner Way; South of Sewer Lateral
Lot 19	8' from Sewer Lateral	NE Turner Way; South of Sewer Lateral
Lot 20	8' from Sewer Lateral	NE Turner Way; Between Sewer Lateral and Shared Driveway
Lot 25	4' from Sewer Lateral	NE Turner Way; West of Sewer Lateral
Lot 26	4' from Sewer Lateral	NE Turner Way; East of Sewer Lateral
Lot 28	1' from Sewer Lateral	NE Turner Way; West of Sewer Lateral
Lot 29	4' from Sewer Lateral	NE Turner Way; West of Sewer Lateral
Lot 30	6' from Sewer Lateral	NE Turner Way; West of Sewer Lateral
Lot 31	6' from Sewer Lateral	NE Turner Way; East of Sewer Lateral
Lot 32	1' from Sewer Lateral	NE Turner Way; West of Sewer Lateral
Lot 33	2' from Sewer Lateral	NE Turner Way; East of Sewer Lateral
Tract E	4' from Sewer Lateral	NE Atlantic Street; North of Sewer Lateral

Attachments:

Attachment A – Decision, Conditions of Approval, and Findings of Fact of the McMinnville Landscape Review Committee for Approval of a Street Tree Plan for the Aspire Phase 2 Subdivision

Fiscal Impact:

None.

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.

Recommendation/Suggested Motion:

Based on the findings described above, staff is recommending that the street tree plan be approved with the following conditions:

1. That the applicant contact the appropriate utility-locate service (dial 811 or 800-332-2344) prior to digging to ensure that underground utilities are not damaged during planting process.
2. That the applicant shall install street trees in the specific locations shown on the revised street tree planting plan (enclosed). The revised street tree planting plan allows for variations in setback requirements due to the constrained site limitations, as follows:

	Setback Variation Allowed	Tree Location
Lot 12	8' from Water Meter	NE Turner Way; North of Water Meter
Lot 14	3' from Sewer Lateral	NE Turner Way; North of Sewer Lateral
Lot 18	8' from Sewer Lateral	NE Turner Way; South of Sewer Lateral
Lot 19	8' from Sewer Lateral	NE Turner Way; South of Sewer Lateral
Lot 20	8' from Sewer Lateral	NE Turner Way; Between Sewer Lateral and Shared Driveway
Lot 25	4' from Sewer Lateral	NE Turner Way; West of Sewer Lateral
Lot 26	4' from Sewer Lateral	NE Turner Way; East of Sewer Lateral
Lot 28	1' from Sewer Lateral	NE Turner Way; West of Sewer Lateral
Lot 29	4' from Sewer Lateral	NE Turner Way; West of Sewer Lateral
Lot 30	6' from Sewer Lateral	NE Turner Way; West of Sewer Lateral
Lot 31	6' from Sewer Lateral	NE Turner Way; East of Sewer Lateral
Lot 32	1' from Sewer Lateral	NE Turner Way; West of Sewer Lateral
Lot 33	2' from Sewer Lateral	NE Turner Way; East of Sewer Lateral
Tract E	4' from Sewer Lateral	NE Atlantic Street; North of Sewer Lateral

3. That the tree species approved for the planting strip adjacent to NE Turner Way is October Glory Red Maple (*Acer rubrum* 'October Glory'). The tree species for the planting strip adjacent to NE Atlantic Street shall be a species from the Small Trees section of the McMinnville Street Tree List. All trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above grade.

Attachments:

Attachment A – Decision, Conditions of Approval, and Findings of Fact of the McMinnville Landscape Review Committee for Approval of a Street Tree Plan for the Aspire Phase 2 Subdivision

4. All trees shall be healthy grown nursery stock with a single straight trunk, a well developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.
5. That each street tree shall be provided with root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be placed on the public sidewalk side of each tree and the curb side of each tree. The root barrier protection shall be placed in 10-foot lengths, centered on each tree, and to a depth of eighteen (18) inches. In addition, all trees shall be provided with deep watering tubes to promote deep root growth (see enclosed detail).
6. That, in addition to the root barrier protection along the curb and sidewalk, root barrier protection shall be provided between the water meter and the street tree on Lot 12. The barrier shall be placed immediately adjacent to the water meter to minimize impacts between tree roots and the water meter.
7. That the applicant shall schedule an inspection with the McMinnville Public Works Superintendent of the installed root barrier and water tubes prior to any street tree planting. Trees intended for planting shall be on-site and available for inspection. The applicant shall contact the McMinnville Public Works Superintendent, David Renshaw, at (503) 434-7316 to schedule a planting inspection prior to backfilling.
8. When located adjacent to a local residential street or minor collector street, street trees shall be planted within a curbside landscape strip measuring a minimum of three (3) feet in width. Street trees adjacent to major collector streets or arterial streets shall be placed a minimum of four (4) feet from the back edge of the sidewalk. In no case shall a tree be planted closer than two and one-half (2 1/2) feet from the face of a curb.
9. That the street trees shall be continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.

Suggested Motion:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE LANDSCAPE REVIEW COMMITTEE APPROVE L 30-17 WITH THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.

