



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
March 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 5-17 – Landscape Plan (Exhibit 2) 2200 NE Orchard Avenue
	B. L 6-17 – Street Tree Removal (Exhibit 3) 927 SE Davis Street
	C. L 8-17 – Landscape Plan (Exhibit 4) 2270 SW 2 nd Street
	D. L 9-17 – Street Tree Plan (Exhibit 5) Bungalows at Chegwyn Village Phase 3
	E. L 10-17 – Landscape Plan (Exhibit 6) Cottages at Chegwyn Village
	5. Discussion Items
	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 2 - STAFF REPORT

DATE: March 15, 2017
TO: Landscape Review Committee Members
FROM: Chuck Darnell, Associate Planner
SUBJECT: Agenda Item 4A: L 5-17

Report in Brief:

An application for a landscape plan for an expansion of an existing industrial building (L 5-17) to be reviewed by the Landscape Review Committee.

Background:

The applicant, Troy Haworth, submitted a landscape plan review application to install landscaping around the perimeter of an existing industrial property that is being expanded on the property located at 2200 NE Orchard Avenue. The subject property is the location of the Recology Western Oregon materials recovery facility and is more specifically described as Tax Lot 2500, Section 15, T. 4 S., R. 4 W., W.M.

Discussion:

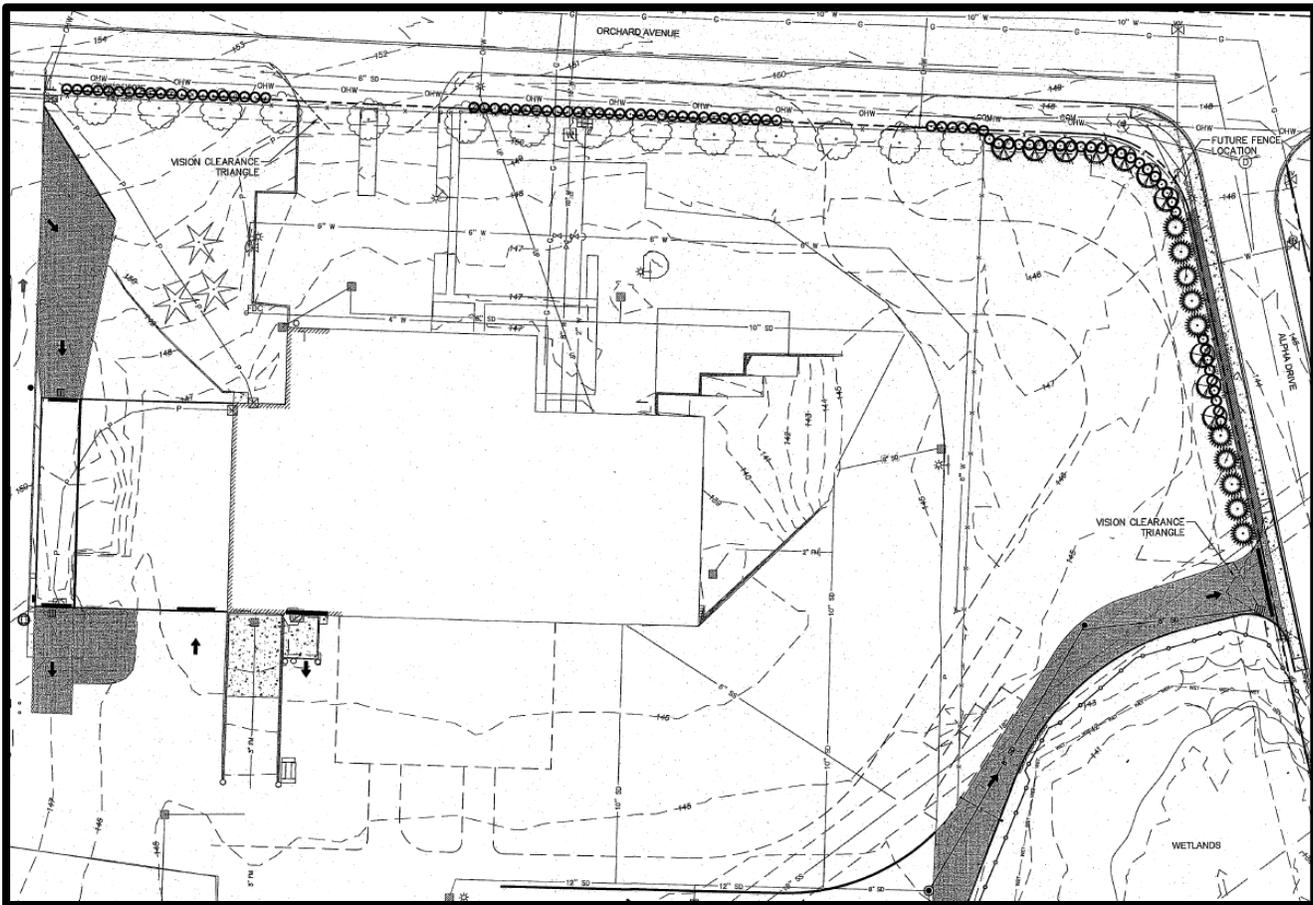
The subject property is zoned M-2 PD (General Industrial Planned Development). The applicant is proposing to expand the existing materials recovery facility. The expansion required a conditional use permit, which was approved by the Planning Commission in May 2016. The subject site can be seen below as a red outlined area:

*Attachments: Application and Submitted Landscape Plan
Decision Document*



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 17.57.050(A) (Area Determination – Planning Factors)). The landscape plan as proposed shows five (5) percent of the portion of the site being developed as landscaped area. The landscaped area of the site can be reduced to five (5) percent by the Landscape Review Committee, if the intent and purpose of the Landscaping chapter of the McMinnville Zoning Ordinance are being met.

The landscaping being proposed can be seen below:



In reviewing a landscape plan, Section 17.57.050(B) (Area Determination – Planning Factors) of the McMinnville Zoning Ordinance requires the Landscape Review Committee to also consider the following factors:

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

The site on which the new portions of the industrial building will be constructed is currently developed, and the proposed expansion will be an increase in the footprint of the existing building that is located on the site. The site is currently landscaped primarily on the north side, which is the most visible from NE Orchard Avenue and the public right-of-way. Trees exist on the subject site along the north property line, and groups of landscaping also exist around the existing parking lot and near the side entries on the west side of the building. However, the landscaping on the west side of the building will be removed to allow for the expansion to occur, resulting in the need for additional landscaping on the site to be compatible with the proposed project and provide screening of the building expansion. This was also a consideration during the conditional use permit process, and the Planning Commission included a condition of approval that arborvitae plantings, a minimum of five (5) feet in height and spaced no more than three (3) feet on center, be installed along the north and east sides of the site.

The applicant is proposing to install a continuous hedge row along the north and east property lines, which front onto NE Orchard Avenue and NE Alpha Drive. The applicant is proposing to install a variety of shrubs to serve as the hedge, which include Leyland Cypress, Portugal Laurel, Spring Bouquet Viburnum, and Emerald Green Arborvitae. Staff is suggesting that the hedge be planted with

either Portugal Laurel (*Prunus lusitanica*) or Emerald Green Arborvitae (*Thuja occidentalis* 'Smaragd'). Along the entire northern property line, the shrubs will be planted beneath existing or new deciduous trees. The Portugal Laurel and Emerald Green Arborvitae will grow to appropriate heights for the areas in which they will be installed, and will be easy to maintain as a hedge in those locations. Staff believes that the Spring Bouquet Viburnum would not serve the purpose of screening the subject site as well as the other proposed species, and screening of the subject site was the intent of the conditions imposed by the Planning Commission. Also, the proposed Leyland Cypress could grow to be too large for the areas proposed, as it is a fast growing shrub and could overwhelm the landscaped areas beneath the existing deciduous trees.

In addition, staff is suggesting that the hedge shrubs be planted no more than three (3) feet apart on center along the north and east property lines. This is more consistent with the conditional use permit approval, and will ensure that the full screening effect is achieved earlier after initial installation. Both the species and spacing have been added as recommended conditions of approval.

The applicant is also proposing to install new deciduous trees along the northeast corner of the site and along a portion of the east property line. The remainder of the east property line is proposed to be lined with coniferous trees. All of the proposed trees will be located within the subject site and not in public right-of-way, so the species do not need to be from the McMinnville Street Tree List. The applicant is proposing to install a variety of Flame Maple (*Acer ginnala* 'Flame'), Paul's Scarlet Hawthorne (*Crataegus laevigata* 'Paul's Scarlet') and Snow Goose Cherry (*Prunus* 'Snow Goose') as the deciduous trees. The coniferous trees would be a variety of Virescens Cedar (*Thuja plicata* 'Virescens'), Douglas Fir (*Pseudotsuga menziesii*), and Black Pine (*Pinus Nigra*).

McMinnville Water and Light has concerns about the proposed coniferous trees proposed to be planted along the east property line, as they will grow to tall heights and there is overhead utilities along NE Alpha Drive in that location. Therefore, a condition of approval has been included that will require that the shrub hedge and deciduous tree row be continued along the entire east property line, which will replace the locations on the site shown to be planted with coniferous trees. The deciduous trees proposed have mature heights of about 20 feet, which are suitable for planting in locations with overhead utility lines. The continued shrub hedge and row of deciduous trees will still result in a full screening effect, which was the intent of the condition of approval of the conditional use permit.

Staff believes that the proposed screening meets the intent of the Planning Commission's conditions of approval, and that the landscaping is compatible with the proposed building expansion and will make the subject site more compatible with surrounding properties.

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

The proposed use will be screened on the sides most visible from the public right-of-ways by a combination of existing and new landscaping. A continuous hedge will be installed along the north and east property lines, which at maturity will provide for a full hedge providing adequate screening of the proposed use. Deciduous trees will be installed directly behind the evergreen hedge, providing for additional screening and interest on the site.

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 majority of the existing trees on the site will be preserved. Those trees exist along the northern property line and around the existing parking lot on the north side of the building. The only trees being removed are those that are located on the west side of the building, and those are being removed to allow for the building expansion. The number of trees proposed to be installed along the north and east property lines, which totals twenty (20) new trees, results in a net increase in trees on the subject site, as only eight (8) trees are being removed to allow for the expansion. The site is basically flat and the existing grade will be maintained.

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

The proposed expansion project does not impact the existing parking lot on the site, so no changes are proposed to the landscaping around the parking lot.

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. The plan only includes the installation of trees along the north and east property lines, but within the subject site and not located within the public right-of-way.

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

The applicant has included an irrigation plan with the submittal, and is proposing to install an automatic underground system that will provide for adequate water throughout the year. The irrigation plan shows the installation of pop-up spray heads along the entire new landscaped area.

Fiscal Impact:

None.

Commission 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 has developed conditions of approval that would better meet the intent of the Landscaping chapter of the McMinnville Zoning Ordinance, and the intent of the conditions of approval associated with the conditional use permit (CU 5-16) granted for the expansion of the building on the subject site. Based on that, and on the findings described in the staff report and decision document, staff is recommending that the landscape plan be approved with the following conditions:

1. That the applicant shall install landscaping as shown on the submitted landscape plan dated January 31, 2017.

2. The species of shrubs approved to be planted as a continuous hedge are either *Prunus lusitanica* (Portugal Laurel) or *Thuja occidentalis* 'Smaragd' (Emerald Green Arborvitae). The shrubs shall be planted at a space of no more than three (3) feet apart on center to provide for adequate screening of the site.
3. That the applicant shall not plant the coniferous trees along the east property line, as shown on the submitted landscape plan, due to the existence of overhead utilities along NE Alpha Drive in that location. Instead, the applicant shall continue the shrub hedge and row of deciduous trees, which are acceptable for planting under overhead utility lines due to their lower mature height, in those locations to maintain the full screening effect along NE Alpha Drive.
4. That the applicant is reminded that trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
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 5-17 WITH THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.

CD:sjs



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.	<u>L5-17</u>
Date Received	<u>2-2-17</u>
Fee	<u>140.⁰⁰</u>
Receipt No.	<u>1780072</u>
Received by	<u>SA</u>

Landscape Plan Review Application

Applicant Information

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

Applicant Name Hawarth Inc Phone 503-472-2452

Contact Name Troy Hawarth Phone _____
 (If different than above)

Address 13500 SW Hwy 99W

City, State, Zip McMinnville OR 97128

Contact Email troy@hawarthinc.net

Property Owner Information

Property Owner Name Semi-lease Phone 503-781-4806
 (If different than above)

Contact Name Fred Stemmler Phone _____

Address 1850 NE Lafayette Ave

City, State, Zip McMinnville OR 97128

Contact Email _____

Site Location and Description

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

Property Address 2200 NE Orchard Ave McMinnville

Assessor Map No. R4 415 - - 2500 Total Site Area 240,000

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Industrial Zoning Designation M-2 pd

Landscaping Information

- 1. Total Landscaped Area: 11,250
- 2. Percent Landscaped: 5%
- 3. Building Floor Area:
New Structure: ~~4200 SF~~ Existing Structure: 34,850 Addition: 9200 SF
- 4. Architect Name John Hutterbrock Phone 503-248-1939
(Landscape Architect, Engineer, or Other Designer)
Contact Name _____ Phone _____
Address 4412 SW Corbett Ave
City, State, Zip Portland OR 97239
Contact Email _____

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.

[Signature]
Applicant's Signature

2-2-17
Date

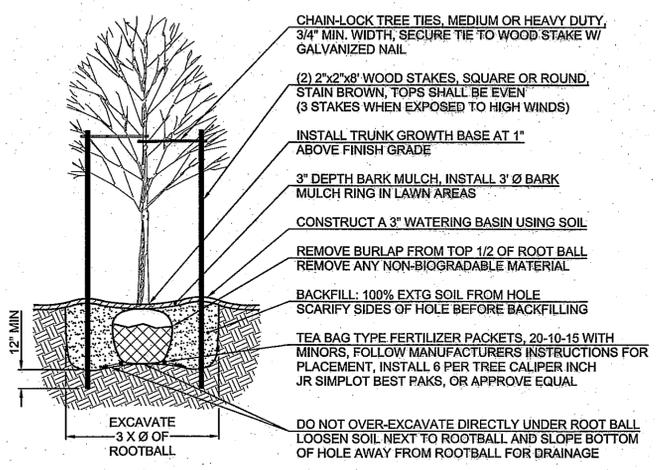
[Signature]
Property Owner's Signature

2/2/17
Date

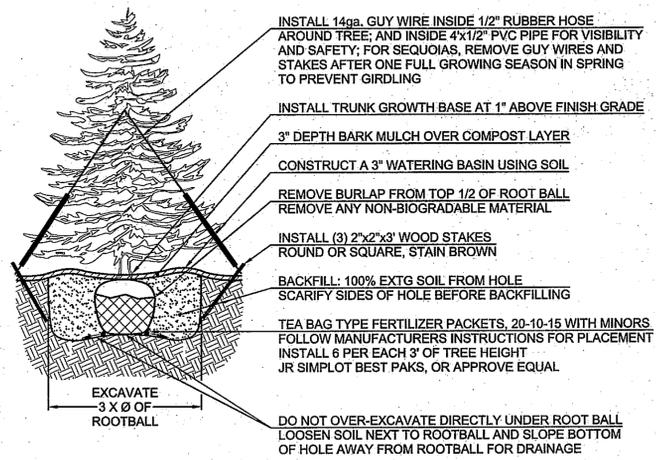
ISSUED FOR CONSTRUCTION - JANUARY 31ST, 2017

NO.	REVISION	BY	DATE	CHK

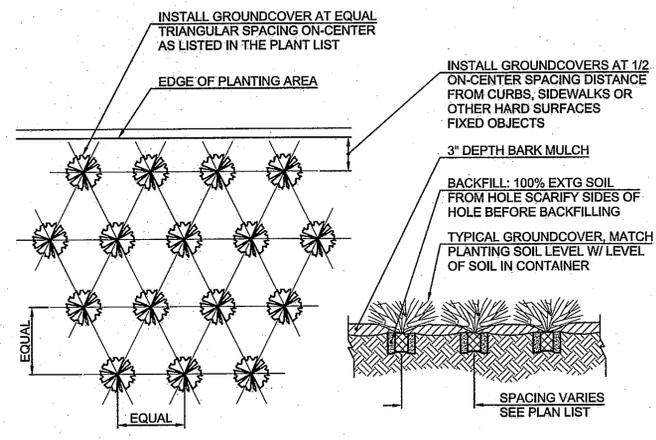
PROJECT:	17639.005
DRAWN:	JC
CHECKED:	GD
DATE:	JANUARY 31, 2017
DWG NO.	12
SHEET NO.	OF 33



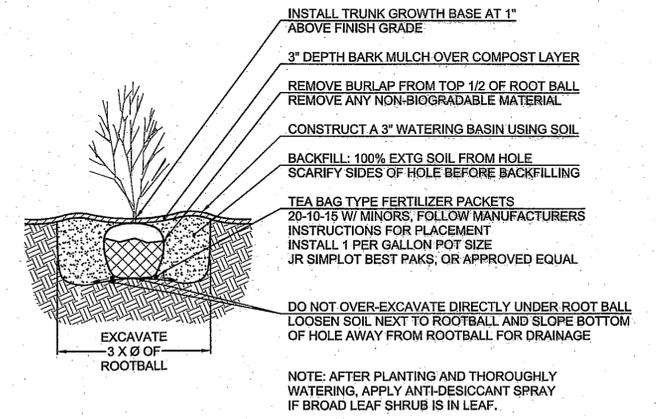
1 Broadleaf Tree Detail - Staked
 NOT TO SCALE



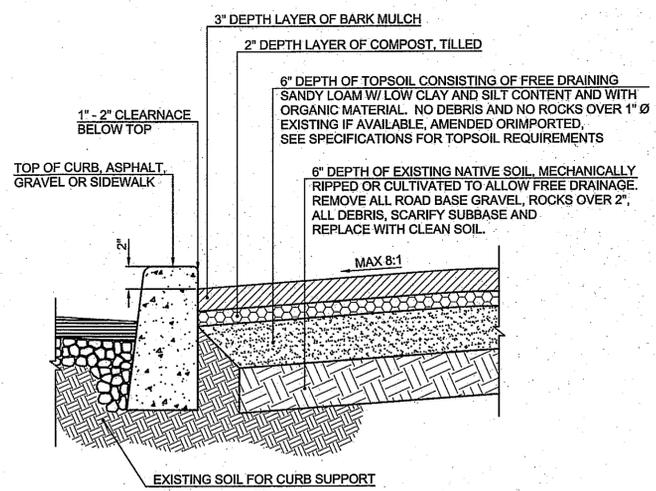
2 Coniferous Tree Detail - Stake
 NOT TO SCALE



3 Groundcover Detail
 NOT TO SCALE



4 Shrub Detail
 NOT TO SCALE



5 Planting Area Soil Cross Section
 NOT TO SCALE

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

- 1.1 SUMMARY
A. Section Includes:
1. Planting (including trees, shrubs, groundcovers and other plants)
2. Topsoil
3. Tree stabilization
4. Seeding
5. Hydro Seeding
6. Sodding (contractor may select sodding or no addition cost to owner)

- 1.2 DEFINITIONS
A. Backfill: The earth used to replace or to back of the replacing area in an excavation.
B. Ball and Socket Stock: Exterior plants dug with firm, natural ball and socket stock in which they were grown, with ball size not less than the diameter and depth recommended by ANSI Z60.1 for type and size of plant required; wrapped with burlap, tied, rigidly supported, and drum laced with twine with the root flare visible at the surface of the ball as recommended by ANSI Z60.1.
C. Balled and Potted Stock: Exterior plants dug with firm, natural balls of earth in which they are grown and placed, unbroken, in a container. Ball size is not less than the diameter and depth recommended by ANSI Z60.1 for type and size of plant required.
D. Clamp: Where three or more young trees were planted in a group but have grown together as a single tree having three or more main stems or trunks.
E. Container-Grown Stock: Healthy, vigorous, well-rooted plants grown in a container, with a well-established root system reaching sides of container and maintaining a firm ball when removed from container. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to ANSI Z60.1 for type and size of plant required.
F. Duff Layer: The surface layer of native topsoil that is composed of mostly decayed leaves, twigs, and debris.
G. Fabric Bag-Grown Stock: Healthy, vigorous, well-rooted plants established and grown in-ground in a porous fabric bag with well-established root system reaching sides of fabric bag. Fabric bag size is not less than diameter, depth, and volume required by ANSI Z60.1 for type and size of plant.
H. Finish Grade: Elevation of finished surface of planting soil.
I. Manufactured Topsoil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.
J. Pests: Living organisms that occur where they are not desired, or that cause damage to plants, animals, or people. These include insects, mites, grubs, mollusks (snails and slugs), rodents (gophers, moles, and mice), unwanted plants (weeds), fungi, bacteria, and viruses.
K. Planting Area: Area to be planted.
L. Planting Soil: Standardized topsoil; existing, native surface topsoil; existing, in-place surface soil; imported topsoil; or manufactured topsoil that is modified with soil amendments and perhaps fertilizers to produce a soil medium best for plant growth.
M. Plant Plants: Plant Material: These terms refer to vegetation in general, including trees, shrubs, vines, ground covers, ornamental grasses, bulbs, corms, tubers, or herbaceous vegetation.
N. Root Flare: Also called "trunk flares." The area at the base of the plant's stem or trunk where the stem or trunk broadens to form roots; the area of transition between the root system and the stem or trunk.
O. Stem Girdling Roots: Roots that encircle the stems (trunks) of trees below the soil surface.
P. Subgrade: Surface elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.
Q. Subsoil: All soil beneath the topsoil layer of the soil profile, and typified by the lack of organic matter and soil organisms.
R. Surface Soil: Soil that is present at the top layer of the existing soil profile at the Project site. In undisturbed areas, the surface soil is typically topsoil; but in disturbed areas such as urban environments, the surface soil can be subsoil.

- 1.3 SUBMITTALS
A. Product Data: Submit to Landscape Architect if contractor proposes deviations from the drawings or specifications or for public works projects, for each type of product indicated, including soils.
1. Plant Materials: Within seven (7) days of bid selection or award submit copies of purchase orders for plants, indicating plants available, include quantities, sizes, quality, and sources for plant materials. If not available, include available sources. Submit requests and a minimum of three (3) options for substitution of similar plants with similar characteristics if plants not available on the Pacific Northwest region.
2. Herbicides: Include product label and manufacturer's application instructions for the Project.
B. Samples for Verification: Submit to Landscape Architect if contractor proposes deviations from the drawings or for public works projects, for each of the following:
1. Trees and Shrubs: Three samples of each variety and size delivered to the site for review. Maintain prepared samples on-site as a standard for comparison.
2. Compost Mulch: 5 lb. volume of each organic or compost mulch required; in sealed plastic bags labeled with composition of materials by percentage of weight and source of mulch. Each sample shall be typical of the lot of material to be furnished; provide an accurate representation of color, texture, and organic makeup.
3. Compost: 5 lb. volume of each compost required; in sealed plastic bags labeled with composition of materials by percentage of weight and source of compost. Each sample shall be typical of the lot of material to be furnished; provide an accurate representation of color, texture, and organic makeup.
4. Imported Topsoil: 5 lb. volume of imported topsoil required; in sealed plastic bags labeled with composition of materials by percentage of weight and source of imported topsoil. Each sample shall be typical of the lot of material to be furnished; provide an accurate representation of color, texture, and organic makeup.
C. Certification of Grass Seed: From seed vendor for each grass seed mentioning the botanical and common name, percentage by weight of each species and variety, and percentage of purity, germination, and weed seed. Include the year of production and date of packaging.
D. Certification of each seed mixture for Turfgrass use. Include identification of source and name and telephone number of supplier.
E. Qualification Data: Submit to Landscape Architect a list of similar projects completed by installer demonstrating installer's capabilities and experience. Include project names, addresses, and year completed, and include names and addresses of owner's contact persons.
F. Product Certificates: For each type of manufactured product, such as compost fertilizer, lime antacidulant and herbicide, from manufacturer, and complying with the following:
1. Manufacturer's certified and manufactured products.
2. Analysis of other materials by a recognized laboratory made according to methods established by the Association of Official Analytical Chemists, where applicable.
G. Material Test Reports: For standardized ASTM D 5298 topsoil, existing native surface topsoil, existing in-place surface soil and imported or manufactured topsoil.
H. Antacidulant and Herbicide: Manufacturer's certification of product.
I. Planting Schedules: Submit to Landscape Architect, indicating anticipated planting dates for exterior plants.
J. Maintenance Instructions: Recommended procedures to be established by Owner for maintenance of plants, turf and meadows during a calendar year. Submit before start of required maintenance periods.
K. Warranty: Sample of special warranty.