CD:sjs

Attachments:

Attachment A – Decision, Conditions of Approval, and Findings of Fact of the McMinnville Landscape Review Committee for Approval of a Street Tree Plan for the Aspire Phase 2 Subdivision



**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
231 NE FIFTH STREET
MCMINNVILLE, OR 97128

503-434-7311
www.mcminnvilleoregon.gov

DECISION, CONDITIONS OF APPROVAL, AND FINDINGS OF FACT OF THE MCMINNVILLE LANDSCAPE REVIEW COMMITTEE FOR APPROVAL OF A STREET TREE PLAN FOR THE ASPIRE PHASE 2 SUBDIVISION

- DOCKET:** L 30-17 (Street Tree Plan)
- REQUEST:** The applicant requested the approval of a street tree plan for a new subdivision. Street trees are required to be planted in any new residential subdivision that has a dedicated planting strip.
- LOCATION:** The subject property is located at the northwest corner of NE Atlantic Street and NE Cumulus Avenue. The subject property is more specifically described as Tax Lot 600, Section 21DD, T. 4 S., R. 4 W., W.M
- ZONING:** R-4 PD (Multiple Family Residential Planned Development)
- APPLICANT:** Mary Stern on behalf of McMinnville Area Habitat for Humanity
- STAFF:** Chuck Darnell, Associate Planner
- DATE DEEMED COMPLETE:** November 3, 2017
- HEARINGS BODY:** McMinnville Landscape Review Committee
- DATE & TIME:** November 15, 2017. Meeting was held at the Community Development Center, 231 NE 5th Street, McMinnville, OR 97128
- COMMENTS:** This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval. 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 conclusions, the Landscape Review Committee recommends **APPROVAL** of the street tree plan (L 30-17) **subject to the conditions of approval provided in this document.**

////////////////////////////////////
DECISION: APPROVAL WITH CONDITIONS
////////////////////////////////////

Planning Staff: _____
Chuck Darnell, Associate Planner

Date: _____

Planning Department: _____
Heather Richards, Planning Director

Date: _____

Attachments:
Attachment 1 – Application for Street Tree Plan
Attachment 2 – Revised and Approved Street Tree Planting Plan

APPLICATION SUMMARY:

The applicant requested the approval of a street tree plan for a new subdivision. Street trees are required to be planted in any new residential subdivision that has a dedicated planting strip. The Aspire Phase 2 subdivision consists of 26 lots located north of NE Cumulus Avenue with lots fronting onto an extension of NE Turner Way and also fronting onto NE Atlantic Street. The types of homes to be constructed are both detached single family dwellings, on 12 of the lots, and common-wall single family dwellings on the remaining 14 lots. The subject site can be seen below:

**CONDITIONS OF APPROVAL:**

L 30-17 is **approved** subject to the following conditions:

1. That the applicant contact the appropriate utility-locate service (dial 811 or 800-332-2344) prior to digging to ensure that underground utilities are not damaged during planting process.
2. That the applicant shall install street trees in the specific locations shown on the revised street tree planting plan (enclosed). The revised street tree planting plan allows for variations in setback requirements due to the constrained site limitations, as follows:

Attachments:

Attachment 1 – Application for Street Tree Plan

Attachment 2 – Revised and Approved Street Tree Planting Plan

	Setback Variation Allowed	Tree Location
Lot 12	8' from Water Meter	NE Turner Way; North of Water Meter
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Tract E	4' from Sewer Lateral	NE Atlantic Street; North of Sewer Lateral

3. That the tree species approved for the planting strip adjacent to NE Turner Way is October Glory Red Maple (*Acer rubrum* 'October Glory'). The tree species for the planting strip adjacent to NE Atlantic Street shall be a species from the Small Trees section of the McMinnville Street Tree List. All trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above grade.
4. All trees shall be healthy grown nursery stock with a single straight trunk, a well developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.
5. That each street tree shall be provided with root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be placed on the public sidewalk side of each tree and the curb side of each tree. The root barrier protection shall be placed in 10-foot lengths, centered on each tree, and to a depth of eighteen (18) inches. In addition, all trees shall be provided with deep watering tubes to promote deep root growth (see enclosed detail).
6. That, in addition to the root barrier protection along the curb and sidewalk, root barrier protection shall be provided between the water meter and the street tree on Lot 12. The barrier shall be placed immediately adjacent to the water meter to minimize impacts between tree roots and the water meter.
7. That the applicant shall schedule an inspection with the McMinnville Public Works Superintendent of the installed root barrier and water tubes prior to any street tree planting. Trees intended for planting shall be on-site and available for inspection. The applicant shall contact the McMinnville Public Works Superintendent, David Renshaw, at (503) 434-7316 to schedule a planting inspection prior to backfilling.
8. When located adjacent to a local residential street or minor collector street, street trees shall be planted within a curbside landscape strip measuring a minimum of three (3) feet in width. Street trees adjacent to major collector streets or arterial streets shall be placed a minimum of four (4) feet from the back edge of the sidewalk. In no case shall a tree be planted closer than two and one-half (2 1/2) feet from the face of a curb.

Attachments:

Attachment 1 – Application for Street Tree Plan

Attachment 2 – Revised and Approved Street Tree Planting Plan

9. That the street trees shall be continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.

ATTACHMENTS:

1. Application for Street Tree Removal
2. Revised and Approved Street Tree Planting Plan

COMMENTS:

This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval.

FINDINGS OF FACT

1. Mary Stern, on behalf of McMinnville Area Habitat for Humanity, requested the approval of a street tree plan for a new subdivision. Street trees are required to be planted in any new residential subdivision that has a dedicated planting strip. The subject property is located at the northwest corner of NE Atlantic Street and NE Cumulus Avenue. The subject property is more specifically described as Tax Lot 600, Section 21DD, T. 4 S., R. 4 W., W.M.
2. The site is currently zoned R-4 PD (Multiple Family Residential Planned Development), and is designated as Residential on the McMinnville Comprehensive Plan Map, 1980.
3. This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. No comments in opposition have been provided, and the comments provided by the Public Works Department and McMinnville Water and Light have been incorporated into the conditions of approval.
4. A public meeting was held by the Landscape Review Committee on November 15, 2017 to review the application and proposed street tree plan. No comments in opposition were provided by the public prior to the public meeting.

CONCLUSIONARY FINDINGS:

McMinnville's Comprehensive Plan:

The following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

GOAL VI 1: TO ENCOURAGE DEVELOPMENT OF A TRANSPORTATION SYSTEM THAT PROVIDES FOR THE COORDINATED MOVEMENT OF PEOPLE AND FREIGHT IN A SAFE AND EFFICIENT MANNER.

Policy 122.00: The City of McMinnville shall encourage the following provisions for each of the three functional road classifications:

1. Major, minor arterials.
–Landscaping should be encouraged along public rights-of-way.
2. Major, minor collectors.
–Landscaping should be encouraged along public rights-of-way.
3. Local Streets

Attachments:

Attachment 1 – Application for Street Tree Plan

Attachment 2 – Revised and Approved Street Tree Planting Plan

–Landscaping should be encouraged along public rights-of-way.

Finding: Goal VI 1 and Policy 122.00 are satisfied in that trees will be installed along the public right-of-way along NE Turner Way and NE Atlantic Street. The trees will be located within curb side planting strips, and will be of a species from the approved McMinnville Street Tree List. Conditions of approval have been included to ensure that the planting of the street trees meets all necessary street tree standards.

Policy 132.24.00: The safety and convenience of all users of the transportation system including pedestrians, bicyclists, transit users, freight, and motor vehicle drivers shall be accommodated and balanced in all types of transportation and development projects and through all phases of a project so that even the most vulnerable McMinnville residents – children, elderly, and persons with disabilities – can travel safely within the public right-of-way. Examples of how the Compete Streets policy is implemented:

- 1. Incorporate features that create a pedestrian friendly environment, such as: [...]*
 - g. Street furniture, street trees, and landscaping*

Finding: Policy 132.24.00 is satisfied in that trees will be installed along the public right-of-way along NE Turner Way and NE Atlantic Street. The trees will be located within curb side planting strips, and will be of a species from the approved McMinnville Street Tree List. Conditions of approval have been included to ensure that the planting of the street trees meets all necessary street tree standards.

Policy 132.38.00: Aesthetics and streetscaping shall be a part of the design of McMinnville's transportation system. Streetscaping, where appropriate and financially feasible, including public art, shall be included in the design of transportation facilities. Various streetscaping designs and materials shall be utilized to enhance the livability in the area of a transportation project.

Finding: Policy 132.38.00 is satisfied in that trees will be installed along the public right-of-way along NE Turner Way and NE Atlantic Street. The trees will be located within curb side planting strips, and will be of a species from the approved McMinnville Street Tree List. Conditions of approval have been included to ensure that the planting of the street trees meets all necessary street tree standards. The street trees will be planted in some locations at a spacing that is less than the typical standard spacing between trees due to the site limitations. The maximum number of street trees was obtained while still best meeting utility setback requirements, which will enhance the livability in the area.

Policy 132.43.05: Encourage Safety Enhancements – In conjunction with residential street improvements, the City should encourage traffic and pedestrian safety improvements that may include, but are not limited to, the following safety and livability enhancements:

- 3. Landscaping barriers between roadway and non-motorized uses;*
- 4. Landscaping that promotes a residential atmosphere;*

Finding: Policy 132.43.05 is satisfied in that trees will be installed along the public right-of-way along NE Turner Way and NE Atlantic Street. The trees will be located within curb side planting strips, and will be of a species from the approved McMinnville Street Tree List. Conditions of approval have been included to ensure that the planting of the street trees meets all necessary street tree standards. The street trees will promote a residential atmosphere within the subdivision.

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

Attachments:

Attachment 1 – Application for Street Tree Plan

Attachment 2 – Revised and Approved Street Tree Planting Plan

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.*

Finding: Goal X 1 and Policy 188.00 are satisfied in that 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 Planning Commission and/or McMinnville City Council review of the request and recommendation at an advertised public hearing. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville's City Code:

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) are applicable to the request:

17.58.010 Purpose. The purpose of this ordinance is to establish and maintain the maximum amount of tree cover on public and private lands in the city; provide tree-lined streets throughout the city; select, situate and maintain trees appropriately to minimize hazard, nuisance, damage, and maintenance costs; to enhance the appearance, beauty and charm of the City; to implement applicable adopted Downtown Improvement Plan provisions; to promote a diverse, healthy, and sustainable community forest; and to educate the public regarding community forest issues.

Finding: The street tree plan will establish tree cover on new public right-of-way to be dedicated to the City as the multi-family site is developed. The street tree plan as proposed will provide for tree-lined streets within the new multi-family site and will enhance the appearance of the City. Conditions of approval have been included to ensure that the planting of the street trees meets all necessary street tree standards, which will result in the appropriate planting and maintenance of the street 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.

Finding: The street tree plan as proposed will include street trees adjacent to the lots created as part of the subdivision, and the street trees will be installed in a designated curb-side planting strip fronting each new and existing public right-of-way.

17.58.090 Street Tree Standards.

- 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.

Finding: The applicant is proposing to install October Glory Red Maple (*Acer rubrum* 'October Glory') trees within curb-side planting strips adjacent to NE Turner Way. The applicant is also proposing to install Aristocrat Callery Pear (*Pyrus calleryana* 'Aristocrat') within curb-side planting strips adjacent to NE Atlantic Street. The McMinnville Street Tree List lists Red Maple varieties and Flowering Pear varieties as approved street tree species, and considers these types of trees to be "medium trees" based on their mature height.

Attachments:

Attachment 1 – Application for Street Tree Plan

Attachment 2 – Revised and Approved Street Tree Planting Plan

McMinnville Water and Light did notify the Planning Department that there is overhead utilities on NE Atlantic Street adjacent to the subdivision. The proposed Aristocrat Callery Pear trees would not be permitted along NE Atlantic Street because their mature height would cause conflicts with the overhead utilities. Therefore, a condition of approval has been included to require that the street trees planted along NE Atlantic Street be of a species from the Small Trees section of the McMinnville Street Tree List, all of which have been deemed appropriate for planting underneath overhead utility lines.

- 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.