- 1.4 QUALITY ASSURANCE
A. Installer Qualification: A qualified landscape installer whose work has resulted in successful establishment of plants, turf and meadows.
1. Professional Membership: Installer shall be a member in good standing of either the Professional Landscape Network or the American Nursery and Landscape Association.
2. Experience: Five (5) years experience in landscape installation in addition to requirements in Division 01 Section "Quality Requirements."
3. References: Provide references from satisfied clients who have experienced the installer's work on Project site when work is in progress.
4. Personnel Certifications: Installer's field supervisor shall have certification in one of the following categories from the Professional Landscape Network:
a. Certified Landscape Technician - Exterior, with installation, maintenance, irrigation specialty area(s), designated C1T-Exterior.
b. Certified Turfgrass Professional, designated CTP.
c. Certified Turfgrass Professional of Cool Season Lawns, designated CTP-CSL.
5. Maintenance Proximity: Not more than two hours' normal travel time from installer's place of business to Project site.
6. Crews: Shall have sufficient crews to meet owner's completion schedule.
B. Soil-Testing Laboratory Qualifications: An independent or university laboratory, recognized by the State Department of Agriculture, with the experience and capability to conduct the testing indicated and that specializes in types of tests to be performed.
C. Soil Analysis: For each amended soil type, furnish soil analysis and a written report by a qualified soil-testing laboratory stating percentages of organic matter, gradation of sand, silt, and clay content, cation exchange capacity, sodium absorption ratio, deleterious metallic pH; and mineral and plant-nutrient content of the soil.
1. Testing methods and written recommendations shall comply with USDA's Handbook No. 60.
2. The soil-testing laboratory shall oversee soil sampling, with depth, location, and number of samples to be taken from locations specified on drawings.
3. Report suitability of tested soil for plant growth.
a. Based upon the test results, state recommendations for soil treatments and soil amendments to be incorporated. State recommendations in weight per 1000 sq. ft. or volume per cu. yd. for nitrogen, phosphorus, and potassium nutrients and soil amendments to be added to produce satisfactory planting soil suitable for healthy, viable plants.
b. Report presence of problem salts, minerals, or heavy metals, including aluminum, arsenic, barium, cadmium, chromium, cobalt, lead, lithium, and vanadium. If such problem materials are present, provide additional recommendations for corrective action.
D. Provide selection of sizes, genus, species, and variety of plants indicated, complying with applicable regulations, and with ANSI Z60.1.
1. Selection of exterior plants purchased under allowances will be made by Architect, who will tag plants in their place of growth before they are prepared for transplanting.
E. Measurements: Measure according to ANSI Z60.1. Do not prune to obtain required size.
1. Trees and Shrubs: Measure with branches and trunks or stems in their normal position. Take height measurements from or near the top of the root flare for field-grown stock and container-grown stock. Measure main body of tree or shrub for height and spread; do not measure branches or roots to tip. Take caliper measurements 6 inches above the root flare for trees up to 4-inch caliper size, and 12 inches above the root flare for larger sizes.
2. Other Plants: Measure with stems, petioles, and foliage in their normal position.
F. Plant Material Observation: Architect may observe plant material either at place of growth or at site before planting for compliance with requirements for genus, species, variety, cultivar, size, and quality. Architect retains right to observe trees and shrubs further for size and condition of balls and root systems, pests, disease symptoms, injuries, and insect damage and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from Project site.
G. Notify owner (and for public works projects, Landscape Architect) of sources of planting materials a minimum of seven (7) days in advance of delivery to site.
H. Pre-Installation Conference: Conduct conference at Project site. Notify owner and Landscape Architect a minimum of seven (7) days prior to conference.

- 1.5 DELIVERY, STORAGE AND HANDLING
A. Seed and Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of conformance with state and federal laws if applicable.
B. Bulk Materials:
1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.
2. Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
3. Accompany each delivery of bulk fertilizers, lime, and soil amendments with appropriate certification.
C. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, wind burn, sweating, wilting, and other handling and tying damage. Do not bend or bind tree trunks or shrubs in such a manner as to destroy their natural shape. Provide protective covering of plants during shipping and delivery. Do not drop plants during delivery and handling.
D. Handle planting stock by root ball.
E. Store bulbs, corms, and tubers in a dry place at 60 to 65 degrees F until planting.
F. Deliver exterior plants after preparations for planting have been completed, and install immediately. If planting is delayed more than six hours after delivery, set plants and trees in their appropriate aspect (sun, filtered sun, or shade), protect from weather and mechanical damage, and keep roots moist.
1. Set balled stock on ground cover ball with soil, peat moss, sawdust, or other acceptable material.
2. Do not remove container-grown stock from containers before time of planting.
WATER: Water as often as necessary to maintain root systems in a moist, but not over-wet condition.
H. Sod: Harvest, deliver, store, and handle sod according to requirements in "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" in TPA's Guideline Specifications to Turfgrass Sodding." Deliver sod in time for planting within 24 hours of harvesting. Protect sod from breakage and drying.

- 1.6 PROJECT CONDITIONS
A. Field Measurements: Verify actual grade elevations, service and utility locations, irrigation system components, and dimensions of plantings and construction contiguous with new plantings by field measurements before proceeding with planting work.
1. Utilities: Call Northwest Utility Notification Center for Clark County, WA (811 or 1-800-424-5555) a minimum of 48 hours, but no more than 10 days, in advance of work. Perform work in a manner that will avoid damage, hand excavate as needed. Repair all damage to the satisfaction of the utility owner or at no cost to owner.
B. Interruption of Existing Services or Utilities: Do not interrupt services or utilities to facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary services or utilities according to requirements indicated.
1. Notify Landscape Architect, Construction Manager, and Owner no fewer than two days in advance of proposed interruption of each service or utility.
2. Do not proceed with interruption of services or utilities without the Landscape Architect's, Construction Manager's, and Owner's written permission.
C. Planting Restrictions: Plant during one of the following periods. Coordinate planting periods with maintenance periods to provide required maintenance from date of Substantial Completion.
1. Spring Planting: March - June
2. Summer Planting: July - August. Deep watering of plants at time of planting is required at time of planting. Irrigation system to be fully functional and maintained prior to planting.
3. Fall Planting: September - November
D. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions and the weather conditions of the planting site. Mix thoroughly into top 2 inches of substrate. Spread remainder of planting material.
E. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify the Landscape Architect before planting.
F. Coordination: Coordinate with other trades on site. Potted plants and planting areas from damage by other construction trades on site. Landscape contractor shall coordinate with general contractor before landscape work begins. Repair all damage to other trades' work to the satisfaction of the owner.
G. Coordination with Turf Areas (Lawns): Plant trees, shrubs, and other plants after finish grades are established and before planting turf areas unless otherwise indicated.
1. When planting trees, shrubs, and other plants after planting turf areas, protect turf areas, and promptly repair damage caused by planting operations.

- 1.7 WARRANTY
A. Special Warranty: Installer agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.
1. Failures include, but are not limited to, the following:
a. Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond Contractor's control.
b. Structural failures including plantings falling or blowing over.
c. Fungal performance or establishment, edging, or tree grubs.
d. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
2. Warranty Periods from Date of Substantial Completion:
a. Trees, Shrubs, Vines, and Ornamental Grasses: 12 months.
b. Ground Covers, Biennials, Perennials, and Other Plants: 12 months.
c. Annuals: Three months.
3. Include the following remedial actions as a minimum:
a. Immediately remove dead plants and replace unless required to plant in the succeeding planting season.
b. Replace plants that are more than 25 percent dead or in an unhealthy condition at end of warranty period.
c. A limit of one replacement of each plant will be required except for losses or replacements due to failure to comply with requirements.
d. Provide extended warranty for period equal to original warranty period, for replaced plant material.

- 1.8 MAINTENANCE SERVICE
A. Initial Maintenance Service for All Plants: Provide maintenance by skilled employees of landscape installer. Maintain as required in Part 3. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established but for not less than maintenance period below.
1. Maintenance Period: 90 days from date of Substantial Completion.
2. Turf: 90 days from date of Substantial Completion.
a. When initial maintenance period has not elapsed before end of planting season, or if turf is not fully established, continue maintenance during next planting season.
B. Continuing Maintenance Proposal: From Installer to Owner, in the form of a standard yearly (or other fully periodic) maintenance agreement, starting on date initial maintenance service is concluded. State services, obligations, conditions, and terms for agreement period and for future renewal options.

PART 2 - PRODUCTS

- 2.1 PLANT MATERIAL
A. General: Furnish nursery-grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated in Plant Schedule or Plant Legend shown on Drawings and complying with ANSI Z60.1; and with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock, densely foliated when in leaf and free of disease, pests, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and displacement.
1. Trees with damaged, crooked, or multiple leaders; light vertical branches where bark is squeezed between two branches or between branch and trunk ("included bark"); crossing trunks; cut-off limbs more than 3/4 inch in diameter; or stem girdling roots will be rejected.
2. Collected Stock: Do not use plants harvested from the wild, from native stands, from an established landscape planting, or not grown in a nursery unless otherwise indicated.
B. Provide plants of standard size and ball or container sizes complying with ANSI Z60.1 for types and form of plants required. Plants of a larger size may be used if acceptable to Landscape Architect, with a proportionate increase in size of roots or balls.
C. Root-Ball Depth: Furnish trees and shrubs with root balls measured from top of root ball, which shall begin at root flare according to ANSI Z60.1. Root flare shall be visible before planting.
D. Labeling: Label each plant of each variety, size, and cultivar with a securely attached, waterproof tag bearing legible designation of common name and full scientific name, including genus and species. Include nomenclature for hybrid, variety, or cultivar, if applicable for the plant as shown on Drawings.
E. If formal arrangements or consecutive order of plants is shown on Drawings, select stock for uniform height and spread, and number the labels to assure symmetry in planting.
F. Animals and Insects: Provide healthy, disease-free plants of species and variety shown or listed, with well-established root systems reaching to sides of the container to maintain a firm ball, but not with excessive root growth extending the container. Provide only plants that are acclimated to outdoor conditions before delivery and that are in bud but not yet in bloom.
2.2 INORGANIC SOIL AMENDMENTS
A. Lime: ASTM C 602, agricultural liming material containing a minimum of 80 percent calcium carbonate equivalent and as follows:
1. Class: T, with a minimum of 80 percent passing through No. 8 sieve and a minimum of 70 percent passing through No. 60 sieve.
2. Class: O, with a minimum of 65 percent passing through No. 8 sieve and a minimum of 50 percent passing through No. 60 sieve.
3. Provide lime in form of ground dolomitic limestone.
B. Sulfur: Granular, biodegradable, and containing a minimum of 90 percent sulfur, with a minimum of 90 percent passing through No. 6 sieve and a maximum of 10 percent passing through No. 40 sieve.
C. Iron Sulfate: Granulated ferrous sulfate containing a minimum of 20 percent iron and 10 percent sulfur.
D. Aluminum Sulfate: Commercial grade, unacidulated.
E. Perlite: Horticultural perlite, soil amendment grade.
F. Agricultural Gypsum: Minimum 90 percent calcium sulfate, finely ground with 80 percent passing through No. 60 sieve.
G. Sand: Clean, washed, natural or manufactured, and free of toxic materials.
H. Diatomaceous Earth: Calcined, 90 percent silica, with approximately 140 percent water absorption capacity by weight.
I. Zeolite: Mineral crystallite with at least 60 percent water absorption by weight.

- 2.3 ORGANIC SOIL AMENDMENTS
A. Compost: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 6.5; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 5 to 10 decilemeters; not exceeding 0.5 percent total contaminants and free of substances toxic to plantings; and as follows:
1. Organic Matter Content: 50 to 70 percent of dry weight.
2. Feedstocks: Agricultural, food, or industrial residuals; biosolids; yard trimmings; or source-separated or compostable mixed soil waste.
3. Except for compost that may be needed to improve the topsoil to meet specifications and for lawns, compost shall not be filled into the topsoil but shall be layered as shown in the planting details.
B. Wood Derivatives: Decomposed, nitrogen-treated sawdust, ground bark, or wood waste; of uniform texture and free of chips, stones, sticks, soil, or toxic materials.
1. In fill of decomposed wood derivatives, mix gently decomposed wood derivatives with arborum bark at a minimum rate of 0.15 cubic ft. of loose sawdust or ground bark, or with ammonium sulfate at a minimum rate of 0.25 cubic ft. of loose sawdust or ground bark.

- 2.4 FERTILIZERS
A. Nonacidic: Commercial, raw or steamed, finely ground, a minimum of 1 percent nitrogen and 10 percent phosphoric acid.
B. Superphosphate: Commercial, phosphate mixture, soluble; a minimum of 20 percent available phosphoric acid.
C. Feedstocks: Agricultural, food, or industrial residuals; biosolids; yard trimmings; or source-separated or compostable mixed soil waste.
1. Composition: 1 lb/1000 sq. ft. of actual nitrogen, 4 percent phosphorus, and 2 percent potassium, by weight.
2. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
1. Composition: 20 percent nitrogen, 10 percent phosphorus, and 10 percent potassium, by weight.
2. Compost: Nitrogen, phosphorus, and potassium in amounts recommended in soil reports from a qualified soil-testing laboratory.
E. Planting Fertilizer: Tea bag packet type, with water retentive polymer crystals as shown in the planting details: Best Peaks, Gromax, or approved equal.

- 2.5 TOPSOIL
A. Topsoil Requirements: Topsoil with pH range of 5.5 to 7, a minimum of 15% - 20% organic material content (may include composted yard waste consisting of 100% recycled plant waste); 30% - 60% sand content, 30% - 40% silt content, and 20% clay content.
B. Topsoil Source: Existing, native surface topsoil formed under natural conditions with the duff layer retained during excavation process and stockpiled on-site. Verify suitability of native surface topsoil to produce viable planting soil. Clean soil of roots, plants, soil, stones, clay lumps, and other extraneous materials harmful to plant growth.
1. Supplement standard topsoil from off-site sources when quantities are insufficient. Obtain topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep; do not obtain from agricultural land, bogs or marshes.
2. Mix imported topsoil or manufactured topsoil with soil amendments and fertilizers as needed to produce topsoil.
C. Topsoil Source: Imported topsoil or manufactured topsoil. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, rocks, plants, soil, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials harmful to plant growth; free of obnoxious weeds and invasive plants including quack grass, Johnson grass, poison ivy, nut sedge, nightshade, Canada thistle, birdweed, bontingrass, wild garlic, ground ivy, perennial smartweed, not infested nematodes, grubs, other pests, pet eggs, or other undesirable organisms and disease-causing plant pathogens; friable and with sufficient structure to give good till and erosion. Continuous, air-filled, pore-space content on a volumetric basis shall be at least 15 percent when moisture is present at field capacity. Soil shall have a field capacity of at least 15 percent on a dry weight basis.
D. Topsoil Source: Imported topsoil or manufactured topsoil from off-site sources. Obtain topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep; do not obtain from agricultural land, bogs or marshes.
E. Antacidulant and Herbicide: Topsoil or Manufactured Topsoil: Screened and free of stones 1 inch or larger in any dimension; free of roots, plants, soil, clods, clay lumps, pockets of coarse sand, paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials harmful to plant growth; free of obnoxious weeds and invasive plants including quack grass, Johnson grass, poison ivy, nut sedge, nightshade, Canada thistle, birdweed, bontingrass, wild garlic, ground ivy, perennial smartweed, not infested nematodes, grubs, other pests, pet eggs, or other undesirable organisms and disease-causing plant pathogens; friable and with sufficient structure to give good till and erosion. Continuous, air-filled, pore-space content on a volumetric basis shall be at least 15 percent when moisture is present at field capacity. Soil shall have a field capacity of at least 15 percent on a dry weight basis.
2.6 MULCHES
A. Bark Mulch: Free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of one of the following:
1. Type: Douglas fir, redwood, or western white pine.
2. Size Range: 1/2 inch maximum, 1/2 inch minimum.
3. Color: Natural.
B. Other: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 6.5; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decilemeters; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings; and as follows:
1. Organic Matter Content: 50 to 60 percent of dry weight.
2. Feedstocks: Agricultural, food, or industrial residuals; biosolids; yard trimmings; or source-separated or compostable mixed soil waste.

- 2.8 TREE STABILIZATION MATERIALS
A. Staking and Guying:
1. Upright and Guy Stakes: Rough-sawn, sound, new hardwood, softwood with specified wood preservative-preservative treatment, free of knots, holes, cross grain, and other defects; 2-by-2-inch nominal by length indicated, pointed at one end.
2. Wedges: Wedge-bar or elastic bands or straps of length required to reach stakes or lumberblocks.
3. Guye and Tie Wires: ASTM A 641/A 641M, Class 1, galvanized-steel wire, two-strand, twisted, 0.106 inch in diameter.
4. Tree-Tie Webbing: UV-resistant polypropylene or nylon webbing with brass grommets.
5. Flag Cables: Flexible, braided, galvanized-steel cables with zinc-coated turnbuckles.
6. Flags: Standard surveyor's plastic flagging tape, white, 6 inches long.
7. Proprietary Staking-and-Guying Devices: Proprietary stakes and adjustable tie systems to secure each new planting by plant stem; sized as indicated and per manufacturer's written recommendations.
2.9 MISCELLANEOUS PRODUCTS
A. Burlap: Non-synthetic, biodegradable.

PART 3 - EXECUTION

- 3.1 EXAMINATION
A. Examine areas to receive plants for compliance with requirements and conditions affecting installation and performance.
1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.
2. Do not mix or place soils and soil amendments in frozen, wet, or muddy conditions.
3. Suspend soil spreading, grading, and filling operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.
4. Uniformly moisten excessively dry soil that is not workable and which is too dusty.
B. Proceed with installation only after unsatisfactory conditions have been corrected.
C. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Landscape Architect and replace with new planting soil.
3.2 PREPARATION
A. Protect structures, utilities, sidewalks, pavements, and other facilities and turf areas and existing plants from damage caused by planting operations. Ensure all trees maintain a minimum 6' separation from existing and proposed structures, utilities, luminaires and pavement.
1. Protect adjacent and adjoining areas from hydro seeding and hydro mulching overspray.
2. Protect gully stakes by others until directed to remove them.
B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
C. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations, outline areas with white paint, adjust locations when requested, and obtain Landscape Architect's acceptance of layout before excavating or planting if the drawings require. Make minor adjustments as required.
D. Apply antacidulant to trees and shrubs using power spray to provide an adequate film over trunks (before wrapping), branches, stems, twigs, and foliage to protect during digging, handling, and transportation.
1. If deciduous trees or shrubs are moved in full leaf, spray with antacidulant at nursery before moving and again two weeks after digging.
E. Wrap trees and shrubs with burlap over trunks, branches, stems, twigs, and foliage to protect from wind and other damage during digging, handling, and transportation.

- 3.3 PLANTING AREA WEED CONTROL
A. All planting areas shall be prepared so that they are weed and debris free at the time of planting and until completion of the project. The planting areas shall include the entire ground surface, regardless of cover, all planting beds around plants, and those shown in the Plans. At no time during the life of the Contract shall the Contractor allow weeds and unwanted vegetation to reach seed stage. All applications of post-emergent herbicides shall be made while green and growing tissue is present. Should unwanted vegetation reach the seed stage, in violation of these Specifications, the Contractor shall physically remove and bag the seed heads. All physically removed vegetation and seed heads shall be disposed of off-site at no cost to the Contracting Agency.

- 3.4 PLANTING AREA ESTABLISHMENT
A. Loosen subgrade of planting areas to a minimum depth of 6 inches. Remove stumps larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
1. Apply fertilizer directly to subgrade before loosening.
2. Spread topsoil, apply soil amendments and fertilizer on surface, and thoroughly blend planting soil.
a. Delay mixing fertilizer with planting soil if planting will not proceed within a few days.
b. Mix lime with dry soil before mixing fertilizer.
3. Spread planting soil to a depth of 6 inches but not less than required to meet finish grades after settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
B. Topsoil shall be placed by landscape contractor, unless other arrangements are made by the landscape contractor and the general contractor. Landscape contractor shall coordinate timing and placement of topsoil. Landscape contractor is responsible for the following paragraphs.
C. Finish grade: Grade planting areas to a smooth, uniform surface plane with loose, uniform fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.
D. Before planting, obtain Landscape Architect's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.
3.5 EXCAVATION FOR TREES AND SHRUBS
A. Planting Pits and Trenches: Excavate circular planting pits with sides sloping inward at a 45-degree angle. Excavations with vertical sides are not acceptable. Trim perimeter of bottom leaving center area of bottom raised slightly to support root ball and assist in drainage away from center. Do not further disturb base. Ensure that root ball will sit on undisturbed base soil to prevent settling. Scarify sides of planting pit smoothed or smoothed during construction.
1. Excavate as shown in the planting details.
2. If drain tile is shown on Drawings or required under planting areas, excavate to top of porous backfill over tile.
B. Subsoil and backfill removed from excavations may be used as planting soil.
C. Obstructions: Notify Landscape Architect if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavations.
1. Hardpan Layer: Drill 6-inch diameter holes, 24 inches apart, into free-draining strata or to a depth of 10 feet, whichever is less, and backfill with free-draining material.
D. Drainage: Notify Landscape Architect if subsoil conditions evidence unrequited water seepage or retention in tree or shrub planting pits.
E. Fill excavations with water and allow to percolate away before postplanting trees and shrubs.

- 3.6 TREE, SHRUB, AND VINE PLANTING
A. Before planting, verify that root flare is visible at top of root ball according to ANSI Z60.1. If root flare is not visible, remove soil in a level manner from the root ball to where the top-most root emerges from the trunk.
B. After soil removal to expose the root flare, verify that root ball still meets size requirements.
C. Remove stem girdling roots and knotted roots. Remove injured roots by cutting cleanly; do not break.
D. Set balled and burlapped stock plumb and in center of planting pit or trench with root flare 1 inch above adjacent finish grades.
1. Use planting for backfill.
2. After placing some backfill around root ball to stabilize plant, carefully cut and remove burlap, rope, and wire baskets from tops of root balls and from sides, but do not remove from under root balls. Remove pallets, if any, before setting.
3. Do not use planting stock if root ball is cracked or broken before or during planting operation.
4. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
5. Place planting tablets in each planting pit when pit is approximately one-half filled; in amounts recommended in soil reports from soil-testing laboratory. Place tablets beside the root ball about 1 inch from root tips; do not place tablets in bottom of the hole.
6. Continue backfilling process. Water again after placing and tamping final layer of soil.
D. Set balled and burlapped or container-grown stock plumb and in center of planting pit or trench with root flare 1 inch above adjacent finish grades.
1. Use planting soil for backfill.
2. Carefully remove root ball of container without damaging root ball or plant.
3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
4. Place planting tablets in each planting pit when pit is approximately one-half filled; in amounts recommended in soil reports from soil-testing laboratory. Place tablets beside the root ball about 1 inch from root tips; do not place tablets in bottom of the hole.
5. Continue backfilling process. Water again after placing and tamping final layer of soil.
E. Set fabric bag-grown stock plumb and in center of planting pit or trench with root flare 1 inch above adjacent finish grades.
1. Use planting soil for backfill.
2. Carefully remove root ball from fabric bag without damaging root ball or plant. Do not use planting stock if root ball is cracked or broken before or during planting operation.
3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
4. Place planting tablets in each planting pit when pit is approximately one-half filled; in amounts recommended in soil reports from soil-testing laboratory. Place tablets beside the root ball about 1 inch from root tips; do not place tablets in bottom of the hole.
5. Continue backfilling process. Water again after placing and tamping final layer of soil.
F. When planting on slopes, place the root flare on the uphill side in flush with the surrounding soil on the slope; the edge of the root ball on the downhill side will be above the surrounding soil. Apply enough soil to cover the downhill side of the root ball.

- 3.7 TREE, SHRUB, AND VINE PRUNING
A. Remove only dead, dying, or broken branches. Do not prune for shape.
B. Prune, thin, and shape trees, shrubs, and vines as directed by Landscape Architect.
C. Prune, thin, and shape trees, shrubs, and vines according to standard professional horticultural and arboricultural practices. Unless otherwise indicated by Landscape Architect, do not cut tree leaders; remove only injured, dying, or dead branches from trees and shrubs; and prune to retain natural character.
D. Do not apply pruning paint to wounds.

- 3.8 TREE STABILIZATION
A. Install trunk stabilization as follows unless otherwise indicated:
1. Upright Staking and Guying: Stake trees of 2- through 5-inch caliper. Stake trees of less than 2-inch caliper only as required to prevent wind tip out. Use a minimum of two stakes of length required to penetrate at least 18 inches below bottom of backfilled excavation and to extend at least 72 inches above grade. Set vertical stakes and space to avoid penetrating root balls or root masses.
2. Use two stakes for trees up to 12 feet high and 2-1/2 inches or less in caliper; three stakes for trees less than 14 feet high and up to 4 inches in caliper. Space stakes equally around trees.
3. Support trees with two strands of tie wire, connected to the brass grommets of tree-tie webbing at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree.
4. Guying Trees: Stake and guy trees more than 14 feet in height and more than 3 inches in caliper unless otherwise indicated. Securely attach no fewer than three wires to stakes 30 inches long, driven to grade.
1. Site-Fabricated Staking-and-Guying Method:
a. For trees more than 6 inches in caliper, anchor guys to wood deadman buried at least 36 inches below grade. Provide turnbuckles for each guy wire and tighten securely.
b. Support trees with bands of flexible lines at contact points with tree trunk and reaching to turnbuckle. Allow enough slack to avoid rigid restraint of tree.
c. Support trees with strands of cable or multiple strands of tie wire, connected to the brass grommets of tree-tie webbing at contact points with tree trunk and reaching to turnbuckle. Allow enough slack to avoid rigid restraint of tree.
d. Install PVC pipe over each guy wire, 48 inches above finish grade.
e. Paint turnbuckles with luminous white paint.
e. Proprietary Staking and Guying Device: Install staking and guying system sized and positioned as recommended by manufacturer unless otherwise indicated and according to manufacturer's written instructions.

- 3.9 GROUND COVER AND PLANT PLANTING
A. Set out and space ground cover and plants other than trees, shrubs, and vines as indicated in even rows with triangular spacing.
B. Use planting soil for backfill.
C. Dig holes large enough to allow spreading of roots.
D. For root cutting plants supplied in balls, plant each in a manner that will minimize disturbance to the root system but to a depth not less than two nodes.
E. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.
F. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
G. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.

- 3.10 PLANTING AREA MULCHING
A. Mulch balled surface of planting areas and other areas indicated.
1. Trees in Turf Areas: Apply compost mulch ring of 2-inch average thickness and bark mulch of 3-inch average thickness, with 24-inch radius around trunks or stems. Do not place mulch within 3 inches of trunks or stems.
2. Compost Mulch in Planting Areas: Apply 2-inch average thickness of compost mulch over whole surface of planting area, and finish 3 inches below adjacent finish grades. Do not place mulch within 3 inches of trunks or stems.
3. Bark Mulch in Planting Areas: Apply 3-inch average thickness of mineral mulch over whole surface of planting area, and finish level with adjacent finish grades and below adjacent curbs and sidewalks, see typical soil profile cross section details on Drawings. Do not place mulch within 3 inches of trunks or stems.