Finding: The applicant is proposing to install two (2) inch caliper trees. A condition of approval is included to specify that the trees 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.

- 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. [...]

Finding: The street tree plan shows a relatively evenly spaced planting pattern. The October Glory Red Maple (*Acer rubrum* 'October Glory') trees proposed are considered a medium sized tree based on their mature height of 35 feet and their mature canopy width of 35 feet. Based on that size, the trees should normally be spaced no greater than 30 feet apart. However, the subject subdivision does have site limitations. The approved subdivision included the development of relatively small lots, at slightly over 3,000 square feet in size for the detached single family lots and 1,971 – 2,410 square feet in size for the common-wall single family lots. After the inclusion of driveways, water service, electrical service, and sanitary sewer laterals, there are limited locations for trees to be placed and still meet the required spacing standards. Therefore, variations in the spacing of the trees will be permitted to best meet required setbacks from utilities, which will be described in more detail below.

The street trees along NE Atlantic Street, which will be a species from the Small Trees section of the McMinnville Street Tree List, can be planted at the standard spacing of 20 feet apart without much variation. The October Glory Red Maple street trees along NE Turner Way will need to be provided with more variation in spacing to best meet required setbacks from utilities and driveways. In some areas, like adjacent to the Community Park, the standard spacing of under 30 feet can be achieved, but in other areas the spacing will need to be increased to between 40 and 50 feet. However, there is still room to provide at least one (1) street tree on each lot adjacent to NE Turner Way.

- D. When located adjacent to a local residential street or minor collector street, street trees shall be planted within a curbside landscape strip measuring a minimum of three (3) feet in width. Street trees adjacent to major collector streets or arterial streets shall be placed a minimum of four (4) feet from the back edge of the sidewalk. In no case shall a tree be planted closer than two and one-half (2 1/2) feet from the face of a curb.

Attachments:

Attachment 1 – Application for Street Tree Plan

Attachment 2 – Revised and Approved Street Tree Planting Plan

Finding: The subdivision includes local residential streets. The applicant is proposing to include a four (4) foot wide planting strip along, which is greater than the three (3) foot minimum requirement.

- 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.

Finding: Utilities were not identified on the original street tree plan, but McMinnville Water and Light noted on the original submittal that many of the proposed trees conflicted with utilities that were already installed within the subdivision. Staff worked with the applicant to identify locations for the street trees that best meet the standard setback requirements from utilities and driveways. However, on most lots there is not a location that could accommodate a street tree and meet all of the required setbacks. On those lots, street trees are allowed to be planted closer to the sanitary sewer lateral. The Engineering Department has reviewed the proposed locations and does not have concerns with the trees causing impacts to the sewer laterals. There is not as much concern with root intrusion on the type of PVC pipe that has been used for the sewer laterals in this subdivision as there is with traditional clay pipes that were more common historically.

A condition of approval will require each individual tree within the subdivision will be planted in the specific location shown on the revised planting plan that was drafted by staff in conjunction with the applicant.

The following lots do not require any setback variation:

- Lot 9
- Lot 10
- Lot 11
- Lot 13
- Lot 15
- Lot 16
- Lot 17
- Lot 23
- Lot 24
- Lot 27

The following lots will not have a street tree, as they either do not have any direct right-of-way frontage or there is not adequate space to provide a tree:

- Lot 21
- Lot 22
- Lot 34

Setback variations will be allowed as described for each of the lots listed below:

	Setback Variation Allowed	Tree Location
Lot 12	8' from Water Meter	NE Turner Way; North of Water Meter
Lot 14	3' from Sewer Lateral	NE Turner Way; North of Sewer Lateral
Lot 18	8' from Sewer Lateral	NE Turner Way; South of Sewer Lateral
Lot 19	8' from Sewer Lateral	NE Turner Way; South of Sewer Lateral
Lot 20	8' from Sewer Lateral	NE Turner Way; Between Sewer Lateral and Shared Driveway
Lot 25	4' from Sewer Lateral	NE Turner Way; West of Sewer Lateral
Lot 26	4' from Sewer Lateral	NE Turner Way; East of Sewer Lateral
Lot 28	1' from Sewer Lateral	NE Turner Way; West of Sewer Lateral
Lot 29	4' from Sewer Lateral	NE Turner Way; West of Sewer Lateral
Lot 30	6' from Sewer Lateral	NE Turner Way; West of Sewer Lateral
Lot 31	6' from Sewer Lateral	NE Turner Way; East of Sewer Lateral
Lot 32	1' from Sewer Lateral	NE Turner Way; West of Sewer Lateral
Lot 33	2' from Sewer Lateral	NE Turner Way; East of Sewer Lateral
Tract E	4' from Sewer Lateral	NE Atlantic Street; North of Sewer Lateral

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.

Finding: A condition of approval has been included to ensure that the street trees are continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.

CD:sjs

Attachments:

Attachment 1 – Application for Street Tree Plan

Attachment 2 – Revised and Approved Street Tree Planting Plan



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>L 30-17</u>
Date Received	<u>8-4-17</u>
Fee	<u>\$ 72.50</u>
Receipt No.	<u>17M0160</u>
Received by	<u>SUS</u>

Landscape Plan Review Application

Applicant Information

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

Applicant Name McMinnville Area Habitat for Humanity Phone 503-472-9637

Contact Name Mary Stern Phone 503-474-7567
(If different than above)

Address PO Box 301

City, State, Zip McMinnville OR 97128

Contact Email Mary@machabitat.org

Property Owner Information

Property Owner Name _____ Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

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

Property Address 105 NE Atlantic St

Assessor Map No. R4 421 - DD-00000 Total Site Area 3.47 acres

Subdivision Aspire Community Development Block _____ Lot _____

Comprehensive Plan Designation _____ Zoning Designation R4-PD

Landscaping Information

1. Total Landscaped Area: _____

2. Percent Landscaped: _____

3. Building Floor Area:

New Structure: _____ Existing Structure: _____ Addition: _____

4. Architect Name Rob Stephenson Phone 503-434-0114
(Landscape Architect, Engineer, or Other Designer)

Contact Name _____ Phone _____

Address 105 NE 3rd St.

City, State, Zip McMinnville OR 97128

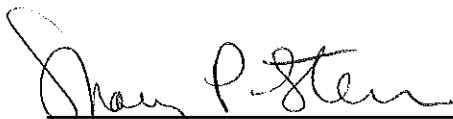
Contact Email roberth.stephenson@me.com

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

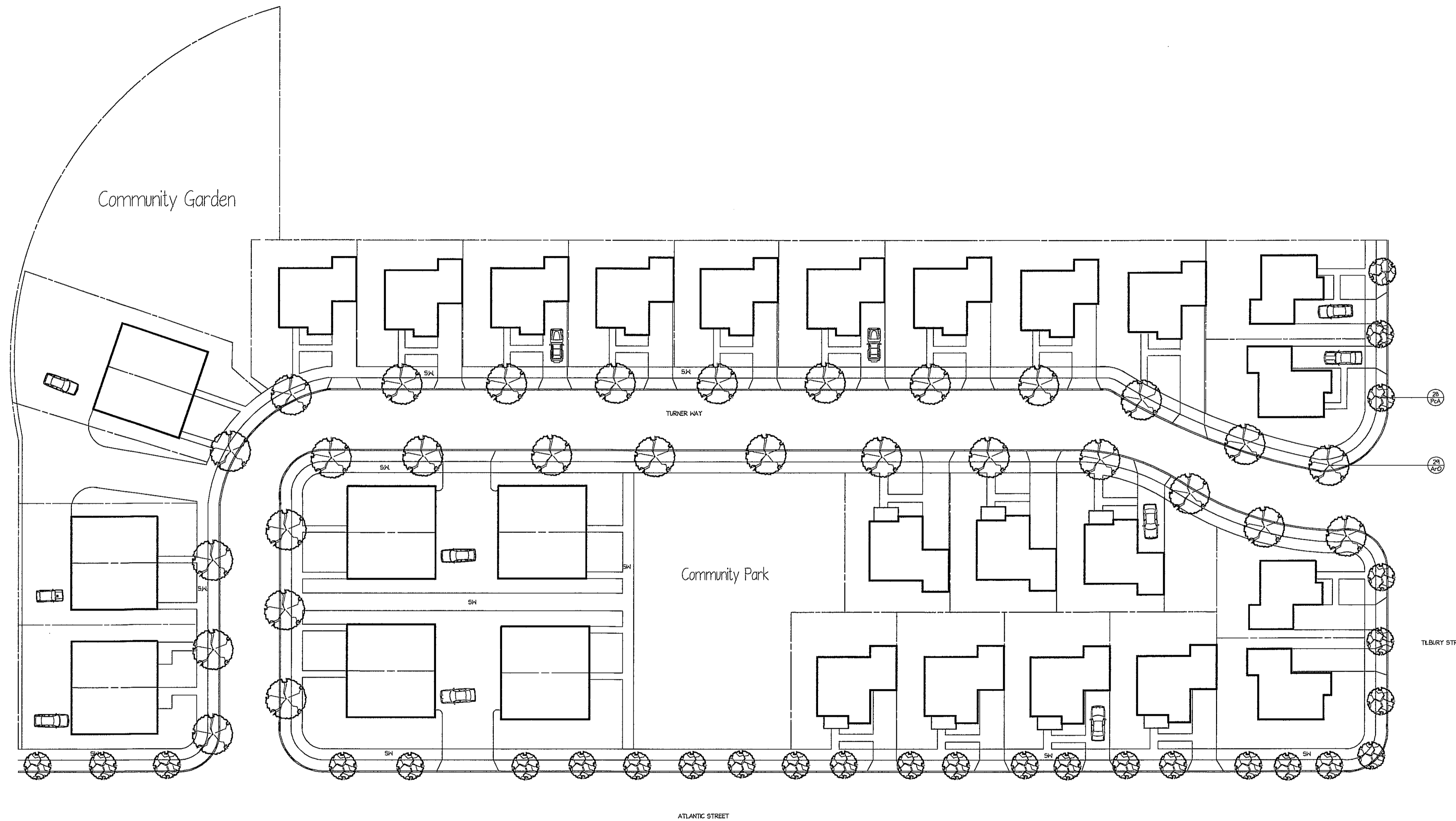
8/4/17
Date

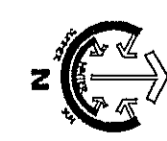
Property Owner's Signature