- 3.11 PLANT MAINTENANCE
A. Maintain plantings by pruning, cultivating, weeding, watering, fertilizing, mulching, restoring planting surfaces, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable planting plants. Spray or treat as required to keep trees and shrubs free of insects and disease.
B. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
C. Apply treatments as required to keep plant materials, planting areas, and soils free of pests and pathogens and disease hazards. Treatments include physical controls such as hoisting off foliage, mechanical controls such as traps, and biological control agents.

- 3.12 CLEANUP AND PROTECTION
A. During planting, keep adjacent paving and construction clean and work area in an orderly condition. Promptly remove soil and debris created by turf work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
B. Protect plants from damage due to landscape operations and operations of other contractors and trades. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged plantings. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after plantings area is established.
C. After installation and before Substantial Completion, remove nursery stakes, nursery stakes, to tape, labels, wire, burlap, and other debris from plant material, planting areas, and Project site.
D. Remove nondegradable erosion-control measures after grass establishment period.

- 3.13 DISPOSAL
A. Remove surplus soil and waste material including excess subsoil, unsuitable soil, trash, and debris and legally dispose of them off Owner's property.



VRZ IMPROVEMENTS - PHASE 1
LANDSCAPE SPECIFICATIONS

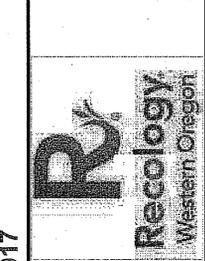


Table with columns: NO., REVISION, DATE, CHK, and rows for project details including PROJECT: 17639.005, DRAWN: JC, CHECKED: GD, DATE: JANUARY 31, 2017, DWG NO. L5, SHEET NO. 14 OF 33.

ISSUED FOR CONSTRUCTION - JANUARY 31ST, 2017

SECTION 328400 - PLANTING IRRIGATION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
1. Piping.
2. Encasement for piping.
3. Manual valves.
4. Pressure-reducing valves.
5. Automatic control valves.
6. Automatic drain valves.
7. Transition fittings.
8. Dielectric fittings.
9. Miscellaneous piping specialties.
10. Sprinklers.
11. Quick couplers.
12. Controllers.
13. Boxes for automatic control valves.

1.2 DEFINITIONS

- A. Circuit Piping: Downstream from control valves to sprinklers, specialties, and drain valves. Piping is under pressure during flow.
B. Drain Piping: Downstream from circuit-piping drain valves. Piping is not under pressure.
C. Main Piping: Downstream from point of connection to water distribution piping to, and including, control valves. Piping is under water-distribution-system pressure.
D. Low Voltage: As defined in NFPA 70 for circuits and equipment operating at less than 50 V or for remote-control, signaling power-limited circuits.

1.3 PERFORMANCE REQUIREMENTS

- A. Irrigation zone control shall be automatic operation with controller and automatic control valves.
B. Location of Sprinklers and Specialties: Design location is approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100 percent irrigation coverage of areas as follows: triple head to head minimum coverage for lawn and shrub/groundcover areas where shown on Drawings; double head to head minimum coverage for shrubs and groundcovers.
C. Delegated Design: Design 100 percent coverage irrigation system, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated.
D. Minimum Working Pressures: The following are minimum pressure requirements for piping, valves, and specialties unless otherwise indicated:
1. Irrigation Main Piping: 200psi.
2. Circuit Piping: 200psi.

1.4 SUBMITTALS

- A. Product Data: Submit to Landscape Architect if contractor proposes deviations from the drawings and specifications or for public works projects. For each type of product indicated. Include pressure ratings, rated capacities, operating characteristics, electrical characteristics, and furnished specialties and accessories for the following:
1. Water regulators.
2. Water hammer arresters.
3. General duty valves (automatic control valves, manual drain valves, quick-coupling valves, ball valves, backflow preventers).
4. Specialty Valves.
5. Control-valve boxes and boxes for other valves including backflow preventer.
6. Solvent cement and separate primer.
7. Sprinklers.
8. Irrigation specialties (other devices and equipment).
9. Controllers. Include wiring diagrams.
10. Control cables. Include splice kits conduit.
B. Wiring Diagrams: For power, signal, and control wiring.
C. Delegated-Design Submittal: For irrigation systems indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.
D. Coordination Drawings: Irrigation systems, drawn to scale, on which components are shown and coordinated with each other, using input from installers of the items involved. Also include adjustments necessary to avoid plantings and obstructions such as signs and light standards.
E. Qualification Data: For qualified installer meeting installer qualifications under Quality Assurance below.
F. Zoning Chart: Show each irrigation zone and its control valve.
G. Controller Timing Schedule: Indicate timing settings for each automatic controller zone. Photocopy control valve schedule from updated Drawings, laminate, and tape to inside of each controller.
H. Field quality-control reports (such as backflow test report).
I. Operation and Maintenance Data: For sprinklers, controllers, and automatic control valves to include in operation and maintenance manuals. Submit to owner before substantial completion of the project, and for public works projects, submit to Landscape Architect for review and approval before substantial completion of the project.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: A qualified irrigation installer whose work has resulted in successful functioning irrigation systems. An irrigation company with minimum 5 years local experience in installing medium to large scale irrigation systems, with sufficient crews to meet owner's completion schedule.
B. Installer's Field Supervision: Require installer to maintain an experienced full-time supervisor at the Project Site when irrigation installation is in progress.
C. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
D. Contractor shall guarantee irrigation materials and workmanship for one year starting on the date of final acceptance for the irrigation system.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver piping with factory-applied end caps. Maintain end caps through shipping, storage, and handling to prevent pipe-end damage and to prevent entrance of dirt, debris, and moisture.
B. Store plastic piping protected from direct sunlight. Support to prevent sagging and bending.

1.7 PROJECT CONDITIONS

- A. Interruption of Existing Water Service: Do not interrupt water service to facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary water service according to requirements indicated:
1. Notify General Contractor, Construction Manager, and Owner no fewer than two days in advance of proposed interruption of water service.
2. Do not proceed with interruption of water service without General Contractor's, Construction Manager's, and Owner's written permission.
B. Utilities: Determine location of above grade and underground utilities. Call Northwest Utility Notification Center for Clark County, WA (811 or 1-800-424-5555) a minimum of 48 hours, but no more than 10 days, in advance of work. Perform work in a manner which will avoid damage. Repair all damage to the satisfaction of the utility owner at no cost to owner. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by all parties concerned.

1.8 COORDINATION

- A. Coordinate size and location of concrete bases. Cast anchor-bolt inserts into bases. Concrete, reinforcement, and formwork requirements are specified in Division 3.
B. Coordinate sprinkler piping with work specified in Division 32 Specifications Section 329300 Exterior Plants and with planting drawings.
C. Coordinate sprinkler piping with utility work.

PART 2 - PRODUCTS

2.1 PIPE BEDDING AND BACKFILL

- A. Native backfill may be used if free of debris and/or rocks 2" or greater in size. Otherwise use clean river sand, free of rocks and debris.

2.2 PIPES, TUBES, AND FITTINGS

- A. Comply with requirements in the piping schedule for applications of pipe, tube, and fitting materials, and for joining methods for specific services, service locations, and pipe sizes.
B. PVC Pipe: ASTM D 1785, PVC 1120 compound, Schedules 40 and 80.
1. PVC Socket Fittings: ASTM D 2466, Schedules 40 and 80.
2. PVC Threaded Fittings: ASTM D 2464, Schedule 80.
3. PVC Socket Unions: Construction similar to MSS SP-107, except both headpiece and tailpiece shall be PVC with socket ends.
C. PVC Pipe, Pressure Rated: ASTM D 2241, PVC 1120 compound, SDR 21 and SDR 26.
1. PVC Socket Fittings: ASTM D 2467, Schedule 80.
2. PVC Socket Unions: Construction similar to MSS SP-107, except both headpiece and tailpiece shall be PVC with socket or threaded ends.

2.3 PIPING JOINING MATERIALS

- A. Solvent Cements for Joining PVC Piping: ASTM D 2564. Include primer according to ASTM F 666.
B. Plastic, Pipe-Flange Gasket, Bolts, and Nuts: Type and material recommended by piping system manufacturer unless otherwise indicated.

2.4 ENCASEMENT FOR PIPING

- A. Standard: ASTM A 674 or AWWA C105.
B. Form: Sheet or tube.
C. Material: LLDPE film of 0.008-inch minimum thickness or high-density, cross-laminated PE film of 0.004-inch minimum thickness.

2.5 MANUAL VALVES

- A. Brass Ball Valves:
1. Manufacturers: Subject to compliance with requirements, provide products meeting the following:
2. Description: MSS SP-110, two-piece forged brass body with full port, chrome-plated brass ball and brass stem; PTFE or TFE seats; SWP rating of 150 psig and CWP rating of 600 psig; and threaded end connections.
B. Bronze Ball Valves:
1. Manufacturers: Subject to compliance with requirements, provide products meeting the following:
2. Description: MSS SP-110, two-piece forged bronze body with full port, chrome-plated brass ball and bronze stem; PTFE or TFE seats; SWP rating of 150 psig and CWP rating of 600 psig; and threaded end connections.
C. Plastic Ball Valves:
1. Manufacturers: Subject to compliance with requirements, provide products meeting the following:
2. Description: MSS SP-122 union type, PVC body with full port ball, socket or threaded ends and a pressure rating no less than 150 psig.

2.6 AUTOMATIC CONTROL VALVES

- A. Plastic, Automatic Control Valves:
1. Basis-of-Design Product: Subject to compliance with requirements, provide [product indicated on Drawings] as manufactured Rain Bird Corporation or approved equal.
2. Description: Molded-plastic body, normally closed, diaphragm type with manual-flow adjustment, and operated by 24-V ac solenoid

2.7 TRANSITION FITTINGS

- A. General Requirements: Same size as, and with pressure rating at least equal to and with ends compatible with, piping to be joined.
B. Transition Couplings:
1. Manufacturers: Subject to compliance with requirements, provide products of the following description:
2. Description: AWWA C219, metal sleeve-type coupling for underground pressure piping.
C. Plastic-to-Metal Transition Fittings:
1. Manufacturers: Subject to compliance with requirements, provide products of the following description:
2. Description: PVC one-piece fitting with manufacturer's Schedule 80 equivalent dimensions; one end with threaded brass insert, and one solvent-cement-socket [or threaded] end.
D. Plastic-to-Metal Transition Unions:
1. Manufacturers: Subject to compliance with requirements, provide products of the following description:
2. Description: MSS SP-107, PVC four-part union. Include one brass or stainless-steel threaded end, one solvent-cement-joint or threaded plastic end, rubber O-ring, and union nut.

2.8 MISCELLANEOUS PIPING SPECIALTIES

- A. Water Regulators: ASSE 1003, single seated, direct operated, water pressure regulators, rated for 150 psig inlet working pressure, with size, flow rate, and inlet and outlet pressures indicated. Include integral factory-installed or separate field installed Y-pattern strainer that is compatible with unit for size and capacity.
B. Water Hammer Arresters: ASSE 1010 or PDI WH 201, with bellows or piston-type pressurized cushioning chamber and in sizes complying with PDI WH 201, Sizes A to F.
C. Pressure Gages: ASME B40.1. Include 4-1/2-inch diameter dial, dial range of two times system operating pressure, and bottom outlet.

2.9 SPRINKLERS

- A. General Requirements: Designed for uniform coverage over entire spray area indicated at available water pressure.
B. Plastic, Pop-up, Gear-Drive Rotary Sprinklers:
1. Manufacturers: Subject to compliance with requirements, provide products by Rain Bird Corporation of the following description:
2. Description: ABS plastic body with plastic nozzle, stainless steel retraction spring, and corrosion resistant internal parts.
C. Plastic, Pop-up Spray Sprinklers:
1. Manufacturers: Subject to compliance with requirements, provide products by Rain Bird Corporation of the following description:
2. Description: ABS plastic body with plastic nozzle, stainless steel retraction spring, and corrosion resistant internal parts.

2.10 QUICK COUPLERS

- A. Manufacturers: Subject to compliance with requirements, provide products by Rain Bird Corporation of the following description:
B. Description: Factory-fabricated, bronze or brass, two-piece assembly. Include coupler water-seal valve; removable upper body with spring-loaded or weighted, rubber-covered cap; hose swivel with ASME B1.20.7, 3/4-11.5NH threads for garden hose on outlet; and operating key.
1. Locking-Top Option: Swivel-resistant locking feature. Include two matching keys.

2.11 CONTROLLERS

- A. Manufacturers: Subject to compliance with requirements, provide products by Rain Bird Corporation of the following description:
B. Description:
1. Controller Stations for Automatic Control Valves: Each station is variable from approximately 5 to 60 minutes. Include switch for manual or automatic operation of each station.
2. Control Transformer: 24-V secondary, with primary fuse.
3. Timing Device: Adjustable, 24-hour, 14-day clock, with automatic operations to skip operation any day in timer period, to operate every other day, or to operate two or more times daily.
a. Manual or Semi-automatic Operation: Allows this mode without disturbing preset automatic operation.
b. Nickel-Cadmium Battery and Trickle Charger: Automatically powers timing device during power outages.
c. Surge Protection: Metal-oxide-varistor type on each station and primary power.
4. Moisture Sensor: Adjustable from one to seven days, to shut off water flow during rain.
5. Wiring: UL 493, Type UF multiconductor, with solid-copper conductors; insulated cable; suitable for direct burial.
a. Feeder-Circuit Cables: No. 12 AWG minimum, between building and controllers.
b. Low-Voltage, Branch-Circuit Cables: No. 14 AWG minimum, between controllers and automatic control valves; color-coded different from feeder-circuit-cable jacket color; with jackets of different colors for multiple-cable installation in same trench.
c. Splicing Materials: Manufacturer's packaged kit consisting of insulating, spring-type connector or crimped joint and epoxy resin moisture seal; suitable for direct burial.

2.12 BOXES FOR AUTOMATIC CONTROL VALVES

- A. Plastic Boxes:
1. Manufacturers: Subject to compliance with requirements, provide products by Carson Industries of the following description:
2. Description: Box and cover, with open bottom and openings for piping; designed for installing 1/2 inch above finish grade.
a. Size: As required for valves and service.
b. Shape: Round or Rectangular as needed.
c. Sidelwall Material: PE, ABS, or FRP.
d. Cover Material: PE, ABS, or FRP.
e. Lid shall be T-type where the lid fits over the top flange of the valve box to keep debris from falling inside valve box when opening lid.
1) Lettering: "IRRIGATION"
B. Drainage Backfill: Cleaned gravel or crushed stone, graded from 3/4 inch minimum to 3 inches maximum.

PART 3 - EXECUTION

3.1 EARTHWORK

- A. Refer to civil engineering drawings for excavating, trenching, and backfilling.
B. Install warning tape directly above pressure piping, 12 inches below finished grades, except 6 inches below subgrade under pavement and slabs.
C. Drain Pockets: Excavate to sizes indicated. Backfill with cleaned gravel or crushed stone, graded from 3/4 to 3 inches to 12 inches below grade. Cover gravel or crushed stone with sheet of asphalt-saturated felt and backfill remainder with excavated material.
D. Provide minimum cover over top of underground piping according to the following:
1. Irrigation Main Piping: Minimum depth of 18 inches below finished grade.
2. Circuit Piping: 12 inches.
3. Drain Piping: 12 inches.
4. Sloves: 12 inches below grade under walks and paths. 24 inches below subgrade under roads.

3.2 PREPARATION

- A. Set flags to identify locations of proposed irrigation system. Verify that all heads shown on drawings are flagged. Obtain Landscape Architect's approval before excavation for public works projects.

3.3 PIPING INSTALLATION

- A. Location and Arrangement: Drawings indicate location and arrangement of piping systems. Install piping as indicated unless deviations are approved on Coordination Drawings.
B. Install piping at minimum uniform slope of 0.5 percent down toward drain valves.
C. Install piping free of sags and bends.
D. Install groups of pipes parallel to each other, spaced to permit valve servicing.
E. Install fittings for changes in direction and branch connections.
F. Install unions adjacent to valves and to final connections to other components with NPS 2 or smaller pipe connection.
G. Install flanges adjacent to valves and to final connections to other components with NPS 2-1/2 or larger pipe connection.
H. Install underground thermoplastic piping according to ASTM D 2774 and ASTM F 690.
I. Install expansion loops in control-valve boxes for plastic piping.
J. Lay piping on solid subbase, uniformly sloped without humps or depressions.
K. Install ductile-iron piping according to AWWA C600.
L. Install PVC piping in dry weather when temperature is above 40 degrees F. Allow joints to cure at least 24 hours at temperatures above 40 degrees F before testing.
M. Install water regulators with shutoff valve and strainer on inlet and pressure gage on outlet. Install shutoff valve on outlet. Install aboveground or in control-valve boxes.
N. Water Hammer Arresters: Install between connection to building main and circuit valves aboveground or in control-valve boxes.
O. Install piping in sleeves under parking lots, roadways, and sidewalks.
P. Vibratory plow pipe pulling is allowed up to maximum 1 1/2" pipe size for lateral pipe. Pipe pulling is not allowed for mainlines.
Q. Install sleeves made of Schedule 40 PVC pipe and socket fittings, and solvent-cemented joints.
R. Install transition fittings for plastic-to-metal pipe connections according to the following:
1. Underground Piping:
a. NPS 1-1/2 and Smaller: Plastic-to-metal transition fittings.
b. NPS 2 and Larger: AWWA transition couplings.

3.4 JOINT CONSTRUCTION

- A. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.
B. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.
C. Threaded Joints: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full ID. Join pipe fittings and valves as follows:
1. Apply appropriate tape or thread compound to external pipe threads unless dry seal threading is specified.
2. Tighten joints with wrench unless specifically not recommended by equipment manufacturer. Apply wrench to valve end into which pipe is being threaded.
3. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.
D. Flanged Joints: Select appropriate gasket material, size, type, and thickness for service application. Install gasket concentrically positioned. Sequence bolt tightening to make initial contact of flanges and gaskets as flat and parallel as possible. Use suitable lubricants on both threads.
E. PVC Piping Solvent-Cemented Joints: Clean and dry joining surfaces. Join pipe and fittings according to the following:
1. Comply with ASTM F 402 for safe-handling practice of cleaners, primers, and solvent cements. Apply separate primer (not combination 1-step primer with solvent) to all pipes before applying cement.
2. PVC Pressure Piping: Join schedule number, ASTM D 1785, PVC pipe and PVC socket fittings according to ASTM D 2672. Join other-than-schedule-number PVC pipe and socket fittings according to ASTM D 2855.
3. PVC Nonpressure Piping: Join according to ASTM D 2855.

3.5 TRENCH BOTTOMS & BACKFILL

- A. Trench bottoms shall be relatively smooth and of sand or soil free from rocks, roots, and any other material which might damage the pipe. Trenches in rock or other material unsuitable for trench bottoms shall be excavated 4" below the required depth and shall be backfilled to the required depth with sand free from rocks or stones.
B. Trench backfill shall not be started until all piping has been inspected, tested, and reviewed by contractor for himself (and for public works projects, for Landscape Architect), after which backfilling shall be completed as soon as possible. All backfill material within 6 inches of the pipe shall consist of backfill material free of rocks, roots, and any other material which might damage the pipe; if backfill contains debris and/or rocks greater than 2" on size, sand must be used as stated in section 2.1. The remainder of backfill shall be compacted soil.

3.6 VALVE INSTALLATION

- A. Underground Curb Valves: Install in service box with top 1/2" above finish grade.
B. Underground Iron Gate Valves, Resilient Seat: Comply with AWWA C600 and AWWA M44. Install in valve casing with top flush with grade.
1. Install valves and PVC pipe with restrained, gasketed joints.
C. Aboveground Valves & Control Valves: Install in control-valve box with union on both sides and ball valve up stream.
D. Pressure-Reducing Valves: Install in boxes for automatic control valves or aboveground between shutoff valves. Install full-size valve bypass.
E. Throttling Valves: Install in underground piping in boxes for automatic control valves.
F. Drain Valves: Install ball valve with ell pointed downward in control-valve box with top 1/2 inch above finish grade.
G. Underground Quick Coupling Valves: Install in 10 inch round valve box with top 1/2 inch above finish grade where shown on Drawings. Also install at mainline high points for compressed air winterization. Record locations on project record drawings. Also install a valve at point of connection for compressed air winterization.
H. Ball Valves: Install in valve box with top 1/2 inch above finish grade where shown on Drawings. Also install at mainline low points for use as manual drain valves for winterization unless system will be winterized with compressed air. Record locations on project record drawings.

3.7 SPRINKLER INSTALLATION

- A. Install sprinklers after hydrostatic test is completed.
B. Install sprinklers at manufacturer's recommended heights.
C. Locate part-circle sprinklers to maintain a minimum distance of 4 inches from walls and 2 inches from other boundaries unless otherwise indicated.

3.8 AUTOMATIC IRRIGATION-CONTROL SYSTEM INSTALLATION

- A. Equipment Mounting: Install controllers in valve control box as specified by manufacturer.
1. Place and secure anchorage devices. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
B. Install control cable in same trench as irrigation piping and at least 2 inches below or beside piping. Where not possible, mark locations on project record drawings and install detector tape 12 inches below finish grade. Install wiring with loops at control valves, controllers, and at changes in direction to allow for expansion. Bundle wiring in same trench at 10 foot intervals. Place all splices with waterproof connections in specified valve boxes. Locking 10 inch round valve boxes may be used instead of 12 inch rectangular. Record locations on the record drawings. Provide conductors of size not smaller than recommended by controller manufacturer. Install cable in separate sleeve under paved areas.

3.9 CONNECTIONS

- A. Comply with requirements for piping specified in Division 22 Section "Facility Water Distribution Piping" for water supply from exterior water service piping, water meters, protective enclosures, and backflow preventers. Drawings indicate general arrangement of piping, fittings, and specialties.
B. Install piping adjacent to equipment, valves, and devices to allow service and maintenance.
C. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction. Ground all electrical powered controllers, valves, and devices.
D. Connect wiring between controllers and automatic control valves.
E. Arrange and provide electric power connection to controller by a qualified licensed electrician, at irrigation contractor's expense.

3.10 IDENTIFICATION

- A. Identify system components. Comply with requirements for identification specified in Division 22 Section "Identification for Plumbing Piping and Equipment."
B. Equipment Nameplates and Signs: Install engraved plastic-laminate equipment nameplates and signs on each automatic controller.
1. Text: In addition to identifying unit, distinguish between multiple units, inform operator of operational requirements, indicate safety and emergency precautions, and warn of hazards and improper operations.
C. Warning Tapes: Arrange for installation of continuous, underground, detectable warning tapes over underground piping during backfilling of trenches.

3.11 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, test, and adjust components, assemblies, and equipment installations, including connections.
B. Perform tests and inspections.
1. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect components, assemblies, and equipment installations, including connections, and to assist in testing.
C. Tests and inspections:
1. Leak Test: After installation and before backfilling the trenches, charge system and test for leaks. Piping may be tested in large sections if allowed by the Landscape Architect. Repair leaks and retest until no leaks exist. Backfilling may not occur until the pressure test has been performed by the contractor and passed for himself, and for public works project, after test is re-performed and passes in the presence of the Landscape Architect.
a. Cap and test mainline piping with minimum 100 psi static pressure (fully fill mainline with water and use a compressor to boost pressure to 100 psi). Open ball valves at control valves in order to test all mainline fittings. Tests may be performed at quick-coupling valve locations. Provide a test gauge that has been certified for accuracy in the past 12 months.
b. Open farthest lateral zone to purge air pockets within the mainline.
c. Isolate and disconnect test source compressor and water supply.
d. Allow to stand for one hour. A drop of 5 psi or more is considered as a leak, even if leaks are not visually observed during the test. Repair leak and defect with new materials and retest system until satisfactory results are obtained.
e. For public works projects, after contractor has successfully performed test, notify Landscape Architect 72 hours in advance for pressure test approval.
f. Irrigation contractor may be billed for Landscape Architect's additional time at the current billing rate to observe additional pressure tests due to leaks and failures of previous tests.
2. Operational Test: After electrical circuitry has been energized, operate controllers and automatic control valves to confirm proper system operation.
3. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
D. Any irrigation product will be considered defective if it does not pass tests and inspections.
E. Prepare test and inspection reports.

3.12 STARTUP SERVICE

- A. Complete installation and startup checks according to manufacturer's written instructions.
B. Verify that controllers are installed and connected according to the Contract Documents.
C. Verify that electrical wiring installation complies with manufacturer's submittal.

3.13 COMMISSIONING

- A. Starting Procedures: Follow manufacturer's written procedures. If no procedures are prescribed by manufacturer, proceed as follows:
1. Verify that specialty valves and their accessories are installed and operate correctly.
2. Verify that specified tests of piping are complete.
3. Verify that sprinklers and devices are correct type.
4. Verify that damaged sprinklers and devices are replaced with new materials.
5. Verify that potable water supply connections have backflow preventers and have been successfully approved by a State licensed backflow tester, and that test reports have been forwarded to the local water purveyor.
6. Energize circuits to electrical equipment and devices.
7. Adjust operating controls.
8. Program the irrigation controller to provide proper run time based on the precipitation rates shown in the control valve schedule on the Drawings. Place a laminated copy of the control valve schedule into the controller.
9. Program each Easy Rain control device to provide proper run time based on the precipitation rates shown in the control valve schedule on the Drawings. Programs start times so that there is no overlap in operation of each zone. Only one valve shall be allowed to operate at a time. Tape a laminated copy of the control valve schedule to underside of each control valve box lid.

3.14 ADJUSTING

- A. Adjust settings of controllers.
B. Adjust automatic control valves to provide flow rate at rated operating pressure required for each sprinkler circuit.
C. Adjust sprinklers and devices, except those intended to be mounted aboveground, so they will be flush with, or not more than 1/2 inch above, finish grade.
D. Check area coverage at each sprinkler. Relocate heads to provide specified coverage. Adjust spray nozzles, variable arcs, rotary head arc limits, and spray distance to minimize overspray on no-planting areas. Replace clogged nozzles and heads.

3.15 CLEANING

- A. Flush dirt and debris from piping before installing sprinklers and other devices.

3.16 DEMONSTRATION

- A. Provide training to Owner's maintenance personnel to adjust, operate, and maintain automatic control valves and controllers.
1. After contractor has verified that all equipment is operating correctly and sprinkler coverage has been adjusted; demonstrate in presence of owner's maintenance personnel, and for public works projects, in the presence of the Landscape Architect. For projects in Clark County's jurisdiction, demonstrate in presence of the Landscape Architect so that Landscape Architect may verify the irrigation system is operational per Clark County Code. Review all maintenance information.

3.17 PIPING SCHEDULE

- A. Install components having pressure rating equal to or greater than system operating pressure.
B. Piping in control-valve boxes and aboveground may be joined with flanges or unions instead of joints indicated.
C. Underground irrigation main piping, NPS 4 and smaller, shall be one of the following:
1. Schedule 40, PVC pipe and socket fittings, and solvent-cemented joints.
D. Underground irrigation main piping, NPS 5 and larger, shall be one of the following:
1. Schedule 80, PVC pipe and socket fittings; and solvent-cemented joints.
E. Circuit piping, NPS 2 and smaller, shall be one of the following:
1. Schedule 40, PVC pipe and socket fittings; and solvent-cemented joints.
2. Schedule 40, PVC pipe and socket fittings; and solvent-cemented joints.
F. Circuit piping, NPS 2-1/2 to NPS 4, shall be one of the following:
1. Schedule 40, PVC pipe and socket fittings; and solvent-cemented joints.
G. Underground Branches and Offsets at Sprinklers and Devices: Schedule 80, PVC pipe; threaded PVC fittings; and threaded joints.
1. Option: Plastic swing-joint assemblies, with offsets for flexible joints, manufactured for this application.



VRZ IMPROVEMENTS - PHASE 1 IRRIGATION SPECIFICATIONS



ISSUED FOR CONSTRUCTION - JANUARY 31ST, 2017

Table with columns: NO., REVISION, DATE, CHK, BY

PROJECT: 17639.005

DRAWN: JC

CHECKED: GD

DATE: JANUARY 31, 2017

DWG NO. SHEET NO.

L6 15 OF 33



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

503-434-7311
www.mcminnvilleoregon.gov

DECISION DOCUMENT – 2200 NE ORCHARD AVENUE

DECISION, CONDITIONS OF APPROVAL, AND FINDINGS OF FACT OF THE MCMINNVILLE LANDSCAPE REVIEW COMMITTEE FOR APPROVAL OF LANDSCAPE PLAN FOR AN EXPANDED INDUSTRIAL BUILDING AT 2200 NE ORCHARD AVENUE

DOCKET: L 5-17

REQUEST: The applicant requested the approval of a landscape plan for an expanded industrial building. Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.030 of the McMinnville Zoning Ordinance.

LOCATION: The property in question is located at 2200 NE Orchard Avenue. The subject property is the location of the Recology Western Oregon materials recovery facility and is more specifically described as Tax Lot 2500, Section 15, T. 4 S., R. 4 W., W.M.

ZONING: The subject site is designated as Industrial on the McMinnville Comprehensive Plan Map, and is zoned M-2 PD (General Industrial Planned Development).

APPLICANT: Troy Haworth

STAFF: Chuck Darnell, Associate Planner

DECISION-MAKING BODY: McMinnville Landscape Review Committee

DATE & TIME: March 15, 2017. Meeting was held at the Community Development Center, 231 NE 5th Street, McMinnville, OR 97128

COMMENTS: No public notice of the application was required by the McMinnville Zoning Ordinance. No additional comments were received by the Planning Department.

ATTACHMENTS:

1. Application for Landscape Plan Review

DECISION

Based on the findings and conclusions, the Landscape Review Committee recommends **APPROVAL WITH CONDITIONS** of the landscape plan (L 5-17).

Application Summary:

The applicant requested the approval of a landscape plan for an expanded industrial building. Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.030 (Plans – Submittal and review – Approval – Time limit for completion) of the McMinnville Zoning Ordinance

CONDITIONS OF APPROVAL

1. That the applicant shall install landscaping as shown on the submitted landscape plan dated January 31, 2017.
2. The species of shrubs approved to be planted as a continuous hedge are either *Prunus lusitanica* (Portugal Laurel) or *Thuja occidentalis* ‘Smaragd’ (Emerald Green Arborvitae). The shrubs shall be planted at a space of no more than three (3) feet apart on center to provide for adequate screening of the site.
3. That the applicant shall not plant the coniferous trees along the east property line, as shown on the submitted landscape plan, due to the existence of overhead utilities along NE Alpha Drive in that location. Instead, the applicant shall continue the shrub hedge and row of deciduous trees, which are acceptable for planting under overhead utility lines due to their lower mature height, in those locations to maintain the full screening effect along NE Alpha Drive.
4. That the applicant is reminded that trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
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.

ATTACHMENTS

1. Application for Landscape Plan Review

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. Troy Haworth submitted a landscape plan review application to install landscaping around the perimeter of an existing industrial property that is being expanded on the property located at 2200 NE Orchard Avenue. The subject property is the location of the Recology Western Oregon materials recovery facility and is more specifically described as Tax Lot 2500, Section 15, T. 4 S., R. 4 W., W.M.

2. The site is currently zoned M-2 PD (General Industrial Planned Development), and is designated as Industrial 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. McMinnville Water and Light expressed concerns with the species of tree proposed, and a condition of approval has been added to address the concerns.
4. A public meeting was held by the Landscape Review Committee on March 15, 2017 to review the application and proposed landscape plan. No comments in opposition were provided by the public prior to the public meeting.
5. The following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

GOAL IV 6: TO INSURE INDUSTRIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USES, THAT IS APPROPRIATELY LOCATED IN RELATION TO SURROUNDING LAND USES, AND THAT MEETS NECESSARY ENVIRONMENTAL STANDARDS.

Policy 54.00: The City of McMinnville shall establish industrial planned development ordinances which shall be placed over the future industrial areas designated on the McMinnville Comprehensive Plan Map, the industrial reserve area, and certain existing industrially designated areas within the city limits. The overlay shall also be applied to any areas which are in the future designated for future industrial use through an amendment to the comprehensive plan map. The overlays shall provide standards to control the nuisance and negative environmental effects of industries. These controls shall cover, but not be limited to, the following areas:

1. *Landscaping and screening*

Finding: Goal IV 6 and Policy 54.00 are satisfied in that the Comprehensive Plan states that industrial development shall be located appropriately to be compatible with surrounding uses. Landscaping is a standard that is listed in the Comprehensive Plan as one way to mitigate the effects of industrial developments. Landscaping is proposed to be installed with this industrial development, which will provide for additional screening of the proposed use resulting in the industrial development being more compatible with the surrounding properties.

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*
–*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 both street frontages, including NE Orchard Avenue and NE Alpha Drive. 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 VII 3 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.

6. 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 enhance the appearance of the city by encouraging quality landscaping which will benefit and protect the health, safety, and welfare of the general public. By relating all the requirements of the zoning ordinance to the project in one review procedure, the review will assist the developer in integrating the uses of the property with the landscaping, will relate the project to surrounding property uses in existence or projected, and will attempt to minimize project costs. The landscaping provisions in Section 17.57.050 are in addition to all other provisions of the zoning ordinance which relate to property boundaries, dimensions, setback, vehicle access points, parking provisions and traffic patterns. The landscaping objectives shall also seek to accomplish the purposes set forth in Section 17.03.020.

Finding: The landscape plan as proposed would enhance the appearance of the city and will benefit the health, safety, and welfare of the general public. 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 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.

17.57.050 Area Determination—Planning factors.

A. Landscaping shall be accomplished within the following ranges:

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

Finding: The landscape plan as proposed shows five (5) percent of the portion of the site being developed as landscaped area. The landscaped area of the site can be reduced to five (5) percent by the Landscape Review Committee, if the intent and purpose of the Landscaping chapter of the McMinnville Zoning Ordinance are being met. The intent and purpose of the Landscaping chapter are being met, as described in the findings for the specific landscape plan review criteria below.

- 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 site on which the new portions of the industrial building will be constructed is currently developed, and the proposed expansion will be an increase in the footprint of the existing building that is located on the site. The site is currently landscaped primarily on the north side, which is the most visible from NE Orchard Avenue and the public right-of-way. Trees exist on the subject site along the north property line, and groups of landscaping also exist around the existing parking lot and near the side entries on the west side of the building. However, the landscaping on the west side of the building will be removed to allow for the expansion to occur, resulting in the need for additional landscaping on the site to be compatible with the proposed project and provide screening of the building expansion. This was also a consideration during the conditional use permit process, and the Planning Commission included a condition of approval that arborvitae plantings, a minimum of five (5) feet in height and spaced no more than three (3) feet on center, be installed along the north and east sides of the site.

The applicant is proposing to install a continuous hedge row along the north and east property lines, which front onto NE Orchard Avenue and NE Alpha Drive. The applicant is proposing to install a variety of shrubs to serve as the hedge, which include Leyland Cypress, Portugal Laurel, Spring Bouquet Viburnum, and Emerald Green Arborvitae. A condition of approval will require the hedge to be planted with either Portugal Laurel (*Prunus lusitanica*) or Emerald Green Arborvitae (*Thuja occidentalis* 'Smaragd'). Along the entire northern property line, the shrubs will be planted beneath existing or new deciduous trees. The Portugal Laurel and Emerald Green Arborvitae will grow to appropriate heights for the areas in which they will be installed, and will be easy to maintain as a hedge in those locations. The Spring Bouquet Viburnum would not serve the purpose of screening the subject site as well as the other proposed species, and screening of the subject site was the intent of the conditions imposed by the Planning Commission. Also, the proposed Leyland Cypress could grow to be too large for the areas proposed, as it is a fast growing tree and could overwhelm the landscaped areas beneath the existing deciduous trees.

In addition, a condition of approval will require that the hedge shrubs be planted no more than three (3) feet apart on center along the north and east property lines. This is more consistent with the conditional use permit approval, and will ensure that the full screening effect is achieved earlier after initial installation.

The applicant is also proposing to install new deciduous trees along the northeast corner of the site and along a portion of the east property line. The remainder of the east property line is proposed to be lined with coniferous trees. All of the proposed trees will be located within the subject site and not in public right-of-way, so the species do not need to be from the McMinnville Street Tree List. The applicant is proposing to install a variety of Flame Maple (*Acer ginnala* 'Flame'), Paul's Scarlet Hawthorne (*Crataegus laevigata* 'Paul's Scarlet') and Snow Goose Cherry (*Prunus* 'Snow Goose') as the deciduous trees. The coniferous trees would be a variety of Virescens Cedar (*Thuja plicata* 'Virescens'), Douglas Fir (*Pseudotsuga menziesii*), and Black Pine (*Pinus Nigra*).

McMinnville Water and Light has concerns about the proposed coniferous trees proposed to be planted along the east property line, as they will grow to tall heights and there is overhead utilities along NE Alpha Drive in that location. Therefore, a condition of approval has been included that will require that the shrub hedge and deciduous tree row be continued along the entire east property line, which will replace the locations on the site shown to be planted with coniferous trees. The deciduous trees proposed have mature heights of about 20 feet, which are suitable for planting in locations with overhead utility lines. The continued shrub hedge and row of deciduous trees will still result in a full screening effect, which was the intent of the condition of approval of the conditional use permit.

The proposed landscaping, along with the changes required through conditions of approval, is compatible with the proposed building expansion and will make the subject site more 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 proposed use will be screened on the sides most visible from the public right-of-ways by a combination of existing and new landscaping. A continuous hedge will be installed along the north and east property lines, which at maturity will provide for a full hedge providing adequate screening of the proposed use. Deciduous trees will be installed directly behind the evergreen hedge, providing for additional screening and interest on the site.

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 majority of the existing trees on the site will be preserved. Those trees exist along the northern property line and around the existing parking lot on the north side of the building. The only trees being removed are those that are located on the west side of the building, and those are being removed to allow for the building expansion. The number of trees proposed to be installed along the north and east property lines, which totals twenty (20) new trees, results in a net increase in trees on the subject site, as only eight (8) trees are being removed to allow for the expansion. The site is basically flat and the existing grade will be maintained.

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

Finding: The proposed expansion project does not impact the existing parking lot on the site, so no changes are proposed to the landscaping around the parking lot.

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. The plan only includes the installation of trees along the north and east property lines, but within the subject site and not located within the public right-of-way.

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

Finding: The applicant has included an irrigation plan with the submittal, and is proposing to install an automatic underground system that will provide for adequate water throughout the year. The irrigation plan shows the installation of pop-up spray heads along the entire new landscaped area.

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.

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

H. M-2 (General Industrial zone).

Finding: The subject site is zoned M-2 (General Industrial), and landscaping is being provided as required.

CD:sjs



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

www.mcminnvilleoregon.gov

EXHIBIT 3 - STAFF REPORT

DATE: March 15, 2017
TO: Landscape Review Committee Members
FROM: Chuck Darnell, Associate Planner
SUBJECT: Agenda Item 4B: L 6-17

Report in Brief:

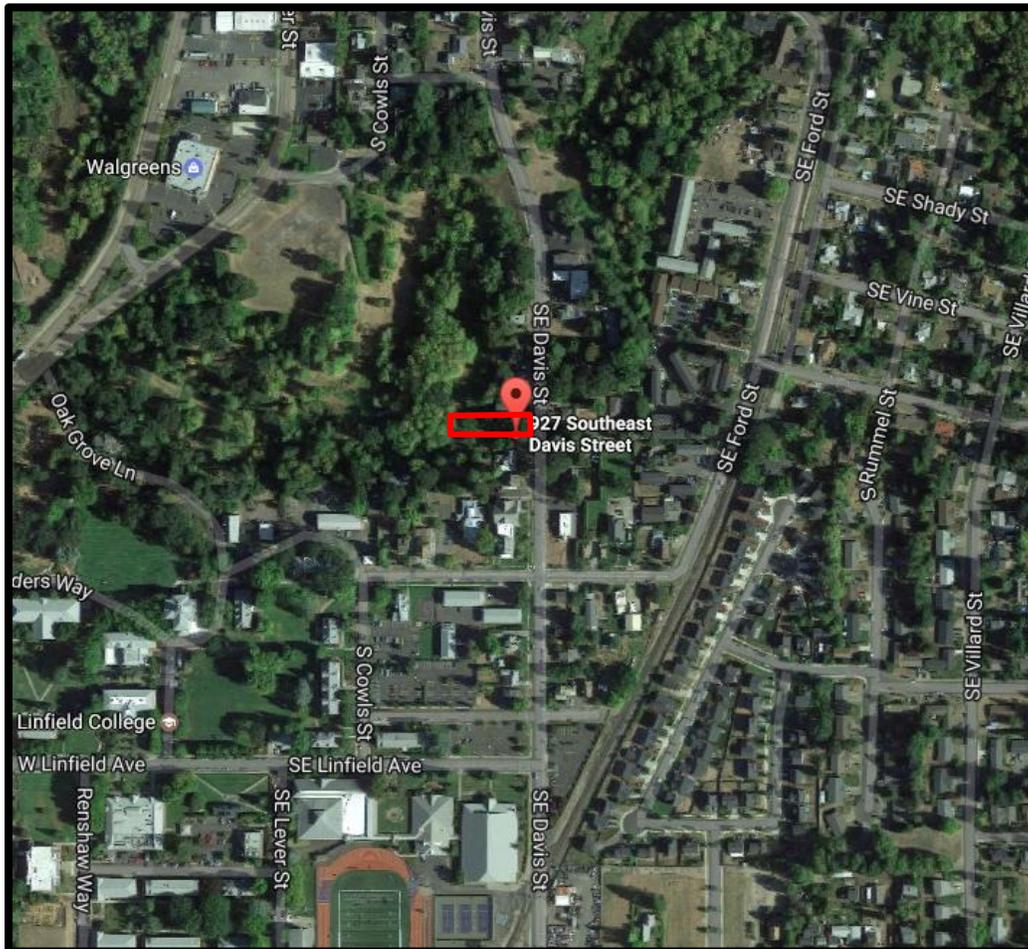
An application for a tree removal (L 6-17) to be reviewed by the Landscape Review Committee.

Background:

The applicant, Eric Fricke, submitted a street tree removal application to remove one (1) street tree from the property located at 927 SE Davis Street. The subject property is more specifically described as Tax Lot 3100, Section 21CC, T. 4 S., R. 4 W., W.M.

Discussion:

The subject property is a single family home in an older developed area in the City of McMinnville. The subject site can be seen below as a red outlined area:



The applicant is requesting the removal of one street tree due to the tree roots impacting the adjacent sidewalks and the driveway approach, as well as the tree impacting the foundation of the house on the property. The applicant has also submitted an arborist's report supporting those arguments, and also provides evidence of root rot and fungal growth occurring in the base of the tree at ground level.

The tree in question is a large, mature, Oregon White Oak. The tree is approximately 60 feet tall, with a canopy width of approximately 60 feet. The diameter of the tree, measured at breast height, is 39.32 inches. The tree is located on the east property line of the subject site. Based on estimates of the location of the property line, it appears that over half of the tree trunk is located on private property. However, Section 17.58.020(B) (Applicability) of the McMinnville Zoning Ordinance states that the provisions of the Tree chapter of the Zoning Ordinance apply to "all trees planted in or upon any public area or right-of-way". Based on that definition, the tree is planted in public right-of-way, and the removal of any tree within the public right-of-way requires Landscape Review Committee approval.

Review Criteria:

Section 17.58.050 (Review Criteria) of the McMinnville Zoning Ordinance states that street tree removals may be granted if any of the following criteria apply:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist. Verification of tree health may be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.

The applicant has provided an arborist's report providing evidence of safety concerns and overall poor tree health. Based on the arborist report, there is evidence of previous pruning that has led to cuts and damage in the trunk of the tree in several places. These pruning cuts have led to decay in the trunk of the tree. At ground level, there is evidence of root rot and fungal growths and conchs in the base of the tree.

The arborist's report also states that the previous pruning of the tree has led to a canopy that is unbalanced, with the heavier side of the canopy leaning towards the street, sidewalk, and utility lines. The property owner has concerns for safety and liability, as the tree canopy could fall on the adjacent public sidewalk or adjacent public street. With the Linfield Campus to the south, Davis Street is a heavily trafficked pedestrian and vehicle route between the college and the downtown area, and the applicant has concerns that the tree could injure people traveling on Davis Street.

The arborist's report is accompanied by photos of the issues referenced above.

B. The tree is in conflict with public improvements.

The applicant and the arborist report state that the tree has caused damage to the driveway and the foundation wall of the house located on the property. The applicant is concerned about the structural damage that the tree is causing to the house. Photos provided by the arborist also show that the tree has caused cracking and lifting of the sidewalk adjacent to the property. Large limbs also hang directly over, and are in contact with, utility lines that run along SE Davis Street.

The tree is also constrained, as it is located in an area completely surrounded by concrete. Any future growth of the tree will continue to impact the private driveway and public sidewalk adjacent to the tree. Also, a replacement tree would not be suitable in the exact same location, as it would not meet setback requirements from the existing driveway and sidewalk.

C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.

This criteria is not applicable, as the tree is not part of an approved development or public improvement project.

D. A street tree within the downtown tree zone may also be removed if the Planning Director determines that the tree is causing repeated and excessive damage to sidewalks or other public or private improvements or structures.

This criteria is not applicable, as the tree in question is not located within the downtown tree zone.

Based on the conflicts that the tree is causing with both private and public infrastructure, and the health and safety concerns described by the applicant and the arborist, the tree removal meets multiple criteria to warrant removal.

Tree Replacement:

The tree in question is significant, and removal will alter the character of the surrounding area. Therefore, tree replacement could be considered. Section 17.58.040(D) (Tree Removal/Replacement) of the McMinnville Zoning Ordinance states that "Approval of a request to remove a tree may be conditioned upon replacement of the tree with another tree approved by the city, or a requirement to pay to the city an amount sufficient to fund the planting and establishment by the city of a tree, or trees, of similar value."

A curb-side planting strip exists along SE Davis Street adjacent to the subject property. The planting strip is about five (5) feet in width, which could accommodate the planting of a street tree. However, there are overhead utilities located above the planting strip, so the type of tree that could be installed in that area would be limited to a species identified as a “small tree” in the McMinnville Street Tree List. Tree species included in the “small tree” list were selected because they are appropriate for planting underneath overhead utility lines.

A condition of approval has been included to require that the applicant install one (1) replacement tree, if the removal of the White Oak tree is approved.

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 removal 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 this process. The applicant shall contact Trena McManus at McMinnville Water and Light at 503-472-6919 (extension 5) if the overhead utility lines need to be dropped during the tree removal work.
2. That the tree’s stumps and remaining surface roots shall be removed at least six (6) inches below grade.
3. That the applicant shall make any necessary sidewalk repairs and obtain necessary permits from the City prior to initiating such work. It is recommended that the sidewalk repairs be completed prior to replanting any tree. Please call the Engineering Department at (503) 434-7312 for sidewalk standards and specifications prior to construction.
4. That the applicant shall plant one (1) street tree within the planting strip north of the driveway, located at least five (5) feet from the edge of the driveway. The tree shall be a minimum of two (2) inches in caliper measured at six (6) inches above grade, and of a species from the “Small Trees” section of the McMinnville Street Tree List.
5. That the replacement 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 the tree and the curb side of the tree. The root barrier protection shall be placed in 10-foot lengths, centered on the tree, and to a depth of eighteen (18) inches. In addition, the tree shall be provided with deep watering tubes to promote deep root growth (see enclosed detail).

6. That the applicant shall contact the McMinnville Public Works Superintendent, David Renshaw, at (503) 434-7316 to discuss specific staking, watering tube requirements, and to schedule a planting inspection prior to backfilling.
7. That the planter areas shall be restored to original grade immediately following the planting of the replacement tree.
8. That all costs and liability associated with the tree's removal shall be borne by the applicant.
9. That the applicant shall complete the removal within six (6) months of this approval notification, or September 15, 2017.

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 6-17 WITH THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.

CD:sjs



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. L 6-17

Date Received 2/9/17

Fee N/A

Receipt No. N/A

Received by CD

Street Tree Removal

Applicant Information

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

Applicant Name ERIC FRUCKE Phone 503-434-5402 w

Contact Name _____ Phone 503-472-7165 H
(If different than above)

Address 604 NW MT. MAZAMA

City, State, Zip McMINNVILLE, OR 97128

Contact Email PRINTNW@VICLINK.COM

Property Owner Information

Property Owner Name A 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 927 SE DAVIS
(Property nearest to tree(s) for removal)

Assessor Map No. R4421 -CCO - 3100 Total Site Area 13,585

Subdivision MRS. PW CHANDLER'S Block 5 Lot 0

Comprehensive Plan Designation RES Zoning Designation R-4

Additional Information

- 1. How many trees are requested for removal? 1
- 2. What type (species) of tree(s) are they? OAK
- 3. What is the diameter of the tree(s), measured four feet above ground level? SEE REPORT
- 4. Why are you requesting the removal of the noted tree(s)? (See "Removal Criteria" on attached Information Sheet.) Explain which of the criteria is addressed through this application. _____

SAFETY HAZARD LIMBS OVER HOUSES SIDEWALKS &
DAMAGING SIDEWALK STREET
BLOCKING DRIVEWAY ACCESS
RESIDENCE
OWNER CONCERNED ABOUT LIABILITY ISSUES
SEE ARBORIST REPORT

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

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

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


Applicant's Signature

2/7/17
Date


Property Owner's Signature

2/7/17
Date



Pat A Randall
ISA Certified Arborist #PN-1482

February 8, 2017

NW Tree Care
6901 NE Riverside Dr.
McMinnville, OR 97128

Re: Tree Evaluation
927 SE Davis Street
McMinnville, OR 97128

Single mature Oak, approximately 60 ft .height, canopy approximately 60 ft width. DBH 39.32 in.

This tree is currently growing on the property in a confined space surrounded by concrete and asphalt which covers almost the entire root zone. The roots have already caused cracks and heaving in the City sidewalk and the concrete pad under the property's carport area. The cracks and heaving continue through the carport into the foundation wall of the house.

Due to previous pruning and damage, there is decay from the pruning cuts and damage into the trunk of the tree in several places. Pruning cuts are not properly calloused indicating that the tree is unable to seal them to prevent rot. The canopy is unbalanced, due to previous pruning, with the heavy side to the utility lines, sidewalk and street. There are currently limbs touching the utility lines.

There is a significant amount of dead wood in the canopy some of which covers a high pedestrian and vehicle traffic area, with a school nearby.

There is evidence of root rot, and fungal growths (conchs) in the base of the tree at ground level. The canopy has mistletoe (parasite).

Photos - (1) Cracks and heaving from sidewalk into carport. (2) Previous pruning cuts which have serious decay leading into the trunk. (3) Limbs in utility lines. (4) Dead wood in canopy over high traffic areas. (5) Fungus (conchs) growing at the base of tree indicates root rot. (6) Site limited for tree replacement.

Recommendation: This tree needs to be removed. Its overall health is poor. Due to the decay and damage to the tree, and it's location in a concrete- covered root zone, its stability will continue to decline. It is causing structural damage to the property owner and the City sidewalks. The stump should be ground, chemically treated, or removed to prevent future sprouting.