Date

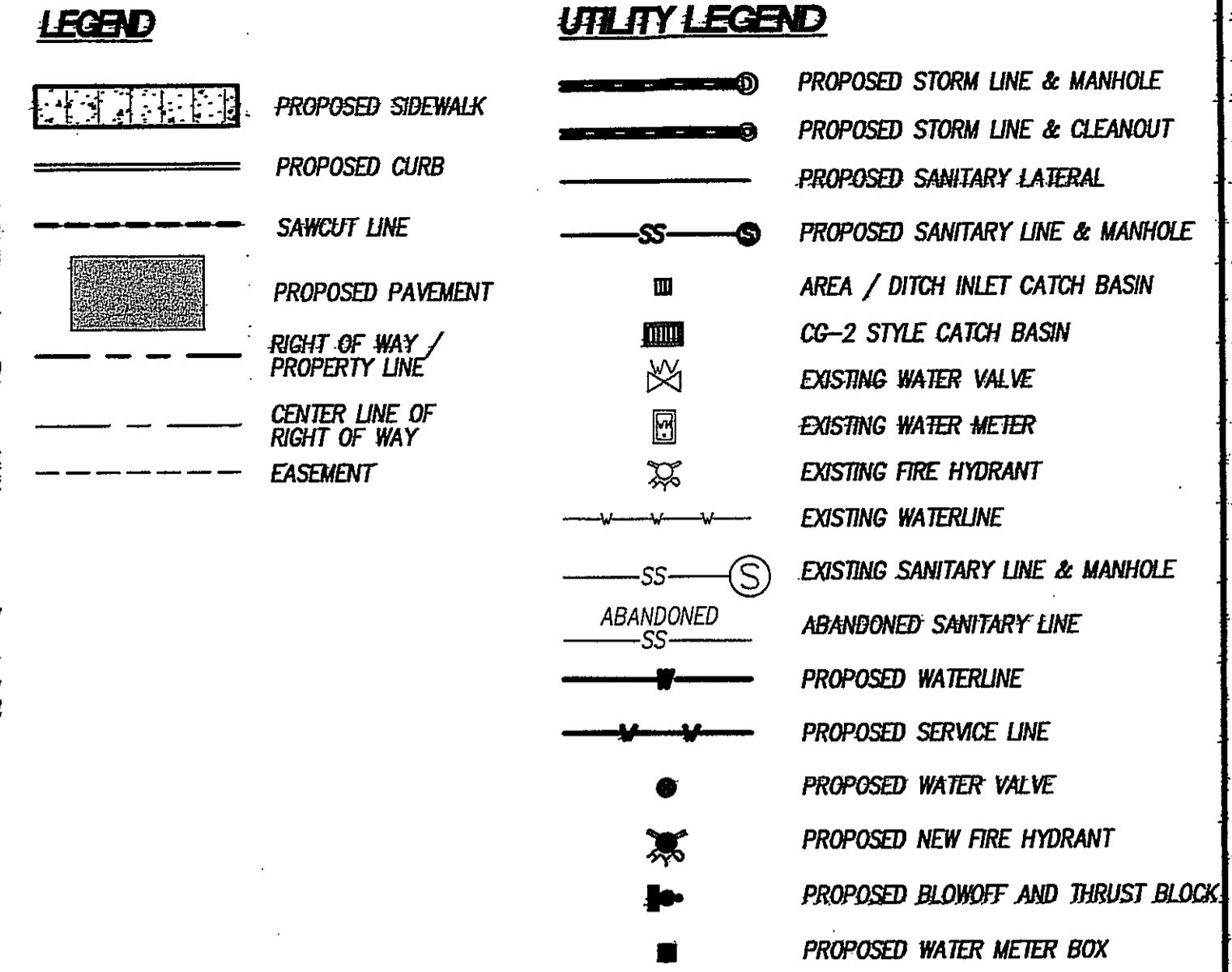
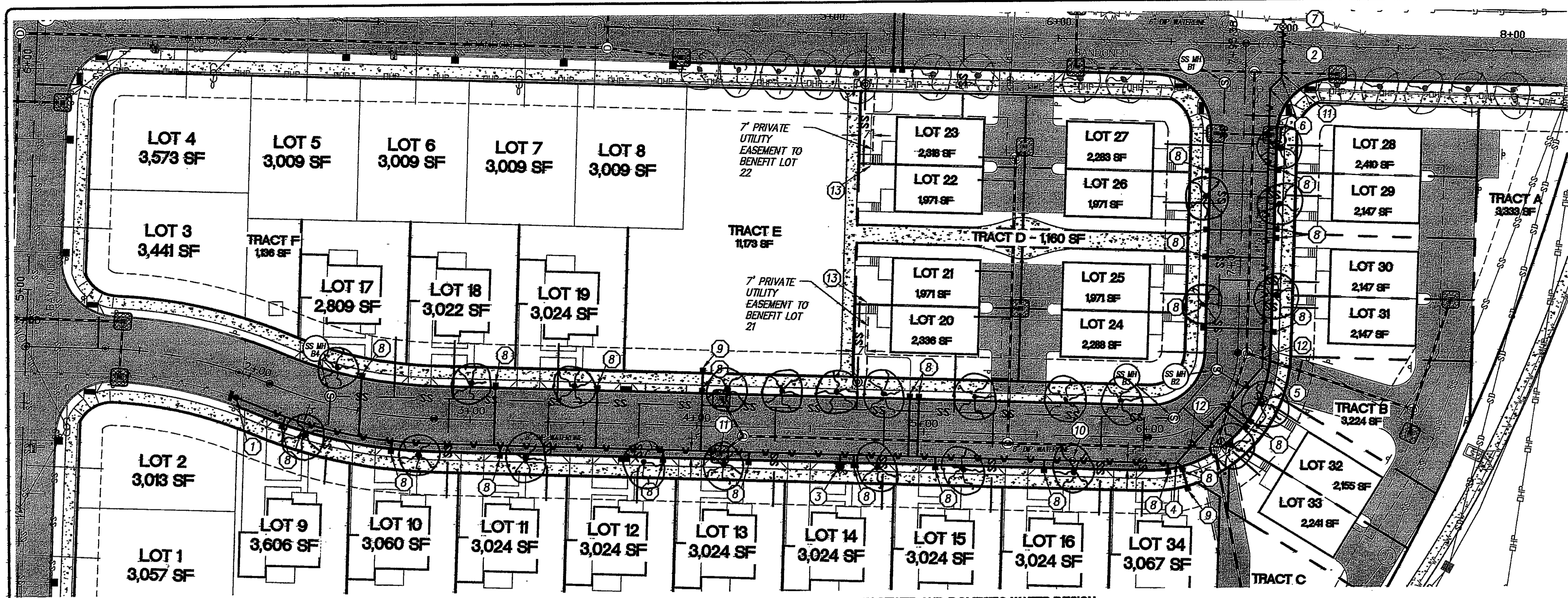
STREET TREE PLAN

Key	Qty	Botanical Name	Common Name	Remarks
Trees				
AVO 24	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE		2' Cal.
PLA 126	Pinus ostrya 'Aristocrat'	ARISTOCRAT CALLERY PEAR		2' Cal.