This site is so limited I would not recommend a tree replacement.

Pat A Randall



Pat A Randall
ISA Certified Arborist #PN-1482

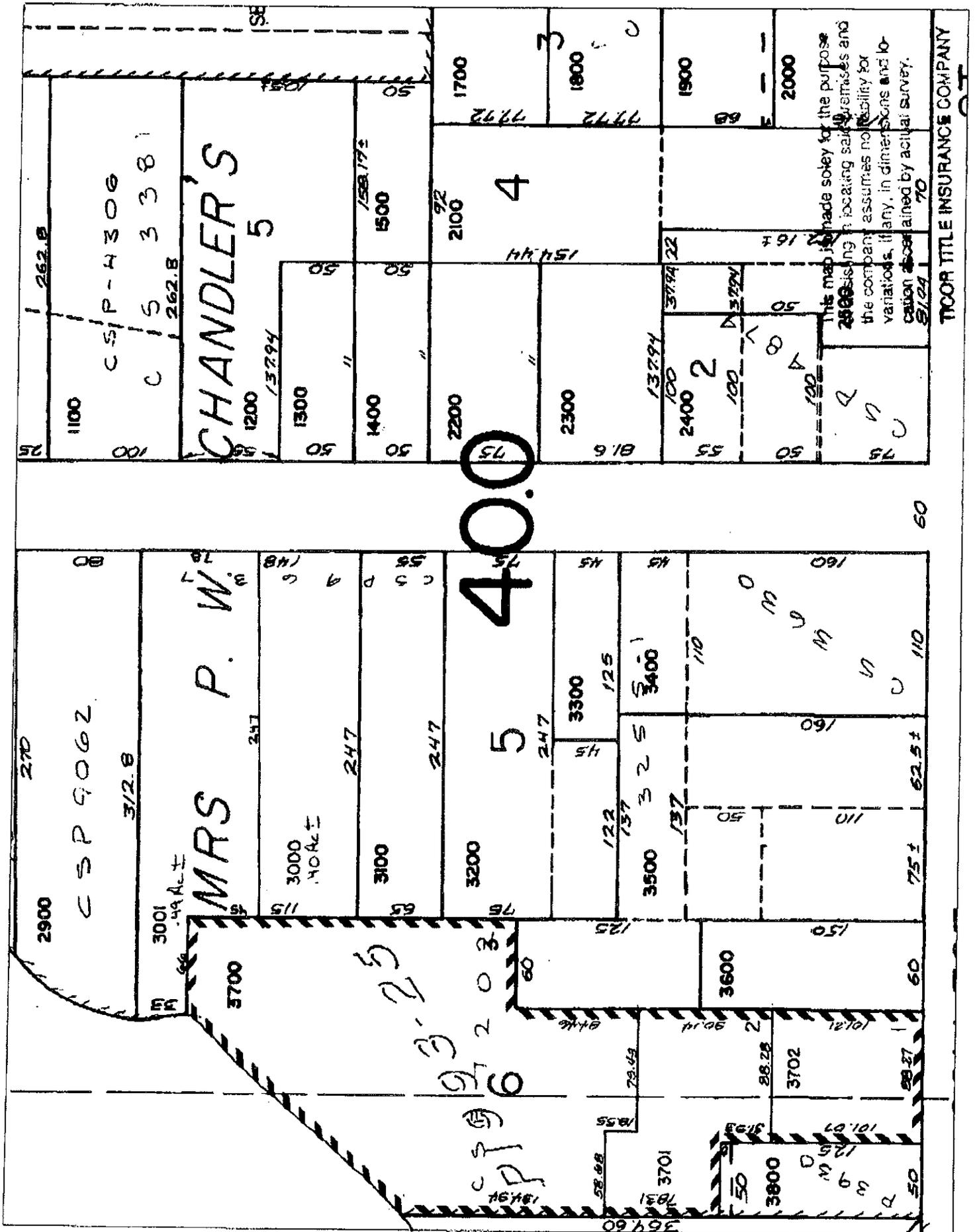


251 East 16th St. Lafayette, OR 97127 · 541-646-8022 · patspond@gmail.com



Pat A Randall
ISA Certified Arborist #PIN-1482





Original search criteria:
ONAM01:FRICKE

WILLAMETTE WEST REALTORS 503-472-8444 08/27/98 MARY MARTIN

-- Yamhill County ----- PRC Realty Systems ---
Tax ID : R4421CC03100 Property Class: RES IMPRVD IN CITY LIMITS(101)
Prop Addr : 927/SE/DAVIS /ST Apt:
City/St/Zip: /OR/ -
Owner Name : FRICKE ELMER C & MYRTLE N
Owner Addr : 1005/S /DAVIS /ST Apt:
City/St/Zip: MCMINNVILLE /OR/97128-

----- PROPERTY DESCRIPTION -----
Living Area: Floor1 SqFt: 600 Garage SqFt: 252
Year Built : 1907 Bedrooms : 3 Bathrooms : 1.0
Foundation : FOUND - CONCRETE BLOCK Ext Wall : EXT COV - RUSTIC
Heat Type : H & C - BASEBOARD Fuel Type :
Roof Cover : ROOF COV - COMP SHINGLE Roof Type : ROOF - GABLE
Floor Cover : FLOOR COV - CARPET COMBO Floor Type : FLOOR - DOUBLE
Garage Type: CPT - ATT/FLAT ROOF Firepl Type :
Aux Bldg 1 : Aux 1 SqFt :
Farm Acres : Forest Acres:
Hist Acres : Market Acres:

----- SALES INFORMATION -----
Sales Date Sales Price Book Page Qual Type Rec Date

Last: 01/01/57 138 0291 BS 03/02/79
Prev: 01/01/57 1060 384 01/01/57

----- ASSESSED/TAX INFORMATION -----
Taxable Amount : 57643 Curr Tax Year : 1997 Curr Tax Amt:1009.92
Improvement Val: 30161 Market Land Val: 33967
Land Val : 27482 Market Impr Val: 45824

----- LEGAL DESCRIPTION -----
Legal Desc1: 55' X 247' IN BL 5 MRS P W CHANDLERS FIRST
Legal Desc2:
Prop ID : R Township: 4 Range: 4 Section: 21 Qtr-Section: CC Lot: 03100



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

503-434-7311
www.mcminnvilleoregon.gov

DECISION DOCUMENT – 927 SE DAVIS STREET

DECISION, CONDITIONS OF APPROVAL, AND FINDINGS OF FACT OF THE MCMINNVILLE LANDSCAPE REVIEW COMMITTEE FOR APPROVAL OF TREE REMOVAL REQUEST AT 927 SE DAVIS STREET

- DOCKET:** L 6-17
- REQUEST:** The applicant requested the removal of a street tree. The removal of a tree within the public right-of-way requires City approval, and requests for tree removal are reviewed and approved by the Landscape Review Committee.
- LOCATION:** The subject site is located at 927 SE Davis Street. The subject property is more specifically described as Tax Lot 3100, Section 21CC, T. 4 S., R. 4 W., W.M.
- ZONING:** The subject site is designated as Residential on the McMinnville Comprehensive Plan Map, and is zoned R-4 (Multi-family Residential).
- APPLICANT:** Eric Fricke
- STAFF:** Chuck Darnell, Associate Planner
- DECISION-MAKING BODY:** McMinnville Landscape Review Committee
- DATE & TIME:** March 15, 2017. Meeting was held at the Community Development Center, 231 NE 5th Street, McMinnville, OR 97128
- COMMENTS:** No public notice of the application was required by the McMinnville Zoning Ordinance. No additional comments were received by the Planning Department.

ATTACHMENTS:

1. Application for Tree Removal

DECISION

Based on the findings and conclusions, the Landscape Review Committee recommends **APPROVAL WITH CONDITIONS** of the landscape plan (L 6-17).

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

Planning Staff: _____
Chuck Darnell, Associate Planner

Date: _____

Planning Department: _____
Heather Richards, Planning Director

Date: _____

Application Summary:

The applicant requested the removal of a street tree. The removal of a tree within the public right-of-way requires City approval, and requests for tree removal are reviewed and approved by the Landscape Review Committee.

CONDITIONS OF APPROVAL

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 this process. The applicant shall contact Trena McManus at McMinnville Water and Light at 503-472-6919 (extension 5) if the overhead utility lines need to be dropped during the tree removal work.
2. That the tree's stumps and remaining surface roots shall be removed at least six (6) inches below grade.
3. That the applicant shall make any necessary sidewalk repairs and obtain necessary permits from the City prior to initiating such work. It is recommended that the sidewalk repairs be completed prior to replanting any tree. Please call the Engineering Department at (503) 434-7312 for sidewalk standards and specifications prior to construction.
4. That the applicant shall plant one (1) street tree within the planting strip north of the driveway, located at least five (5) feet from the edge of the driveway. The tree shall be a minimum of two (2) inches in caliper measured at six (6) inches above grade, and of a species from the "Small Trees" section of the McMinnville Street Tree List.
5. That the replacement 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 the tree and the curb side of the tree. The root barrier protection shall be placed in 10-foot lengths, centered on the tree, and to a depth of eighteen (18) inches. In addition, the tree shall be provided with deep watering tubes to promote deep root growth (see enclosed detail).
6. That the applicant shall contact the McMinnville Public Works Superintendent, David Renshaw, at (503) 434-7316 to discuss specific staking, watering tube requirements, and to schedule a planting inspection prior to backfilling.
7. That the planter areas shall be restored to original grade immediately following the planting of the replacement tree.
8. That all costs and liability associated with the tree's removal shall be borne by the applicant.
9. That the applicant shall complete the removal within six (6) months of this approval notification, or September 15, 2017.

ATTACHMENTS

1. Application for Tree Removal

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. Eric Fricke submitted a tree removal application requesting the removal of a street tree. The removal of a tree within the public right-of-way requires City approval, and requests for tree removal are reviewed and approved by the Landscape Review Committee. The subject site is located at 927 SE Davis Street. The subject property is more specifically described as Tax Lot 3100, Section 21CC, T. 4 S., R. 4 W., W.M.
2. The site is currently zoned R-4 (Multi-family Residential), 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.
4. A public meeting was held by the Landscape Review Committee on March 15, 2017 to review the application and proposed landscape plan. No comments in opposition were provided by the public prior to the public meeting.
5. 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*
–Landscaping should be encouraged along public rights-of-way.

Finding: Goal VI 1 and Policy 122.00 are satisfied in that a condition of approval is included that will require that a replacement tree be planted in the curb-side planting strip that exists on SE Davis Street adjacent to the subject property.

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 a condition of approval is included that will require that a replacement tree be planted in the curb-side planting strip that exists on SE Davis Street adjacent to the subject property. The replacement tree will ensure that a pedestrian friendly environment continues to exist in this location.

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 a condition of approval is included that will require that a replacement tree be planted in the curb-side planting strip that exists on SE Davis Street adjacent to the subject property. The replacement tree will ensure that a pedestrian friendly environment continues to exist in this location, 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 a condition of approval is included that will require that a replacement tree be planted in the curb-side planting strip that exists on SE Davis Street adjacent to the subject property. Street trees in residential areas are a type of landscaping that promotes a residential atmosphere, and this will be accomplished with the tree replacement.

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 VII 3 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.

6. 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 approval of the removal request will allow for the removal of a safety hazard and a tree that is causing damage to private and public property. In order to maintain the maximum amount of tree cover on public and private lands in the city, a condition of approval has been included requiring that a replacement tree be planted in place of the tree removed.

17.58.020 Applicability. The provisions of this ordinance shall apply to:

- A. Individual significant or historic trees as defined in this ordinance
- B. All trees planted in or upon any public area or right-of-way;
- C. All trees planted in or upon any private property which directly affect public infrastructure including but not limited to sewers, water mains, sidewalks, streets, public property, or clear vision distances at street intersections;
- D. All trees on developable land and subject or undergoing development review such as site plan review, tentative subdivision review, or partition review.

Finding: The tree being removed is located on the east property line of the subject site and is partially located in or upon public right-of-way. Therefore, provisions of the Trees chapter of the McMinnville Zoning Ordinance apply and the removal of any tree within the public right-of-way requires Landscape Review Committee approval.

17.58.040 Tree Removal/Replacement

- A. The removal or major pruning of a tree within the public right-of-way shall require City approval, unless specifically designated as exempt by this ordinance. Persons wishing to remove or prune such trees shall file for a permit with the McMinnville Planning Department. The applicant shall include information describing the location, type, and size of the subject tree or trees, and the reasons for the desired action. Requests for tree removal or pruning of trees outside of the downtown tree zone shall be forwarded to the McMinnville Landscape Review Committee for a decision within fifteen days of submittal. Requests for tree removal within the downtown tree zone shall be submitted to the McMinnville Planning Department. Such requests shall be acted upon as soon as practicable, with consideration given to public safety, value of the tree to the public, and work schedules. The Planning Director or his designee should attempt to make decisions on such requests within five calendar days of submittal. The Landscape Review Committee or Planning Director, as appropriate, may approve, approve with conditions, or deny the request based on the criteria stated in Section 17.58.050. A decision of the committee or Director may be appealed to the Planning Commission if notice of intent to appeal is filed with the Planning Department within five days of the committee's or Director's decision. A decision made by the Planning Director in response to a request to remove an unsafe tree, or a tree causing repeated and excessive damage to sidewalks or other public or private improvements or structures shall be final, unless appealed by the applicant; no other party shall have standing to appeal.
- B. Trees subject to this ordinance shall be removed or pruned following accepted pruning standards adopted by the City. The Planning Director, after consultation with appropriate city staff and/or a certified arborist, shall direct removal of downtown trees that are identified in a current downtown tree zone inventory assessment as unhealthy, dangerous to the public, inappropriate for the downtown area, or otherwise in need of removal.
- C. The applicant shall be responsible for all costs associated with the tree removal or pruning, or as otherwise required by this ordinance, and shall ensure that all work is done in a manner which ensures safety to individuals and public and private property.
- D. Approval of a request to remove a tree may be conditioned upon replacement of the tree with another tree approved by the city, or a requirement to pay to the city an amount sufficient to fund the planting and establishment by the city of a tree, or trees, of similar value. The value of the existing tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers.
- E. The applicant is responsible for grinding stumps and surface roots at least six inches below grade. At least a two inch thick layer of topsoil shall be placed over the remaining stump and surface roots. The area shall be crowned at least two inches above the surrounding grade to allow for settling and shall be raked smooth. The applicant shall restore any damaged turf areas and grades due to vehicular or mechanical operations. The area shall be re-seeded.

- F. Other conditions may be attached to the permit approval by the McMinnville Landscape Review Committee as deemed necessary.

Finding: The provisions above are satisfied in that the removal request was reviewed and approved by the Landscape Review Committee during a public meeting. The provisions related to standards to be followed in removing the tree are included as conditions of approval. A condition of approval is also included requiring that a replacement tree be planted in place of the tree being removed.

17.58.050 Review Criteria. A permit for major pruning or tree removal shall be granted if any of the following criteria apply:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist. Verification of tree health may be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.

Finding: The applicant has provided an arborist's report providing evidence of safety concerns and overall poor tree health. Based on the arborist report, there is evidence of previous pruning that has led to cuts and damage in the trunk of the tree in several places. These pruning cuts have led to decay in the trunk of the tree. At ground level, there is evidence of root rot and fungal growths and conchs in the base of the tree.

The arborist's report also states that the previous pruning of the tree has led to a canopy that is unbalanced, with the heavier side of the canopy leaning towards the street, sidewalk, and utility lines. The property owner has concerns for safety and liability, as the tree canopy could fall on the adjacent public sidewalk or adjacent public street. With the Linfield Campus to the south, Davis Street is a heavily trafficked pedestrian and vehicle route between the college and the downtown area, and the applicant has concerns that the tree could injure people traveling on Davis Street.

The arborist's report is accompanied by photos of the issues referenced above.

- B. The tree is in conflict with public improvements.

Finding: The applicant and the arborist report state that the tree has caused damage to the driveway and the foundation wall of the house located on the property. The applicant is concerned about the structural damage that the tree is causing to the house. Photos provided by the arborist also show that the tree has caused cracking and lifting of the sidewalk adjacent to the property. Large limbs also hang directly over, and are in contact with, utility lines that run along SE Davis Street.

The tree is also constrained, as it is located in an area completely surrounded by concrete. Any future growth of the tree will continue to impact the private driveway and public sidewalk adjacent to the tree. Also, a replacement tree would not be suitable in the exact same location, as it would not meet setback requirements from the existing driveway and sidewalk.

CD:sjs



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

www.mcminnvilleoregon.gov

EXHIBIT 4 - STAFF REPORT

DATE: March 15, 2017
TO: Landscape Review Committee Members
FROM: Chuck Darnell, Associate Planner
SUBJECT: Agenda Item 4C: L 8-17

Report in Brief:

An application for a landscape plan for a new commercial building (L 8-17) to be reviewed by the Landscape Review Committee.

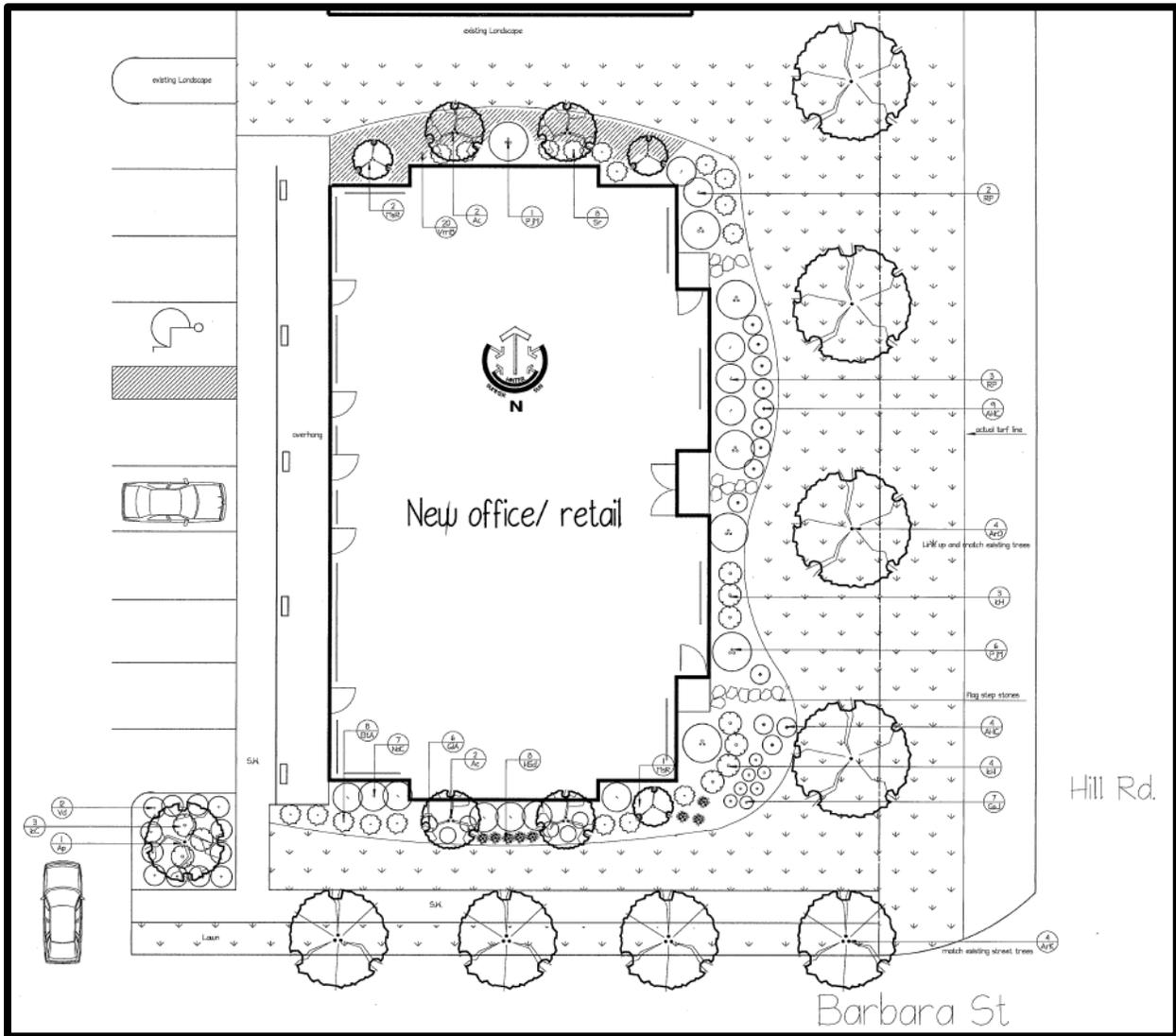
Background:

The applicant, Howard Aster, submitted a landscape plan review application to install landscaping on the site of a new commercial building that will be constructed on the property located at 2270 SW 2nd Street. The subject property is more specifically described as Tax Lot 100, Section 19CA, T. 4 S., R. 4 W., W.M.

Discussion:

The subject property is zoned C-3 PD (General Commercial Planned Development). The applicant is proposing to construct a new commercial building that will be similar in character to the existing commercial building located to the north of the subject site. The subject site can be seen below as a red outlined area:

*Attachments: Application and Landscape Plan
Decision Document*



In reviewing a landscape plan, Section 17.57.050(B) (Area Determination – Planning Factors) of the McMinnville Zoning Ordinance requires the Landscape Review Committee to also consider the following factors:

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

The site on which the new commercial building will be constructed is currently vacant. The building that will be constructed will be similar in character to the existing commercial building located to the north, as required by the Planned Development overlay ordinance that applies to the property. In addition, the landscaping that is being proposed will blend into the existing development on the site and will be similar to the landscaping and trees installed around the building to the north.

The applicant is proposing to install perimeter plantings around the new building, as well as deciduous trees between the building and the adjacent public right-of-way and private drive aisles. The applicant is proposing to install a variety of different maple trees on the subject site. Specifically, October Glory Red Maple (*Acer rubrum* 'October Glory') and Karpick Red Maple (*Acer rubrum* 'Karpick') will be installed in the more open areas of the site between the building and Hill Road, and within a planting strip adjacent to SW Barbara Street. Southwest Barbara Street within the development site is a private

drive, so the trees being proposed will not be true street trees, as they will not be located within the public right-of-way. However, the trees being proposed will function as street trees, so the Landscape Review Committee should consider the proposed planting characteristics to ensure that the trees meet the City's street tree planting standards. The Karpick Red Maple will be installed in a planting strip adjacent to Barbara Street, and that species is included on the McMinnville Street Tree List. The spacing of the Karpick Red Maple trees is being proposed at 26 feet, which would meet the minimum spacing requirement if the trees were located in the public right-of-way.

The perimeter plantings proposed around the new building will include a mixture of trees, shrubs, perennials, and ground cover. Vine Maple (*Acer circinatum*) and Royal Star Magnolia (*Magnolia stellata* 'Royal Star') trees will be installed at prominent locations around the perimeter of the building. Larger shrubs, including rhododendron, heavenly bamboo, and Japanese pieris will be installed around the trees, with smaller shrubs installed in other locations to fill out the landscaped areas. The remainder of the site will be treated as lawn, providing for additional open green space on the site. The proposed landscape plan and disbursement of plants results in landscaping that is compatible with the proposed use as a commercial building and the surrounding properties.

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

The proposed use will be screened on the sides most visible from the public right-of-way by a combination of perimeter building plantings and larger shade trees. October Glory Red Maple (*Acer rubrum* 'October Glory') and Karpick Red Maple (*Acer rubrum* 'Karpick') will be installed closest to SW Hill Road and Barbara Street, providing larger shade trees that will provide screening at maturity. Also, the perimeter plantings proposed around the building include smaller trees and larger shrubs that are dispersed in such a way as to provide for additional screening of the building.

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.

The subject site is currently vacant and there are no existing trees on the site. The site is basically flat and will not be dramatically changed.

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

The proposed new building would be constructed adjacent to an existing parking lot, which would provide the required parking for the new building. The new building would not result in any changes to the parking lot, so no new islands are proposed within the parking lot. On the south edge of the parking lot, adjacent to the access onto SW Barbara Street, there is a bulb-out planting area that is shown to be landscaped on the proposed landscape plan. The applicant is proposing to install a Japanese Maple (*Acer palmatum*) in this planting area, as well as David Viburnum (*Viburnum davidii*) and groundcover to fill out the planting area. This proposed planting will break up the parking area, and provide for buffering between the parking area and the sidewalk and street.

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 the areas shown to be planted are all within the subject site and are not within the public right-of-way. However, the trees planted along SW Barbara Street will basically function as street trees, even though they are located along a

private drive aisle within the larger development. Karpick Red Maple will be installed in the planting strip adjacent to SW Barbara Street, and that species is included on the McMinnville Street Tree List. The spacing of the Karpick Red Maple trees is being proposed at 26 feet, which would meet the minimum spacing requirement if the trees were located in the public right-of-way.

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

The applicant has included a note that all landscaped areas and lawn will be irrigated with a fixed spray irrigation system.

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 in the staff report and decision document, staff is recommending that the landscape plan be approved with the following conditions:

1. That the applicant shall install landscaping as shown on the submitted landscape plan dated February 2017.
2. That the applicant ensure that the placement of the October Glory Red Maple (*Acer rubrum* 'October Glory') and Karpick Red Maple (*Acer rubrum* 'Karpick') trees meet the clearances required by McMinnville Water and Light. Trees shall not be placed within four (4) feet of existing or new fire hydrants, and shall not be placed within ten (10) feet of existing or new water meters. Minor adjustments in tree placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.
3. 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 8-17 WITH THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.

CD:sjs



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

Office Use Only:	
File No.	L8-17
Date Received	2/21/17
Fee	140 ⁰⁰
Receipt No.	17m0029
Received by	<i>[Signature]</i>

Landscape Plan Review Application

Applicant Information

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

Applicant Name Hillsdale Plaza LLC Phone 503-472-0473

Contact Name Howard Aster Phone 434-0425
(If different than above)

Address P.O. Box 731

City, State, Zip McMinnville, Or 97128

Contact Email howardaster@hotmail.com

Property Owner Information

Property Owner Name same as above 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 2270 SW Second St McMinnville

Assessor Map No. R4419 - CA - 100 Total Site Area _____

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Com1 Zoning Designation C-3PD

Landscaping Information

- 1. Total Landscaped Area: ≈ 6992 sq ft.
- 2. Percent Landscaped: ≈ 55 %.
- 3. Building Floor Area:
New Structure: 5,200 s.f. Existing Structure: _____ Addition: _____
- 4. Architect Name Rob Stephenson Phone 434-0114
(Landscape Architect; Engineer; or Other Designer)
Contact Name _____ Phone _____
Address _____
City, State, Zip _____
Contact Email _____

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.

Howard Oate
Applicant's Signature

Feb 21, 17
Date

Howard Oate
Property Owner's Signature

Feb 21, 17
Date



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

503-434-7311
www.mcminnvilleoregon.gov

DECISION DOCUMENT – 2270 SW 2ND STREET

DECISION, CONDITIONS OF APPROVAL, AND FINDINGS OF FACT OF THE MCMINNVILLE LANDSCAPE REVIEW COMMITTEE FOR APPROVAL OF LANDSCAPE PLAN FOR A NEW COMMERCIAL BUILDING AT 2270 SW 2ND STREET

- DOCKET:** L 8-17
- REQUEST:** The applicant requested the approval of a landscape plan for a new commercial building. Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.030 of the McMinnville Zoning Ordinance.
- LOCATION:** The property in question is located at 2270 SW 2nd Street. The subject property is more specifically described as Tax Lot 100, Section 19CA, T. 4 S., R. 4 W., W.M.
- ZONING:** The subject site is designated as Commercial on the McMinnville Comprehensive Plan Map, and is zoned C-3 PD (General Commercial Planned Development).
- APPLICANT:** Howard Aster, Hillsdale Plaza LLC
- STAFF:** Chuck Darnell, Associate Planner
- DECISION-MAKING BODY:** McMinnville Landscape Review Committee
- DATE & TIME:** March 15, 2017. Meeting was held at the Community Development Center, 231 NE 5th Street, McMinnville, OR 97128
- COMMENTS:** No public notice of the application was required by the McMinnville Zoning Ordinance. No additional comments were received by the Planning Department.

ATTACHMENTS:

1. Application for Landscape Plan Review

DECISION

Based on the findings and conclusions, the Landscape Review Committee recommends **APPROVAL WITH CONDITIONS** of the landscape plan (L 8-17).

////////////////////////////////////
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 commercial building. Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.030 (Plans – Submittal and review – Approval – Time limit for completion) of the McMinnville Zoning Ordinance

CONDITIONS OF APPROVAL

1. That the applicant shall install landscaping as shown on the submitted landscape plan dated February 2017.
2. That the applicant ensure that the placement of the October Glory Red Maple (*Acer rubrum* 'October Glory') and Karpick Red Maple (*Acer rubrum* 'Karpick') trees meet the clearances required by McMinnville Water and Light. Trees shall not be placed within four (4) feet of existing or new fire hydrants, and shall not be placed within ten (10) feet of existing or new water meters. Minor adjustments in tree placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.
3. 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.

ATTACHMENTS

1. Application for Landscape Plan Review

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. Howard Aster, Hillsdale Plaza LLC, submitted a landscape plan review application to install landscaping around a new commercial building that will be constructed on the property located at 2270 SW 2nd Street. The subject property is more specifically described as Tax Lot 100, Section 19CA, 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. No comments in opposition have been provided.
4. A public meeting was held by the Landscape Review Committee on March 15, 2017 to review the application and proposed landscape plan. No comments in opposition were provided by the public prior to the public meeting.
5. The following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

GOAL IV 3: TO ENSURE COMMERCIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USE THROUGH UTILIZATION OF EXISTING COMMERCIALY DESIGNATED LANDS, THROUGH APPROPRIATELY LOCATING FUTURE COMMERCIAL LANDS, AND DISCOURAGING STRIP DEVELOPMENT.

Policy 32.00: Where necessary, landscaping and/or other visual and sound barriers shall be required to screen commercial activities from residential areas.

Finding: Goal IV 3 and Policy 32.00 are satisfied in that the proposed landscape plan includes trees and other landscaped areas that will provided screening of the proposed commercial use from the residential uses to the south.

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
–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 SW Hill Road. 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 VII 3 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.

6. 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 enhance the appearance of the city by encouraging quality landscaping which will benefit and protect the health, safety, and

welfare of the general public. By relating all the requirements of the zoning ordinance to the project in one review procedure, the review will assist the developer in integrating the uses of the property with the landscaping, will relate the project to surrounding property uses in existence or projected, and will attempt to minimize project costs. The landscaping provisions in Section 17.57.050 are in addition to all other provisions of the zoning ordinance which relate to property boundaries, dimensions, setback, vehicle access points, parking provisions and traffic patterns. The landscaping objectives shall also seek to accomplish the purposes set forth in Section 17.03.020.

Finding: The landscape plan as proposed would enhance the appearance of the city and will benefit the health, safety, and welfare of the general public. 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 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.

17.57.050 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 55 percent of the subject site being landscaped, which greatly exceeds the minimum requirement.

17.57.050 Area Determination—Planning factors.

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 site on which the new commercial building will be constructed is currently vacant. The building that will be constructed will be similar in character to the existing commercial building located to the north, as required by the Planned Development overlay ordinance that applies to the property. In addition, the landscaping that is being proposed will blend into the existing development on the site and will be similar to the landscaping and trees installed around the building to the north.

The applicant is proposing to install perimeter plantings around the new building, as well as deciduous trees between the building and the adjacent public right-of-way and private drive aisles. The applicant is proposing to install a variety of different maple trees on the subject site. Specifically, October Glory Red Maple (*Acer rubrum* 'October Glory') and Karpick Red Maple (*Acer rubrum* 'Karpick') will be installed in the more open areas of the site between the building and Hill Road, and within a planting strip adjacent to SW Barbara Street. Southwest Barbara Street within the development site is a

private drive, so the trees being proposed will not be true street trees, as they will not be located within the public right-of-way. However, the trees being proposed will function as street trees, and the proposed planting characteristics do meet the City's street tree planting standards. The Karpick Red Maple will be installed in a planting strip adjacent to Barbara Street, and that species is included on the McMinnville Street Tree List. The spacing of the Karpick Red Maple trees is being proposed at 26 feet, which would meet the minimum spacing requirement if the trees were located in the public right-of-way.

The perimeter plantings proposed around the new building will include a mixture of trees, shrubs, perennials, and ground cover. Vine Maple (*Acer circinatum*) and Royal Star Magnolia (*Magnolia stellata* 'Royal Star') trees will be installed at prominent locations around the perimeter of the building. Larger shrubs, including rhododendron, heavenly bamboo, and Japanese pieris will be installed around the trees, with smaller shrubs installed in other locations to fill out the landscaped areas. The remainder of the site will be treated as lawn, providing for additional open green space on the site. The proposed landscape plan and disbursement of plants results in landscaping that is compatible with the proposed use as a commercial building and the surrounding properties.

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

Finding: The proposed use will be screened on the sides most visible from the public right-of-way by a combination of perimeter building plantings and larger shade trees. October Glory Red Maple (*Acer rubrum* 'October Glory') and Karpick Red Maple (*Acer rubrum* 'Karpick') will be installed closest to SW Hill Road and Barbara Street, providing larger shade trees that will provide screening at maturity. Also, the perimeter plantings proposed around the building include smaller trees and larger shrubs that are dispersed in such a way as to provide for additional screening of the building.

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: The subject site is currently vacant and there are no existing trees on the site. The site is basically flat and will not be dramatically changed.

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

Finding: The proposed new building would be constructed adjacent to an existing parking lot, which would provide the required parking for the new building. The new building would not result in any changes to the parking lot, so no new islands are proposed within the parking lot. On the south edge of the parking lot, adjacent to the access onto SW Barbara Street, there is a bulb-out planting area that is shown to be landscaped on the proposed landscape plan. The applicant is proposing to install a Japanese Maple (*Acer palmatum*) in this planting area, as well as David Viburnum (*Viburnum davidii*) and groundcover to fill out the planting area. This proposed planting will break up the parking area, and provide for buffering between the parking area and the sidewalk and street.

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 the areas shown to be planted are all within the subject site and are not within the public right-of-way. However, the trees planted along SW Barbara Street will basically function as street trees, even though they are located along a private drive aisle within the larger development. Karpick Red Maple will be installed in the planting strip adjacent to SW Barbara Street, and that species is included on the McMinnville Street

Tree List. The spacing of the Karpick Red Maple trees is being proposed at 26 feet, which would meet the minimum spacing requirement if the trees were located in the public right-of-way.

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

Finding: The applicant has included a note that all landscaped areas and lawn will be irrigated with a fixed spray irrigation system.

17.57.050 Area Determination—Planning factors.

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.

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

C. C-3 (General Commercial zone).

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

CD:sjs



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

www.mcminnvilleoregon.gov

EXHIBIT 5 - STAFF REPORT

DATE: March 15, 2017
TO: Landscape Review Committee Members
FROM: Chuck Darnell, Associate Planner
SUBJECT: Agenda Item 4D: L 9-17

Report in Brief:

An application for a street tree plan for a new subdivision (L 9-17) to be reviewed by the Landscape Review Committee.

Background:

The applicant, Alan Ruden, submitted a street tree plan for a recently approved subdivision, Bungalows at Chegwyn Village Phase III. The subject site is located north of the recently constructed Bungalows at Chegwyn Village Phase II subdivision and east of NE Hembree Street, and is more specifically described as a portion of Tax Lot 2100, Section 9, T. 4 S., R. 4 W., W.M.

Discussion:

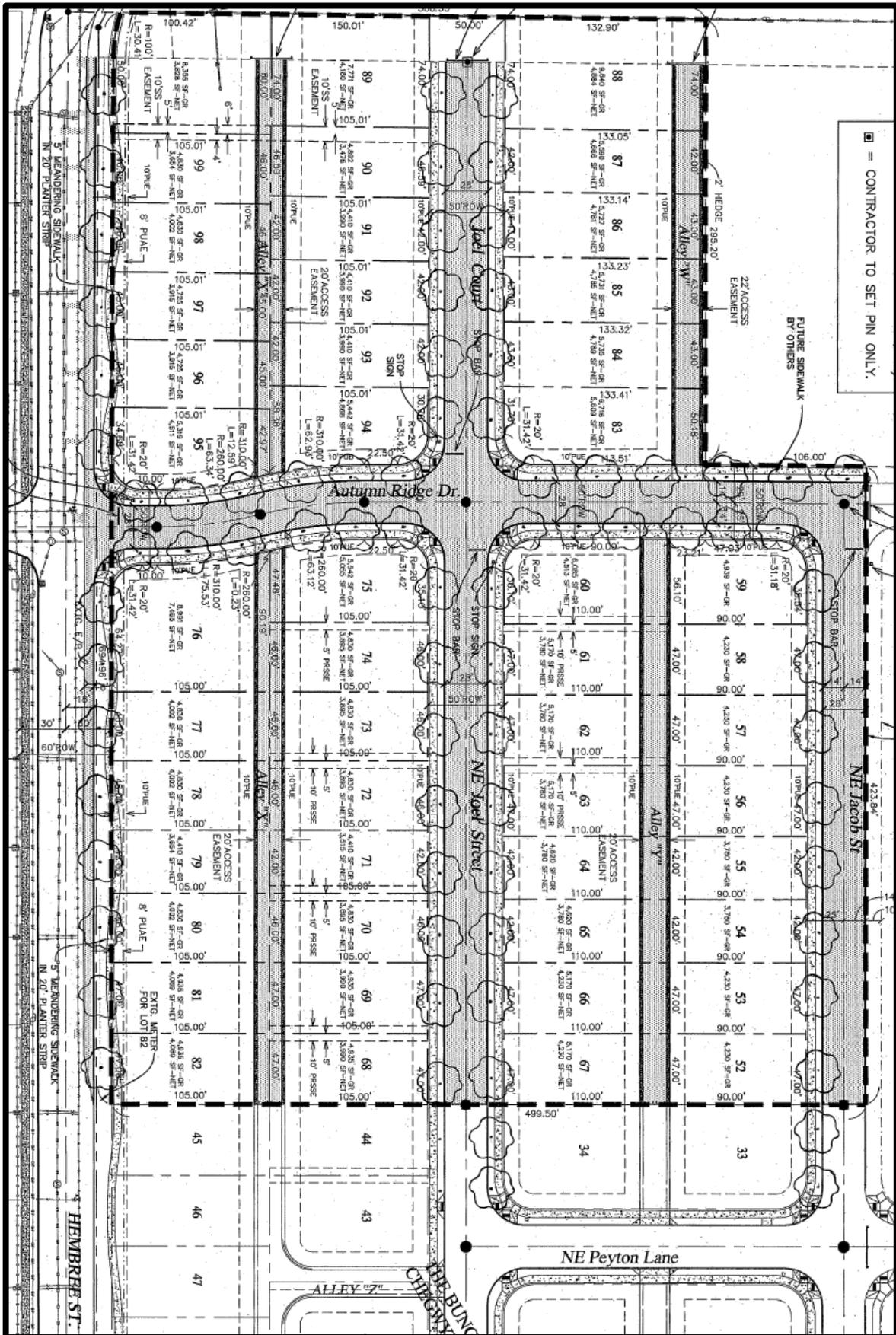
The subject property is zoned R-4 Multi-family Residential Planned Development, and the subdivision includes 49 single family homes. The applicant is proposing to construct bungalows of a similar character to the existing subdivision (Bungalows at Chegwyn Village Phase II) to the south. The subject site can be seen below as a red outlined area:

*Attachments: Application and Street Tree Plan
Decision Document*



The Trees chapter of the McMinnville Zoning Ordinance requires that street trees be planted within a designated curb-side planting strip in all new subdivisions (Section 17.58.080 (Street Tree Planting – When Required)).

The street trees proposed to be installed can be seen below:



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 approved street tree list unless approval of another species is given by the McMinnville Landscape Review Committee.

The applicant is proposing to install October Glory Red Maple (*Acer rubrum* 'October Glory') trees throughout the subdivision. The McMinnville Street Tree List lists Red Maple varieties as an approved street tree, and considers these types of trees to be "medium trees" based on their mature height of 40 feet.

- 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 recommended 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 an 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 40 feet and their mature canopy width of 35 feet. Therefore, the trees should be spaced no greater than 30 feet apart. However, the street tree plan as proposed shows the trees along NE Hembree Street, NE Joel Street, and NE Jacob Street spaced between 42 and 47 feet. The street tree plan shows the trees along NE Autumn Ridge Drive spaced between 32 and 40 feet.

Staff is suggesting that a condition of approval be that the spacing of the street trees be condensed to no more than 30 feet between trees. This spacing should be achievable, as the subdivision includes alleys so there are no driveways fronting the public streets that would take up space for street trees. The streets within the subdivision south of Autumn Ridge Drive are approximately 350 feet in length, which could accommodate 10 street trees spaced at 30 feet. The streets within the subdivision north of Autumn Ridge Drive are approximately 260 feet in length, which could accommodate 8 street trees spaced at 30 feet.

- 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.

The subdivision includes local residential streets. The applicant is proposing to include a 20 foot planting strip adjacent to NE Hembree Street with a meandering sidewalk within the planting strip, which greatly exceeds the three (3) foot minimum requirement. The planting strip adjacent to the other streets within the subdivision will be five (5) feet in width, 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.

Utilities were not identified on the street tree plan, but a condition of approval will be included to ensure that the street trees will meet the required setbacks from each type of utility, as well as alleys. The driveways for the individual homes will access onto the private alley, so the alley setback will only apply to the alley access points on NE Autumn Ridge Drive.

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 in the staff report and decision document, staff is recommending that the landscape plan be approved with the following conditions:

1. That the tree species approved for this subdivision are October Glory Red Maple (*Acer rubrum* 'October Glory'). The trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above grade. The use of other tree species may be permitted with prior approval from the Landscape Review Committee.
2. 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.
3. That the approved street trees shall be spaced at no more than thirty (30) feet apart on center, unless adequate space is not available due to locations of utilities.
4. 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).
5. 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.

6. 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.
7. That the applicant is reminded that trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
8. 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 9-17 WITH THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.

CD:sjs



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>L9-17</u>
Date Received	<u>2-24-17</u>
Fee	<u>140.⁰⁰</u>
Receipt No.	<u>17M0031</u>
Received by	<u>SP</u>

Landscape Plan Review Application

Applicant Information

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

Applicant Name ALAN RUDEN, INC Phone 503 435 9109

Contact Name _____ Phone _____
(If different than above)

Address 1674 NW EMERSON CT. - PO BOX 570

City, State, Zip McM

Contact Email ALANRUDEN@COMCAST.NET

Property Owner Information

Property Owner Name SAME 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 _____

Assessor Map No. R4 4409-200- Total Site Area 9.28 ACRES.

Subdivision BUNGALOWS @ CHEGWYN VILLAGE Block 2ND ADDITION Lot _____

Comprehensive Plan Designation RESIDENTIAL Zoning Designation R4 PD

Landscaping Information

1. Total Landscaped Area: 14,225 ✓

2. Percent Landscaped: 100%

3. Building Floor Area:

New Structure: _____ Existing Structure: _____ Addition: _____

4. Architect Name BOB STEPHENSON Phone 503 434 0114
(Landscape Architect, Engineer, or Other Designer)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

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.

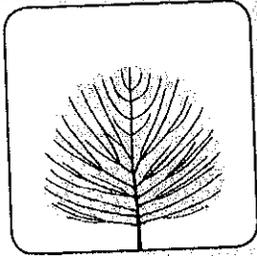

Applicant's Signature

2/24/17
Date

11
Property Owner's Signature

Date

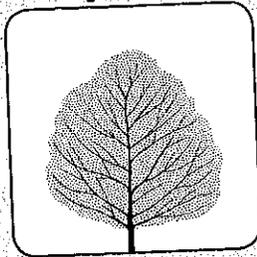
Acer rubrum 'Autumn Flame'
Autumn Flame® Maple



Zone: 3b
Height: 35'
Spread: 35'
Shape: Dense, rounded with spreading branches
Foliage: Medium green
Fall Color: Bright red

Autumn Flame® is one of the hardiest of Red Maples, is seedless, and is the first to color in the fall. Although its color doesn't hold as long as Red Sunset®, which colors about a week later, it reliably produces a brilliant red. Slower growing with smaller leaves than most, Autumn Flame® produces a very symmetrical, rounded crown.

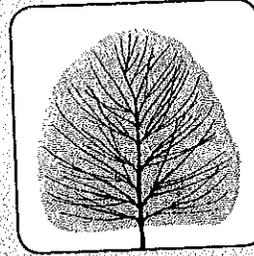
Acer rubrum 'Brandywine'
Brandywine Maple



Zone: 4
Height: 40'
Spread: 30'
Shape: Oval
Foliage: Dark green
Fall Color: Deep red

Introduced by the National Arboretum, Brandywine is a cross of October Glory® and Autumn Flame®. Seedless, it produces deep red fall color ten days later than most red maple and has proven to be well adapted in the South.

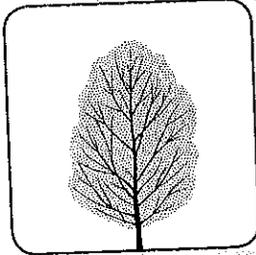
Acer rubrum 'Northwood'
Northwood Maple



Zone: 3
Height: 40'
Spread: 35'
Shape: Broadly oval to rounded
Foliage: Medium to dark green
Fall Color: Reddish

Selected from a Northern Minnesota seed source by the University of Minnesota, Northwood is probably the hardiest of the Red Maples. It has a straight trunk and good branch angles. Its fall color is not as reliable as some of the other Red Maples.

Acer rubrum 'Autumn Spire' PP 7803
Autumn Spire Maple



Zone: 3
Height: 40'
Spread: 25'
Shape: Narrow oval to oval
Foliage: Green
Fall Color: Bright red

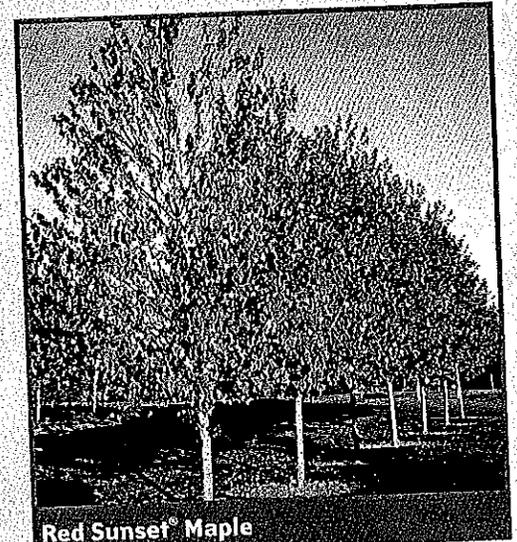
Selected by Dr. Harold Pellett, this seedless University of Minnesota introduction features excellent cold hardiness. Upright oval form and early bright red fall color make it an excellent street tree for northern locations.

Acer rubrum 'Karpick'
Karpick® Maple



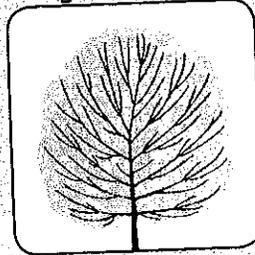
Zone: 4
Height: 40'
Spread: 20'
Shape: Narrow oval
Foliage: Green
Fall Color: Yellow to orange

Narrow when young, becoming oval with age, it has an excellent form for use as a street tree.



Red Sunset® Maple

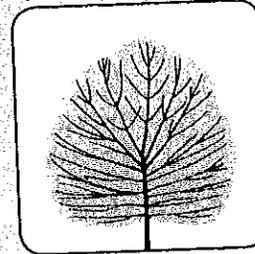
Acer rubrum 'Morgan' C.O.P.F.
Morgan Maple



Zone: 4
Height: 45'
Spread: 40'
Shape: Broadly oval
Foliage: Medium green
Fall Color: Orange-red to red, reliable

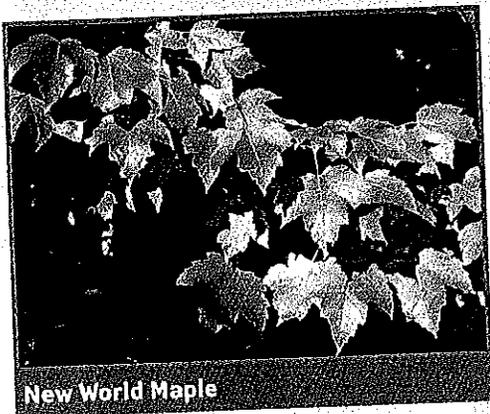
An extremely vigorous cultivar, it calipers well in the nursery. Selected at Macdonald College in Quebec, it colors very well even in mild climates.

Acer rubrum 'October Glory'
October Glory® Maple



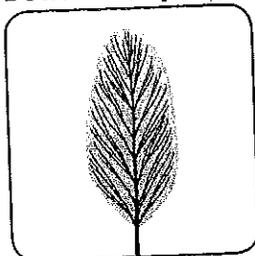
Zone: 4b
Height: 40'
Spread: 35'
Shape: Broadly oval to round
Foliage: Medium green, glossy
Fall Color: Deep red to reddish-purple

October Glory® is a round headed selection which is the last cultivar to color in the fall. While it is less cold hardy than most cultivars, it seems to be better adapted to areas with mild winters and hot summer temperatures.



New World Maple

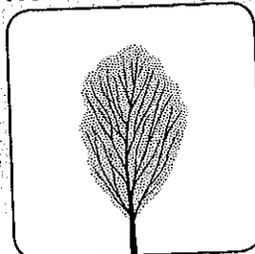
Acer rubrum 'Bowhall'
Bowhall Maple



Zone: 4
Height: 40'
Spread: 15'
Shape: Upright, very narrow
Foliage: Medium green
Fall Color: Yellow-orange to reddish-orange

Bowhall is a tightly formed, sturdy, narrow tree excellent for street plantings. It stays smaller than Armstrong and has better foliage color in both summer and fall.

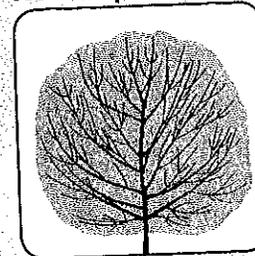
Acer rubrum 'New World'
New World Maple



Zone: 4
Height: 40'
Spread: 20'
Shape: Upright, narrow oval
Foliage: Dark green
Fall Color: Orange yellow to orange red

An attractive feature of this seedless U.S. National Arboretum release is reliably bright fall color in mixed shades of orange. When compared to the similarly shaped, upright and narrow Scarlet Sentinel® Maple, this cultivar has a more relaxed habit. Maine seed source.