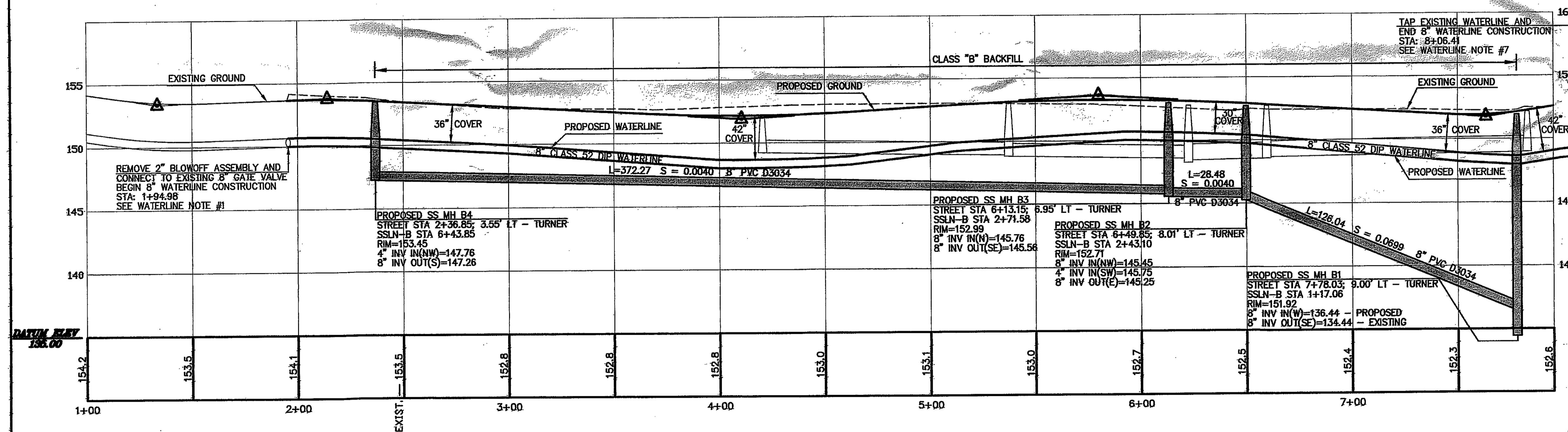

 Note: tree locations may be altered slightly for utilities

Habitat For Humanity Atlantic St. @ Tilbury St. McMinnville, Or. 97128		
client:		
scale	date	revision
1" = 30'	August, 2017	
drawn by	checked by	drawing #
Rob Stephenson	RHS	240-17



NE TURNER WAY SANITARY SEWER AND DOMESTIC WATER DESIGN
T-30

- WATER LINE NOTES**
- AT END OF 8" WATERLINE CONSTRUCTION, INSTALL TEMPORARY BLOWOFF AND STRADDLE BLOCK (SEE MW&L SPECIFICATIONS - BO, SB-1). AFTER PRESSURE TEST AND LAB TESTS PASS, REMOVE TEMPORARY BLOW-OFF AND BLOW-OFF FROM PHASE 1 CONSTRUCTION AND TIE IN TOGETHER FOLLOWING AWWA STANDARD D651-14 4-10. MW&L TO BE PRESENT FOR THE TIE IN.
 - INSTALL CHLORINATION TAP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT, REMOVE, AND PLUG THE HYDROSTATIC CHLORINATION TAP. MW&L TO WITNESS REMOVAL AND PLUGGING. SEE MW&L SPECIFICATIONS CT.
 - INSTALL FIRE HYDRANT. SEE MW&L SPECIFICATIONS FH-GS.
 - INSTALL 45° BEND, DEFLECT WATERLINE 50° AND INSTALL THRUST BLOCK. SEE MW&L SPECIFICATIONS TB.
 - INSTALL 45° BEND, DEFLECT WATERLINE 40° AND INSTALL THRUST BLOCK. SEE MW&L SPECIFICATIONS TB.
 - INSTALL 45° BEND, DEFLECT WATERLINE 45° AND INSTALL THRUST BLOCK. SEE MW&L SPECIFICATIONS TB.
 - 8" WATERLINE CONSTRUCTION. INSTALL 6"x6" TAPPING SLEEVE WITH 6" FLANGED GATE VALVE. INSTALL 6"x8" FLAMM REDUCER. ONLY MW&L APPROVED TAPPING COMPANY SHALL TAP EXISTING WATERMAIN. MW&L MUST BE PRESENT WHEN TAP IS MADE (24 HOUR NOTICE REQUIRED). SEE MW&L SPECIFICATIONS - TB, VR.
 - 1" SERVICE/IRRIGATION LINES. (TYP) SEE MW&L SPECIFICATIONS WMB, WMI-GS, WMS-1.
 - THIS TRACT WILL REQUIRE BACKFLOW PROTECTION FOR THE IRRIGATION METER. A DOUBLE CHECK WILL NEED TO BE INSTALLED AND TESTED PRIOR TO THE WATER METER BEING LEFT ON.
 - INSTALL INLINE 8" GATE VALVE - M&M.
 - CONTRACTOR TO PROVIDE A MINIMUM 6" OF HORIZONTAL SEPARATION FROM CATCH BASIN.
 - PROPOSED WATERLINE TO CROSS OVER PROPOSED STORMWATER LINE. CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF SEPARATION AT PROPOSED CROSSING. SEE PROFILE FOR PIPE COVER AT CROSSING.
 - PRIVATE 1" WATERLINE SERVICES TO BE BUILT WITH SUBDIVISION IMPROVEMENTS IN ORDER TO SERVE PROPOSED HOMES. CONTRACTOR TO OBTAIN PLUMBING PERMIT FROM THE CITY OF MCMINNVILLE'S BUILDING DEPARTMENT FOR EACH LOT. SEE THIS SHEET AND SHEET 4 FOR PRIVATE WATERLINE EASEMENT LOCATION.