Acer rubrum
Red Maple



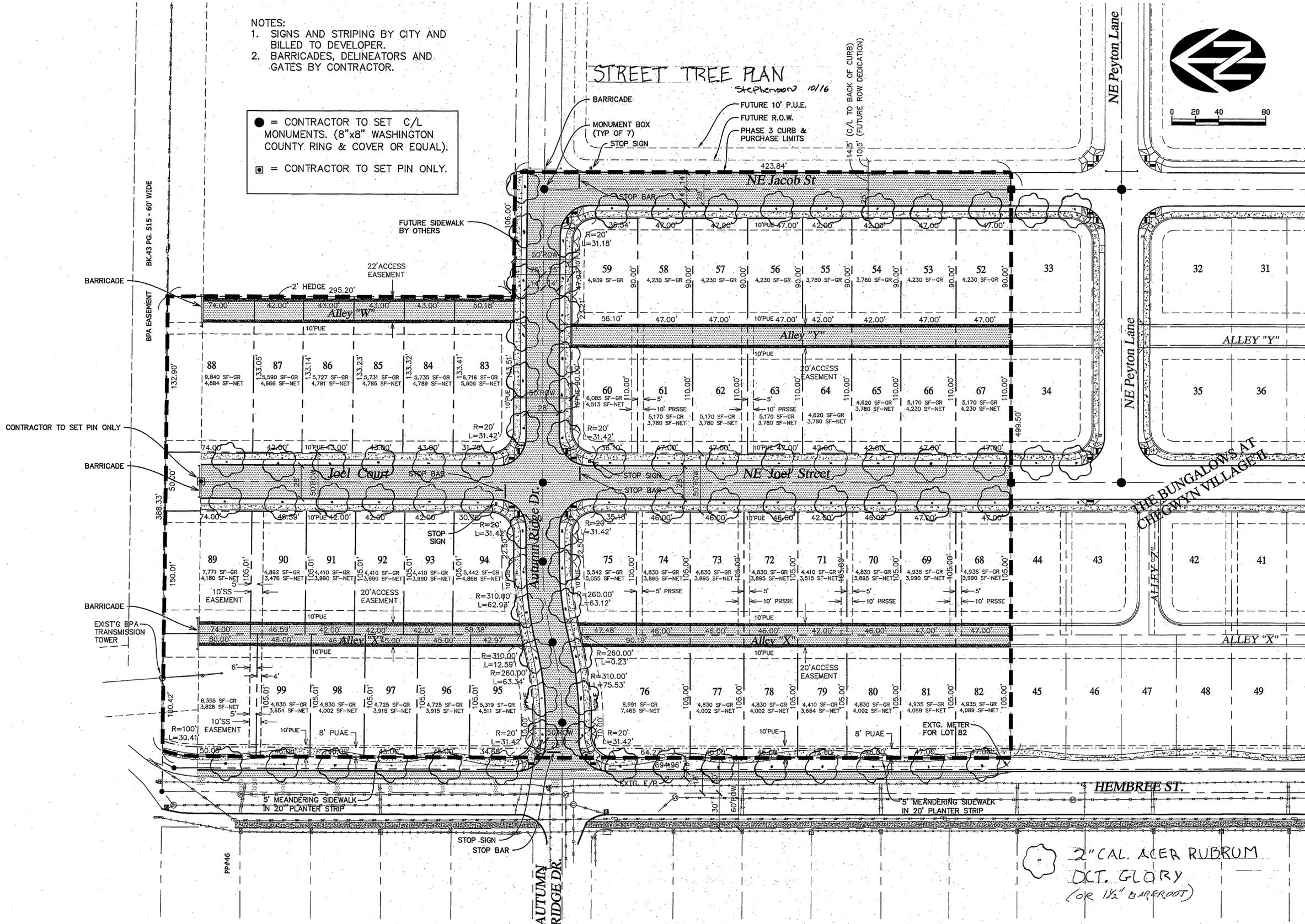
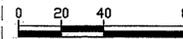
Zone: 4
Height: 40'
Spread: 40'
Shape: Broadly oval to round
Foliage: Green
Fall Color: Yellowish orange to bright red

Native to eastern U.S., this tree is well adapted to city conditions and wet soils. This is the parent species of numerous cultivars.

- NOTES:
 1. SIGNS AND STRIPING BY CITY AND BILLED TO DEVELOPER.
 2. BARRICADES, DELINEATORS AND GATES BY CONTRACTOR.

● = CONTRACTOR TO SET C/L MONUMENTS. (8"x8" WASHINGTON COUNTY RING & COVER OR EQUAL).
 □ = CONTRACTOR TO SET PIN ONLY.

STREET TREE PLAN
 Stephenson 10/16



NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
 0 IF NOT ONE INCH ON SCALE
 1" = 40'

REGISTERED PROFESSIONAL ENGINEER
 WILLIAM J. STEPHENSON
 1001 N. W. 12th St.
 Suite 100
 Portland, OR 97227
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westtech@westtech-eng.com
 License: 07992986

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westtech@westtech-eng.com

ALAN RUDEN, INC. McMinnville, OR
 THE BUNGALOWS AT CHEGWYN VILLAGE PH.3
SUBDIVISION & SIGNING PLAN

DRAWING
G-8
 JOB NUMBER
2794.5000

2" CAL. ACER RUBRUM
 OCT. GLORY
 (OR 1 1/2" BARE ROOT)



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

503-434-7311
www.mcminnvilleoregon.gov

DECISION DOCUMENT – BUNGALOWS AT CHEGWYN VILLAGE PHASE III

DECISION, CONDITIONS OF APPROVAL, AND FINDINGS OF FACT OF THE MCMINNVILLE LANDSCAPE REVIEW COMMITTEE FOR APPROVAL OF STREET TREE PLAN FOR THE BUNGALOWS AT CHEGWYN VILLAGE PHASE III SUBDIVISION

- DOCKET:** L 9-17
- REQUEST:** The applicant requested the approval of a street tree plan for a new subdivision. Street trees are required to be planted within a designated curb-side planting strip in all new subdivisions. Street tree plans are reviewed and approved by the Landscape Review Committee as described in Section 17.57.030 of the McMinnville Zoning Ordinance.
- LOCATION:** The subject site is located north of the recently constructed Bungalows at Chegwyn Village Phase II subdivision and east of NE Hembree Street, and is more specifically described as a portion of Tax Lot 2100, Section 9, T. 4 S., R. 4 W., W.M.
- ZONING:** The subject site is designated as Residential on the McMinnville Comprehensive Plan Map, and is zoned R-4 (Multi-family Residential Planned Development).
- APPLICANT:** Alan Ruden, Inc.
- STAFF:** Chuck Darnell, Associate Planner
- DECISION-MAKING BODY:** McMinnville Landscape Review Committee
- DATE & TIME:** March 15, 2017. Meeting was held at the Community Development Center, 231 NE 5th Street, McMinnville, OR 97128
- COMMENTS:** No public notice of the application was required by the McMinnville Zoning Ordinance. No additional comments were received by the Planning Department.

ATTACHMENTS:

1. Application for Landscape Plan Review

DECISION

Based on the findings and conclusions, the Landscape Review Committee recommends **APPROVAL WITH CONDITIONS** of the landscape plan (L 9-17).

////////////////////////////////////
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 street tree plan for a new subdivision. Street trees are required to be planted within a designated curb-side planting strip in all new subdivisions. Street tree plans are reviewed and approved by the Landscape Review Committee as described in Section 17.57.030 (Definitions) of the McMinnville Zoning Ordinance.

CONDITIONS OF APPROVAL

1. That the tree species approved for this subdivision are October Glory Red Maple (*Acer rubrum* 'October Glory'). The trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above grade. The use of other tree species may be permitted with prior approval from the Landscape Review Committee.
2. 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.
3. That the approved street trees shall be spaced at no more than thirty (30) feet apart on center, unless adequate space is not available due to locations of utilities.
4. 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).
5. 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.
6. 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.
7. That the applicant is reminded that trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
8. 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 Landscape Plan Review

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. Alan Ruden, Inc. submitted a street tree plan for a new subdivision to be developed in the City of McMinnville. Street trees are required to be planted within a designated curb-side planting strip in all new subdivisions. The subject site is located north of the recently constructed Bungalows at Chegwyn Village Phase II subdivision and east of NE Hembree Street, and is more specifically described as a portion of Tax Lot 2100, Section 9, T. 4 S., R. 4 W., W.M.
2. The site is currently zoned R-4 (Multi-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.
4. A public meeting was held by the Landscape Review Committee on March 15, 2017 to review the application and proposed landscape plan. No comments in opposition were provided by the public prior to the public meeting.
5. 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
–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 Hembree Street, NE Joel Street, and NE Jacob 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 Hembree Street, NE Joel Street, and NE Jacob 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 Hembree Street, NE Joel Street, and NE Jacob 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. In addition, the applicant is proposing to install a wider planting strip along NE Hembree Street with a meandering sidewalk, which incorporates a unique streetscaping design that will enhance the livability of 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 Hembree Street, NE Joel Street, and NE Jacob 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.

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 VII 3 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.

6. 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 subdivision is developed. The street tree plan as proposed will provide for tree-lined streets within the new subdivision 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 within the new 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 approved street tree list unless approval of another species is given by the McMinnville Landscape Review Committee.

Finding: The applicant is proposing to install October Glory Red Maple (*Acer rubrum* ‘October Glory’) trees throughout the subdivision. The McMinnville Street Tree List lists Red Maple varieties as an approved street tree, and considers these types of trees to be “medium trees” based on their mature height of 40 feet.

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 an 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 40 feet and their mature canopy width of 35 feet. Therefore, the trees should be spaced no greater than 30 feet apart. However, the street tree plan as proposed shows the trees along NE Hembree Street, NE Joel Street, and NE Jacob Street spaced between 42 and 47 feet. The street tree plan shows the trees along NE Autumn Ridge Drive spaced between 32 and 40 feet.

A condition of approval has been included that requires that the spacing of the street trees be condensed to no more than 30 feet between trees. This spacing should be achievable, as the subdivision includes alleys so there are no driveways fronting the public streets that would take up space for street trees. The streets within the subdivision south of Autumn Ridge Drive are approximately 350 feet in length, which could accommodate 10 street trees spaced at 30 feet. The streets within the subdivision north of Autumn Ridge Drive are approximately 260 feet in length, which could accommodate 8 street trees spaced at 30 feet.

- 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.

Finding: The subdivision includes local residential streets. The applicant is proposing to include a 20 foot planting strip adjacent to NE Hembree Street with a meandering sidewalk within the planting strip, which greatly exceeds the three (3) foot minimum requirement. The planting strip adjacent to the other streets within the subdivision will be five (5) feet in width, 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 street tree plan, but a condition of approval is included to ensure that the street trees will meet the required setbacks from each type of utility, as well as alleys. The driveways for the individual homes will access onto the private alley, so the alley setback will only apply to the alley access points on NE Autumn Ridge Drive.

17.58.120 Street Tree Maintenance. 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.

Finding: A condition of approval has been included to ensure that the applicant or future property owner will maintain the street trees as approved.

CD:sjs



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

www.mcminnvilleoregon.gov

EXHIBIT 6 - STAFF REPORT

DATE: March 15, 2017
TO: Landscape Review Committee Members
FROM: Chuck Darnell, Associate Planner
SUBJECT: Agenda Item 4E: L 10-17

Report in Brief:

An application for a landscape plan, including the installation of street trees, for a new multi-family development and three (3) single family lots (L 10-17) to be reviewed by the Landscape Review Committee.

Background:

The applicant, Alan Ruden, submitted landscape plan review application to install landscaping and street trees on the site of a new multifamily development, as well as the installation of street trees adjacent to three (3) single family lots. The subject site is located east of the recently constructed Bungalows at Chegwyn Village Phase II subdivision, and is located east of NE Jacob Street, north of NE Samson Street, and will be bounded by an extension of NE McDonald Lane on the east. The subject site is more specifically described as a portion of Tax Lot 2100, Section 9, T. 4 S., R. 4 W., W.M.

Discussion:

The subject property is zoned R-4 (Multi-family Residential Planned Development). The applicant is proposing to construct attached cottages as a multifamily development. The subject site can be seen below as a red outlined area:

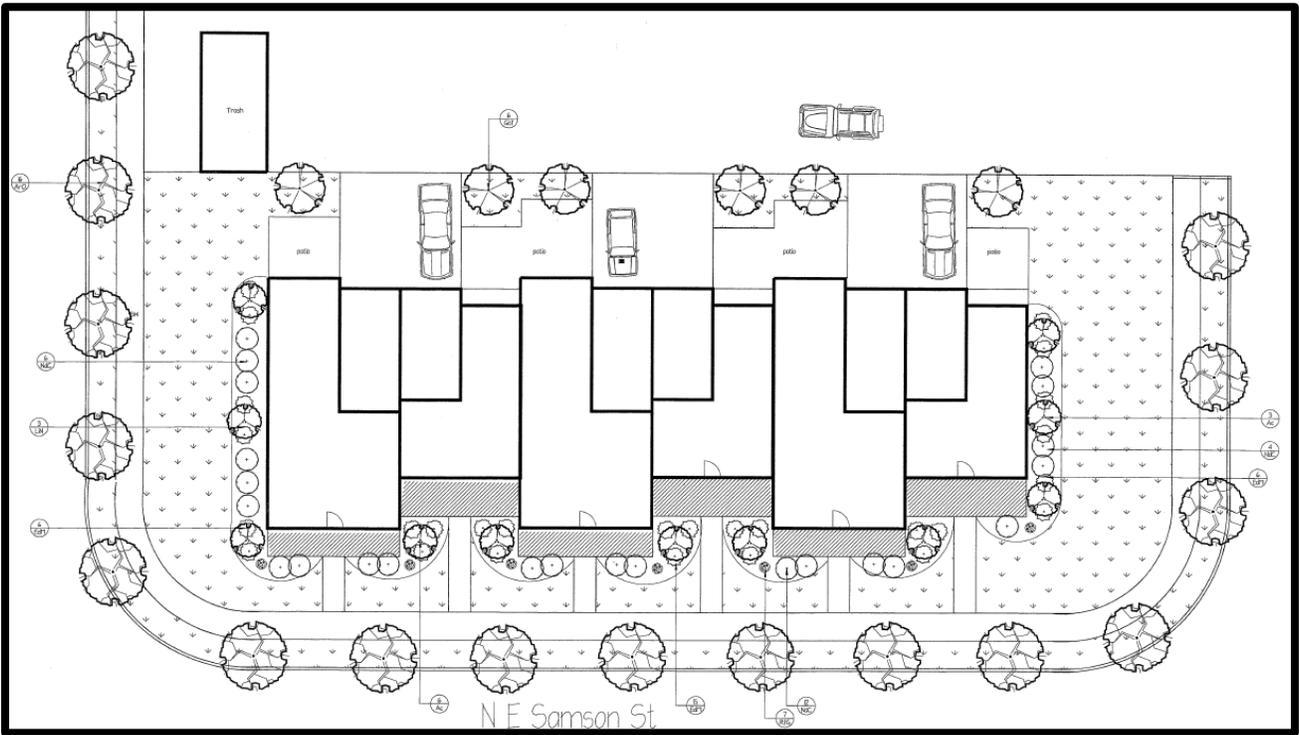
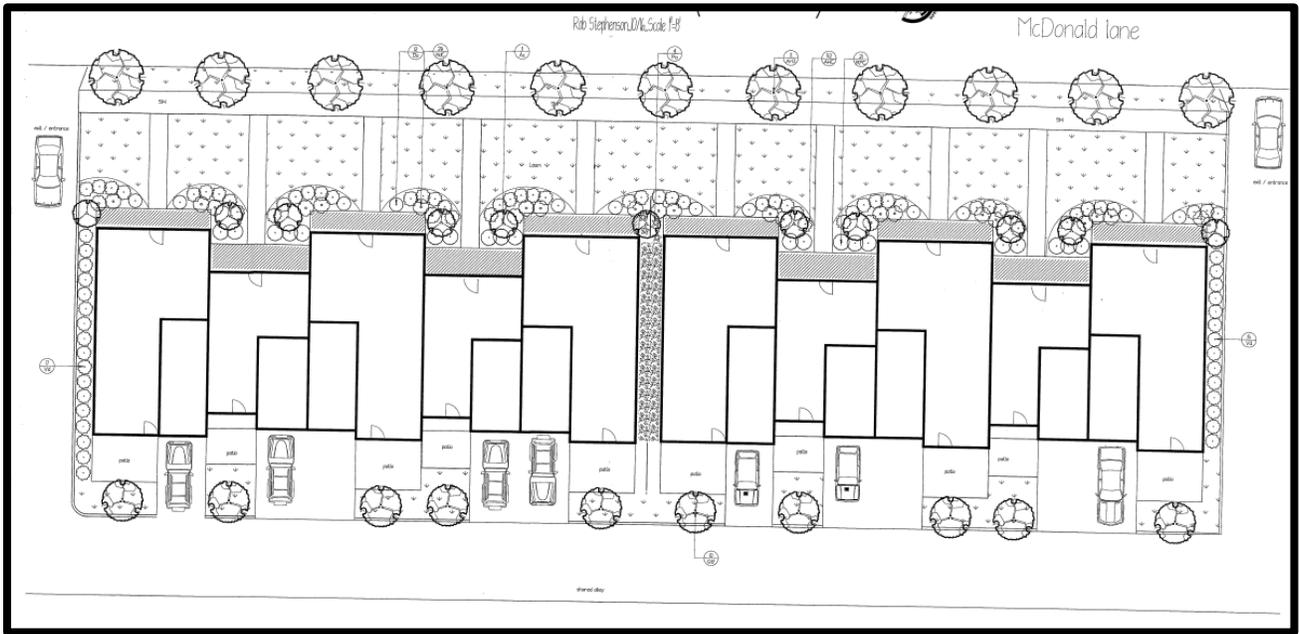
*Attachments: Application and Landscape Plan
Decision Document*

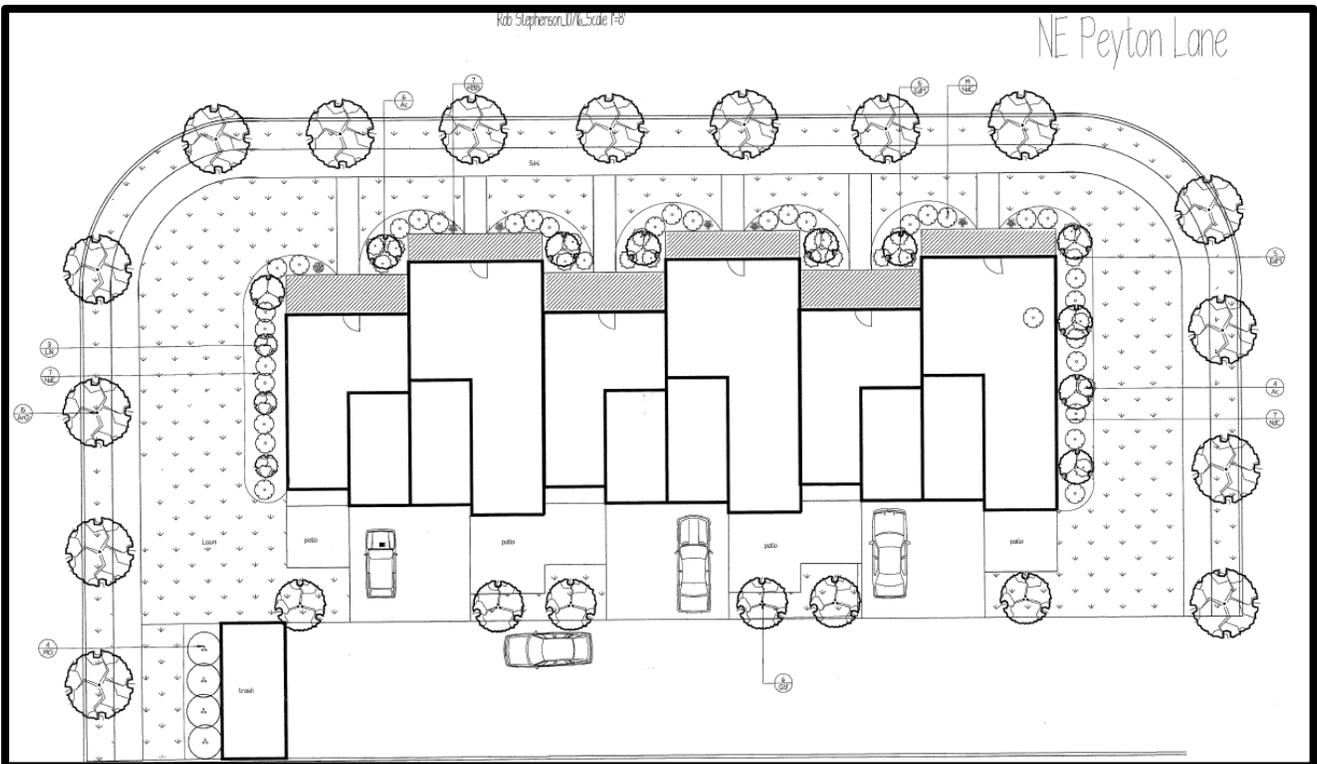
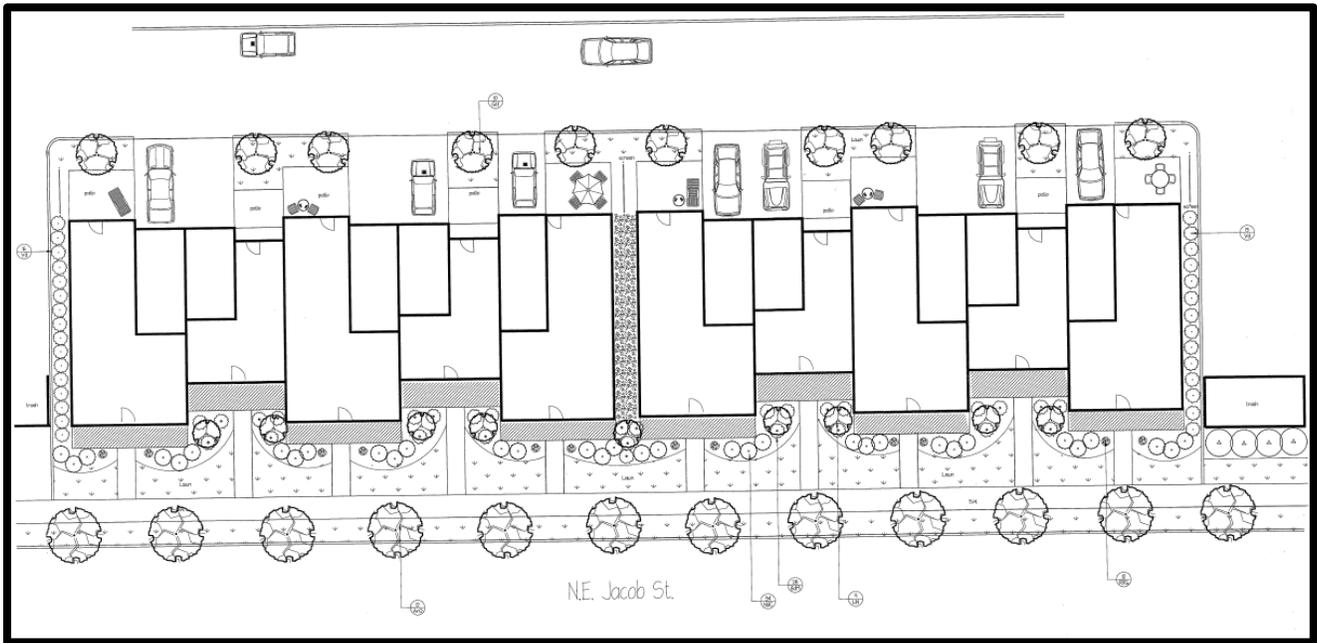


The Landscaping chapter of the McMinnville Zoning Ordinance requires that at least 25 percent of the gross area of a multi-family site being developed be landscaped (Section 17.57.050(A) (Area Determination – Planning Factors)). The area of the multi-family development site is 84,880 square feet, and the applicant is proposing to landscape 24,109 square feet of the site. This results in 28 percent of the site being landscaped, which meets the minimum landscaped area requirement.

Also, the Trees chapter of the McMinnville Zoning Ordinance requires that street trees be planted within a designated curb-side planting strip adjacent to all new multi-family development (Section 17.58.080 (Street Tree Planting – When Required)). The applicant is proposing to install street trees along the portions of the site that front public right-of-way.

The landscaping and street trees proposed to be installed can be seen below:





Landscaping Review:

In reviewing a landscape plan, Section 17.57.050(B) (Area Determination – Planning Factors) of the McMinnville Zoning Ordinance requires the Landscape Review Committee to also consider the following factors:

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

The site on which the new multi-family development will be constructed is currently vacant. The development will consist of attached cottages, which will be arranged in groups of five (5) or six (6) attached units, for a total of 32 units. The site will be accessed in two locations from NE McDonald Lane, and a shared alley will run through the interior of the site providing access to garages that will be attached to each cottage unit. Landscaping is being proposed in the front of each cottage unit, fronting the public right-of-ways, and also on the back side of each cottage unit, fronting the alley.

On the front side of each cottage unit, the applicant is proposing to install a Vine Maple (*Acer circinatum*) on the corner of each cottage unit. This results in each cottage unit having a Vine Maple tree installed in its front yard. Around the trees, additional shrubs will be installed to provide interest and screening around the foundations of the buildings. The shrubs will include a mixture of small and large shrubs, including rhododendron, heavenly bamboo, Mediterranean pink cape heath, and azalea. The trees and shrubs are located near the cottage units, and open lawn space will be installed between the landscaped beds and the sidewalks adjacent to the street. This will provide for additional open green space on the multifamily site. Different groups of plantings are proposed in front of the cottage units that face north and south (fronting NE Samson Street and NE Peyton Lane), which will provide for interest and variation in the landscaping of the site.

On the alley side of each cottage unit, a patio will be installed off the back of the dwelling unit. Between the patio and the alley, each cottage unit will have a small open lawn space and a Shademaster Thornless Honey Locust (*Gleditsia triacanthos* f. *inermis* 'Shademaster') tree. This tree will grow to a mature height of 35 to 45 feet and a mature canopy width of 25 to 35 feet. The inclusion of this type of tree in this back yard areas will provide for shade and additional screening of the cottage unit from the alley, and also will give the alley the character of a tree-lined street.