NE TURNER WAY SANITARY SEWER AND DOMESTIC WATER DESIGN - PROFILE
HORIZ: T-30
VERT: T-3

BACKFILL NOTE:
PIPES UNDER IMPROVED SURFACES REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE IMPROVED SURFACES, NATIVE BACKFILL IS PERMITTED, UNLESS OTHERWISE NOTED. UTILITY TRENCH BACKFILL SHALL BE COMPACTED TO 95% OF T-99.

ALL SANITARY SEWER MAIN LINES SHALL BE MANDREL, TV, AND AIR TESTED.

UNLESS OTHERWISE NOTED, ALL LATERALS ARE TO BE 4" PVC WITH A MINIMUM SLOPE OF 2%. LATERAL CONNECTION TO EXISTING SEWER MAIN TO BE MADE WITH SADDLE CONNECTION PER DETAIL 25.

THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED TESTING.

NOTE: ALL 2" x 4" SANITARY SERVICE CONNECTION MARKERS TO BE COLOR CODED GREEN

CONTRACTOR TO USE CURB STAKES TO SET FIRE HYDRANT LOCATION AND ELEVATION

THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION

SANITARY LATERAL DATA							
LOT NO.	D.S. MH / CO	DIST. FROM D.S. MH	LENGTH	SIZE	MATERIAL	INV. EL. @ MAINLINE	DEPTH @ PLUG
9	B4	0.00'	38.65'	4"	PVC D3034	147.76	5.5'
10	B3	319.89'	43.50'	4"	PVC D3034	147.21	5.9'
11	B3	275.95'	43.50'	4"	PVC D3034	147.03	6.0'
12	B3	235.89'	43.50'	4"	PVC D3034	146.87	5.3'
13	B3	175.89'	43.50'	4"	PVC D3034	146.63	5.5'
14	B3	127.89'	43.50'	4"	PVC D3034	146.44	6.0'
15	B3	79.89'	43.50'	4"	PVC D3034	146.25	6.0'
16	B3	31.89'	43.50'	4"	PVC D3034	146.06	6.0'

SANITARY LATERAL DATA							
LOT NO.	D.S. MH / CO	DIST. FROM D.S. MH	LENGTH	SIZE	MATERIAL	INV. EL. @ MAINLINE	DEPTH @ PLUG
17	B3	344.18'	26.46'	4"	PVC D3034	147.30	6.0'
18	B3	318.18'	25.50'	4"	PVC D3034	147.20	6.0'
19	B3	272.18'	25.50'	4"	PVC D3034	147.02	6.0'
20	B3	97.18'	25.50'	4"	PVC D3034	146.32	6.0'
21*	B3	140.18'	47.50'	4"	PVC D3034	146.48	6.0'
24	B1	118.74'	25.52'	4"	PVC D3034	144.91	6.0'
25	B1	93.00'	25.50'	4"	PVC D3034	143.11	6.0'
26	B1	52.83'	25.50'	4"	PVC D3034	140.30	6.0'

SANITARY LATERAL DATA							
LOT NO.	D.S. MH / CO	DIST. FROM D.S. MH	LENGTH	SIZE	MATERIAL	INV. EL. @ MAINLINE	DEPTH @ PLUG
27	B1	27.40'	25.50'	4"	PVC D3034	138.52	6.0'
28	B1	26.40'	43.50'	4"	PVC D3034	138.45	6.0'
29	B1	48.40'	43.50'	4"	PVC D3034	139.99	6.0'
30	B1	86.35'	43.50'	4"	PVC D3034	142.64	6.0'
31	B1	97.74'	43.50'	4"	PVC D3034	143.44	6.0'
32	B2	0.00'	43.27'	4"	PVC D3034	145.75	6.0'
33	B2	22.30'	44.87'	4"	PVC D3034	145.70	6.0'
34	B3	13.12'	43.50'	4"	PVC D3034	145.98	6.0'

MATERIAL NOTE:
ALL MATERIALS USED SHALL BE NEW AND LISTED ON THE MCMINNVILLE WATER & LIGHT'S APPROVED MATERIALS LIST, WHICH CAN BE FOUND AT WWW.MC-POWER.COM

ONLY MW&L PERSONNEL TO OPERATE EXISTING PUBLIC WATER VALVES & FIRE HYDRANTS

MAINTAIN A MINIMUM 3" HORIZONTAL AND 1" VERTICAL SEPARATION BETWEEN NEW AND EXISTING WATER MAINS AND OTHER UTILITIES OTHER THAN SANITARY SEWER

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT, REMOVE AND PLUG THE HYDROSTATIC CHLORINATION TAP. THE PLUG MUST HAVE CC THREADS. MW&L TO WITNESS.

CWK2
LAND DEVELOPMENT CONSULTANTS
10700 SW BEAV. HILSDALE HWY., SUITE 533
BEAVERTON, OR 97005
TEL: (503) 620-7182
FAX: (503) 620-7283

NE TURNER WAY SANITARY SEWER AND DOMESTIC WATER DESIGN - PHASE 2
ATLANTIC STREET COMMUNITY - PHASE 2
HABITAT FOR HUMANITY
PO BOX 301; 1024 SE 1ST STREET
(503) 472-9637 EXT 2



DATE: 11/30/2015
DRAWN BY: WJK
PROJ. MGR: WJK
CHECKED BY: WJK
PROJECT NUMBER: HFH.001
CASE FILE NUMBER:

SHEET NUMBER
11
OF
20

MEMORANDUM FOR APPROVAL
DATE: 12-21-2015