Also, David Viburnum will be installed along the ends of the groups of cottages that will be adjacent to the access points to the alley. This provides for additional screening of the buildings from the shared alley. The proposed landscape plan and disbursement of plants results in landscaping that is compatible with the proposed use as multi-family dwelling units and is also compatible with the surrounding properties.

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

The proposed use will be screened on the sides most visible from the public right-of-way by a combination of trees and landscaping installed on the front side of each cottage unit, along with street trees that will be planted within a curb-side planting strip adjacent to each public right-of-way. October Glory Red Maple (*Acer rubrum* 'October Glory') will be installed in the planting strip, and are proposed to be spaced evenly along the public right-of-way. The combination of street trees and landscaping within the multi-family site, described in more detail above, will provide for adequate screening.

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.

The subject site was previously planted as an orchard, but those trees have been removed to allow for the development of the multi-family site. The site was basically flat, and no substantial changes to the grade are proposed with this development.

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

The proposed multi-family development will include a shared alley that will run through the interior of the site providing access to garages that will be attached to each cottage unit. The applicant is proposing to install a patio on the alley side of each cottage unit. Between the patio and the alley, each cottage unit will have a small open lawn space and a Shademaster Thornless Honey Locust (*Gleditsia triacanthos* f. *inermis* 'Shademaster') tree. The inclusion of trees in this back yard area provides for additional screening of the cottage unit from the alley, and also gives the alley the character of a tree-lined street.

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 include the installation of street trees. The proposed street trees meet all necessary street tree standards, which will be described in more detail below. Also, 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.

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

The applicant has included a note that all landscaped areas and lawn will be irrigated. Specifically, a Rainbird automatic irrigation system with head to head coverage will be installed. The landscaped beds and the open lawn areas will be irrigated separately.

Street Tree Review:

In reviewing the street tree portion of the landscape plan, Section 17.58.090 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 approved street tree list unless approval of another species is given by the McMinnville Landscape Review Committee.

The applicant is proposing to install October Glory Red Maple (*Acer rubrum* 'October Glory') trees within curb-side planting strips adjacent to all public right-of-ways. The McMinnville Street Tree List lists Red Maple varieties as an approved street tree, and considers these types of trees to be "medium trees" based on their mature height of 40 feet.

In addition to the multi-family site, the applicant is proposing to install October Glory Red Maple trees on three single family lots south of the multi-family site, on the south side of NE Samson Street.

- 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 recommended 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 an 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 40 feet and their mature canopy width of 35 feet. Therefore, the trees should be spaced no greater than 30 feet apart. The street tree plan shows a standard spacing of about 24 feet on center between trees, which meets the minimum spacing requirement. The street trees to be installed on the single family lots will be spaced between 25 and 30 feet, which also meets the minimum spacing requirement. The spacing and distribution of street trees on the single family lots will result in two (2) trees being installed adjacent to each lot.

- 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.

The subdivision includes local residential streets. The applicant is proposing to include a five (5) 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.

Utilities were not identified on the street tree plan, but a condition of approval will be included to ensure that the street trees will meet the required setbacks from each type of utility, as well as alleys and driveways. The driveways for the individual homes will access onto the private alley, and the Shademaster Thornless Honey Locust (*Gleditsia triacanthos* f. *inermis* 'Shademaster') trees proposed in the rear of each cottage unit are shown to be installed five (5) feet from the driveways.

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:

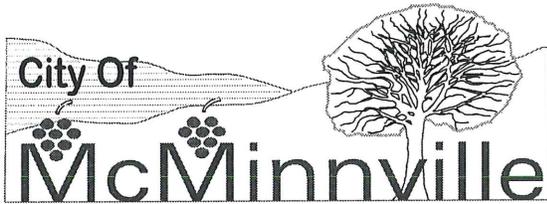
Based on the findings described in the staff report and decision document, staff is recommending that the landscape plan be approved with the following conditions:

1. That the applicant shall install landscaping as shown on the submitted landscape plan received by the Planning Department on February 24, 2017.
2. That the tree species approved for this multi-family development are October Glory Red Maple (*Acer rubrum* 'October Glory'). The trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above grade. The use of other tree species may be permitted with prior approval from the Landscape Review Committee.
3. 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.
4. 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).
5. 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.
6. 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.
7. That the applicant is reminded that trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
8. 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.
9. 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 10-17 WITH THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.

CD:sjs



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 10-17</u>
Date Received	<u>2-24-17</u>
Fee	<u>140.⁰⁰</u>
Receipt No.	<u>17m0033</u>
Received by	<u>[Signature]</u>

Landscape Plan Review Application

Applicant Information

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

Applicant Name ALAN RUDEN, INC. Phone 503.435.9109 (K)

Contact Name _____ Phone 503.435.2412
(If different than above)

Address P.O BOX 570

City, State, Zip McMINNVILLE OR 97128

Contact Email ALANRUDEN@COMCAST.NET

Property Owner Information

Property Owner Name SAME 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 TAX LOT 2100, SECTION 9, T. 4 S., R. 4 W. W M

Assessor Map No. R4 - - Total Site Area 84,880'²

Subdivision THE COTTAGES @ CHELSEY VILLAGE Block _____ Lot _____

Comprehensive Plan Designation _____ Zoning Designation MULTI-FAMILY

Landscaping Information

1. Total Landscaped Area: 24,109 ^{sq}
2. Percent Landscaped: 28%
3. Building Floor Area: 6 BLDGS.
New Structure: 35,912 Existing Structure: _____ Addition: _____
4. Architect Name ROB STEPHENSON Phone 503.434.0114
(Landscape Architect, Engineer, or Other Designer)
Contact Name ROB Phone _____
Address PO BOX 1269
City, State, Zip MCMINNVILLE OR 97128
Contact Email ROB@RSLD.biz

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

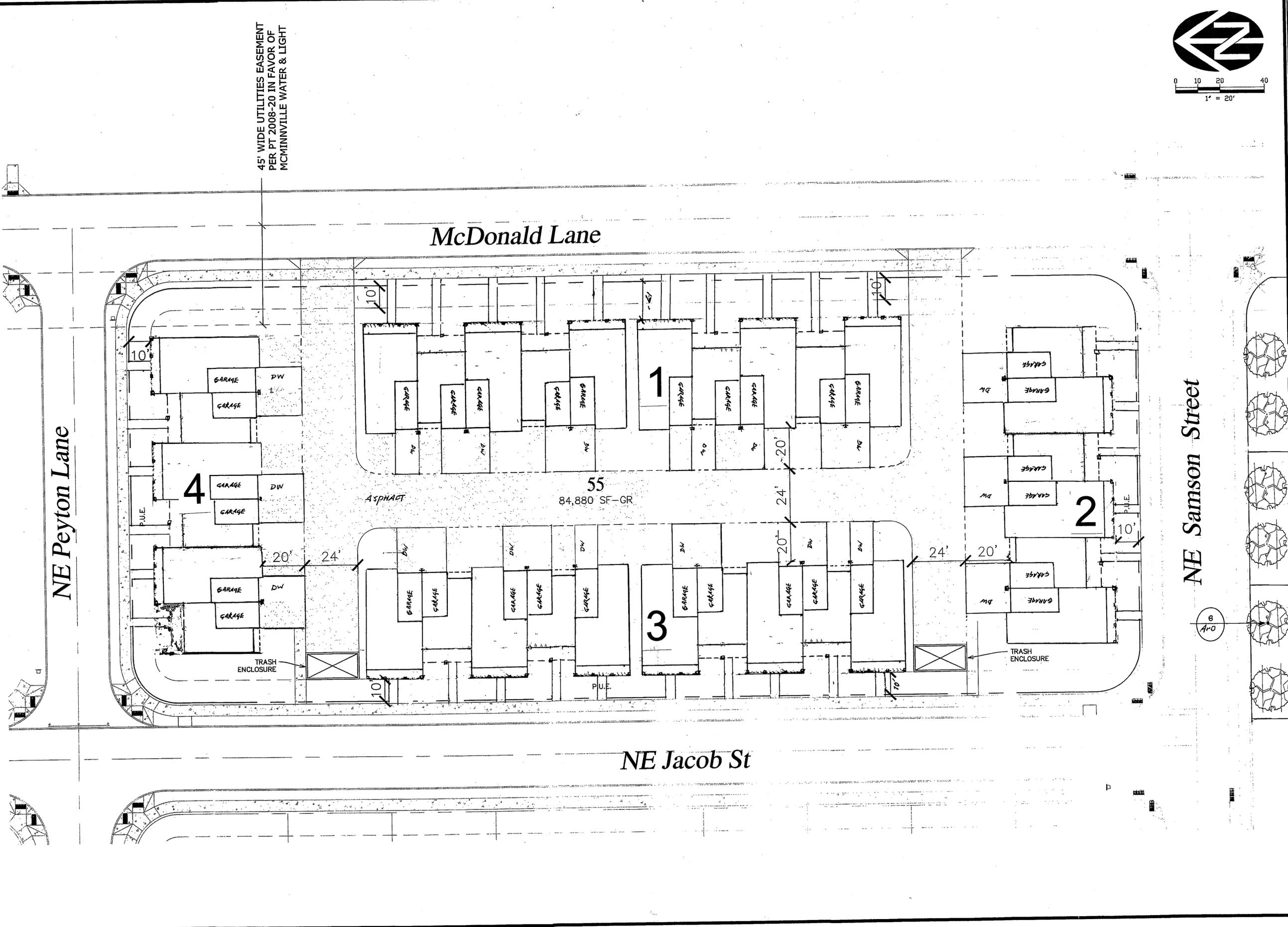
10/11/2016
Date

Property Owner's Signature

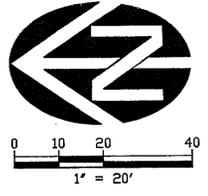
Date

Landscape specifications for the Cottages

1. Spray Round-up on all landscape areas one month prior to construction.
2. Remove all construction debris, sticks and stones from site.
3. Incorporate four inches of mushroom compost into all lawn and shrub beds.
4. Install Rainbird automatic irrigation system with head to head coverage. Irrigate lawns and shrubs separately.
5. Lawns shall be sod or hydro-seed.
6. All plant material shall be #1 grade, and sized as indicated on the plan.
7. Stake all trees with 2x2" 6' stakes.
8. Mulch all beds with 2.5" fir or hemlock mulch.



45' WIDE UTILITIES EASEMENT
PER PT 2008-20 IN FAVOR OF
MCMINNVILLE WATER & LIGHT



NE Peyton Lane

McDonald Lane

NE Jacob St

NE Samson Street

ASPHALT

55
84,880 SF-GR

4

3

1

2

GARAGE

DW

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TRASH ENCLOSURE

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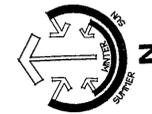
TRASH ENCLOSURE

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A-0

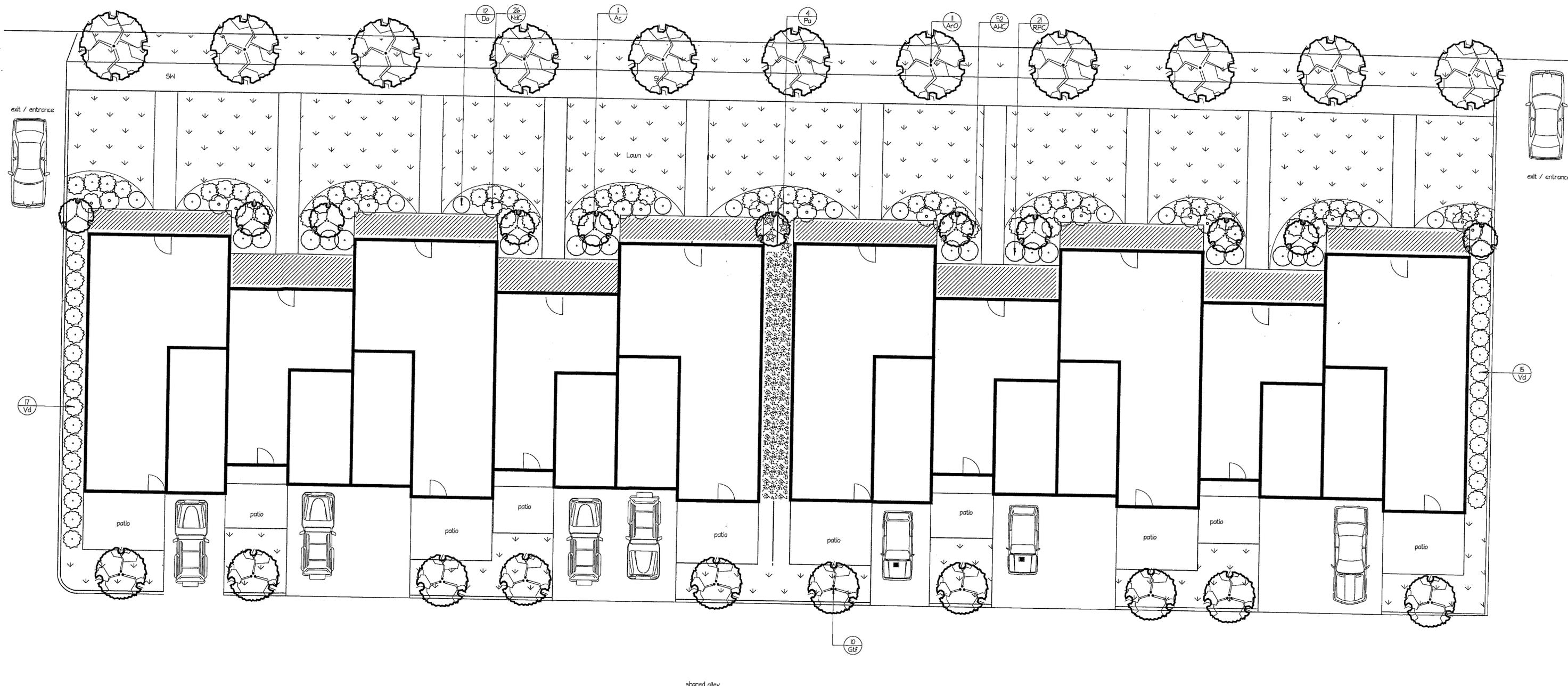
ALAN RUDEN, INC. MCMINNVILLE, OR		THE COTTAGES AT CHEGWYN VILLAGE PH.3		COTTAGES SITEPLAN	
DRAWING G-11		JOB NUMBER 2794.4000		DATE: MAY 2015	
VERIFIED SCALE BAR IS ONE INCH ON ORIGINAL DRAWING ALL DIMENSIONS IN THIS DRAWING ARE TO BE ADJUSTED TO THE APPROPRIATE SCALE ACCORDINGLY		REGISTERED PROFESSIONAL ENGINEER REVIEW WILLIAM J. WELLS No. 12, 2008 REG. 12, 2008		DATE: MAY 2015	
WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS		3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3986 E-mail: westtech@westtech-eng.com		NO. DATE DESCRIPTION BY	
DSN: JW		TJN		1	
CRD: JW		JW		NO. DATE DESCRIPTION BY	

THE COTTAGES (Sheet # 1)

Rob Stephenson 10/16...Scale 1"=8'



McDonald lane



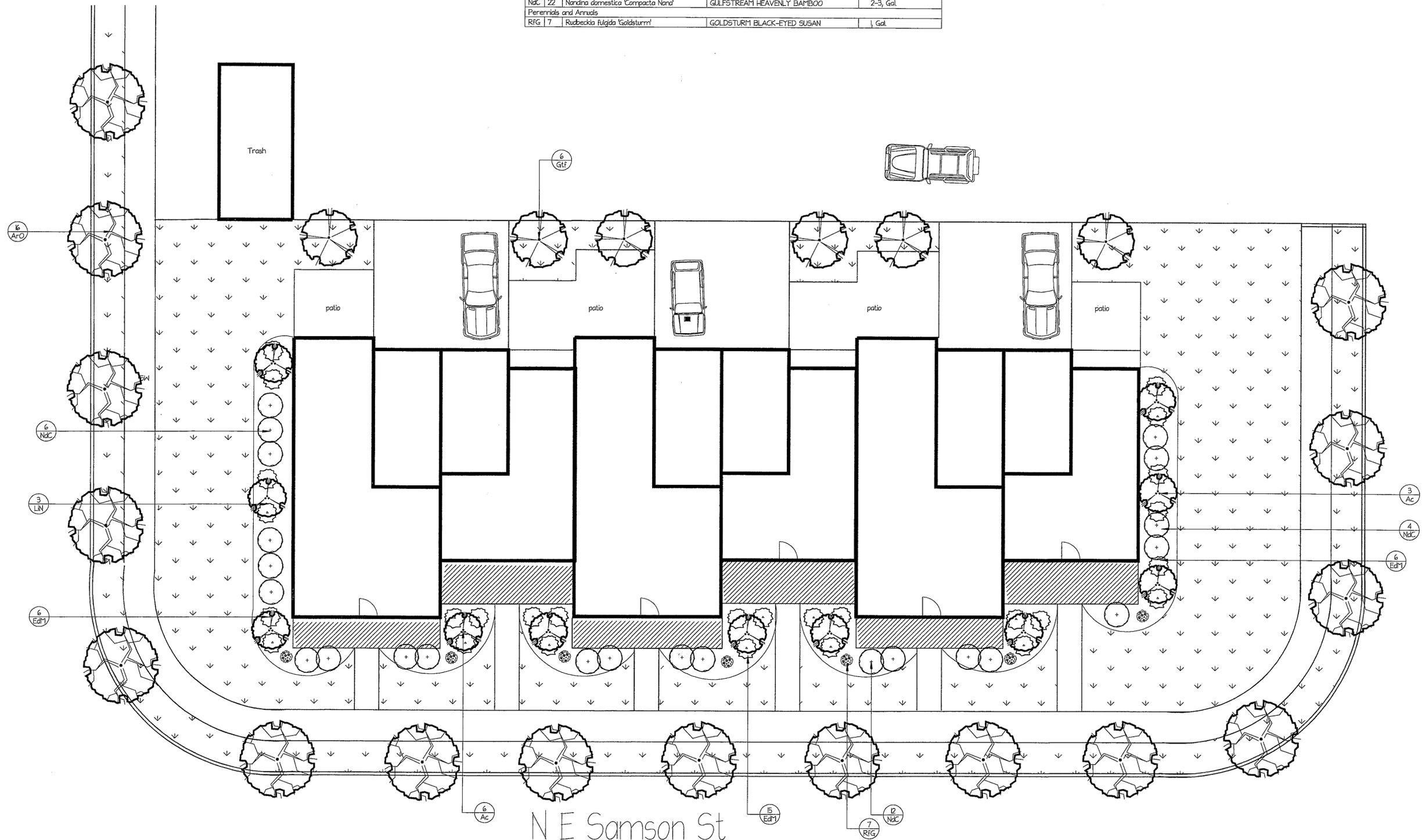
Key	Qty	Botanical Name	Common Name	Remarks
Trees				
Ac	1	<i>Acer circinatum</i>	VINE MAPLE	8-10' multi-stem
ArO	1	<i>Acer rubrum</i> 'October Glory'	OCTOBER GLORY RED MAPLE	2' Cal.
GfF	10	<i>Gleditsia triacanthos</i> F. inermis 'Shademaster'	SHADEMASTER THORNLESS HONEY LOCUST	2' Cal.
Shrubs				
AHC	52	<i>Azalea</i> 'Hino Crimson'	HINO CRIMSON AZALEA	2-3 Gal.
Do	12	<i>Daphne odora</i>	FRAGRANT DAPHNE	2-3 Gal.
NdC	26	<i>Nandina domestica</i> 'Compacta Nand'	GULFSTREAM HEAVENLY BAMBOO	2-3 Gal.
RPC	21	<i>Rhododendron</i> 'PJM Compact'	PJM COMPACT RHODODENDRON	2-3 Gal.
Vd	32	<i>Viburnum davidii</i>	DAVID VIBURNUM	2-3 Gal.
Perennials and Annuals				
Pa	4	<i>Polystichum acrostichoides</i>	CHRISTMAS FERN	1 Gal.

THE COTTAGES (Sheet # 2)

Rob Stephenson 10/16 Scale 1" = 8'



Key	Qty	Botanical Name	Common Name	Remarks
Trees				
Ac	9	<i>Acer circinatum</i>	VINE MAPLE	8-10' multi-stem
ArO	16	<i>Acer rubrum</i> 'October Glory'	OCTOBER GLORY RED MAPLE	2' Cal.
GfF	6	<i>Gleditsia triacanthos</i> f. 'inermis' 'Shademaster'	SHADEMASTER THORNLESS HONEY LOCUST	2' Cal.
LN	3	<i>Lagerstroemia indica</i> 'Near East'	NEAR EAST GRAPENYRTLE	5 Gal.
Shrubs				
EdM	27	<i>Erica x darleyensis</i> 'Mediterranean Pink'	MEDITERRANEAN PINK CAPE HEATH	1 Gal.
N&C	22	<i>Nandina domestica</i> 'Compacta Nand'	GULFSTREAM HEAVENLY BAMBOO	2-3 Gal.
Perennials and Annuals				
RFG	17	<i>Rudbeckia fulgida</i> 'Goldsturm'	GOLDSTURM BLACK-EYED SUSAN	1 Gal.

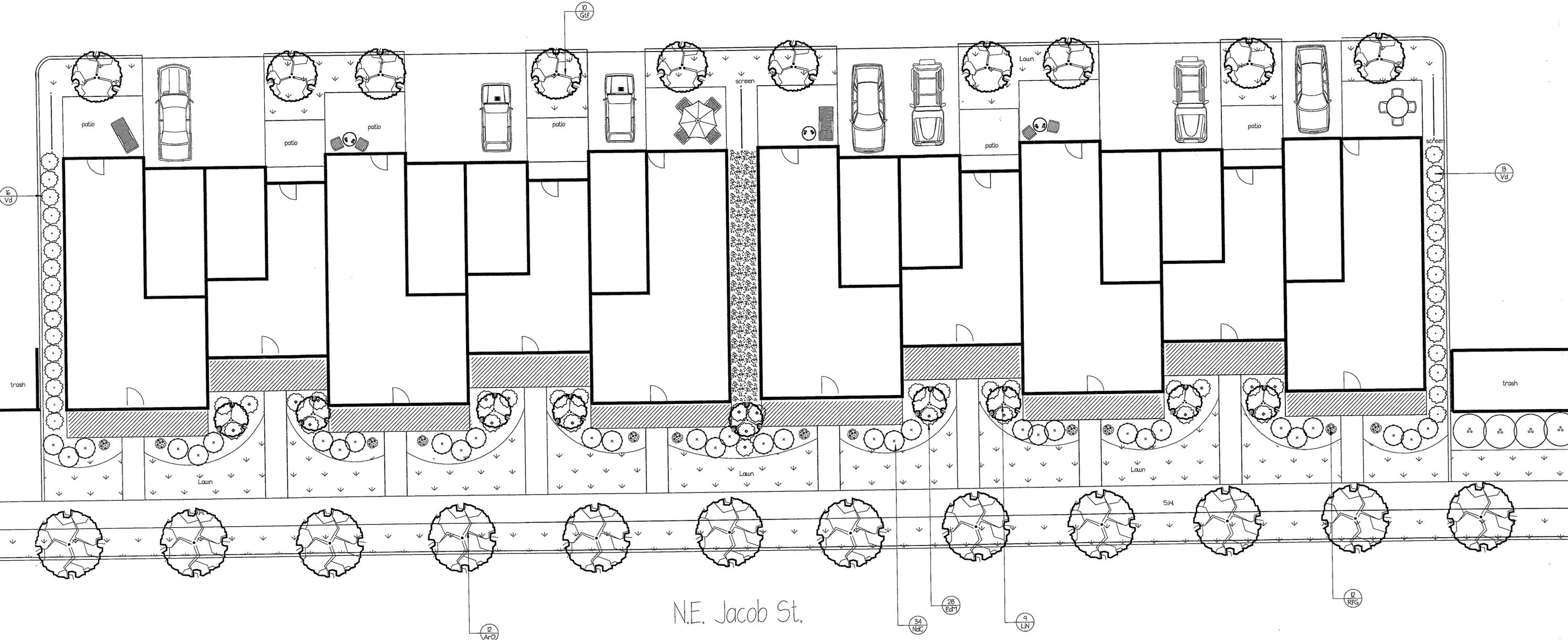
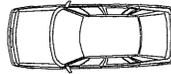
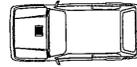


NE Samson St

THE COTTAGES (Sheet # 3)

Rob Stepheno_10/16...Scale 1" = 8'

Key	Gly	Botanical Name	Common Name	Remarks
Trees				
ArO	12	<i>Acer rubrum</i> 'October Glory'	OCTOBER GLORY RED MAPLE	2" Cal.
Glf	10	<i>Gleditsia triacanthos</i> f. <i>inermis</i> 'Shademaster'	SHADEMASTER THORNLESS HONEY LOCUST	2" Cal.
LN	9	<i>Lagerstroemia indica</i> 'Near East'	NEAR EAST CRAPEMYRTLE	5 Gal.
Shrubs				
EdM	28	<i>Erica x darleyensis</i> 'Mediterranean Pink'	MEDITERRANEAN PINK CAPE HEATH	1 Gal.
N&C	34	<i>Nandina domestica</i> 'Compacta Nana'	GULFSTREAM HEAVENLY BAMBOO	2-3 Gal.
Vd	29	<i>Viburnum davidii</i>	DAVID VIBURNUM	2-3 Gal.
Perennials and Annuals				
RFG	12	<i>Rudbeckia fulgida</i> 'Goldsturm'	GOLDSTURM BLACK-EYED SUSAN	1 Gal.



N.E. Jacob St.



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

503-434-7311
www.mcminnvilleoregon.gov

DECISION DOCUMENT – COTTAGES AT CHEGWYN VILLAGE

DECISION, CONDITIONS OF APPROVAL, AND FINDINGS OF FACT OF THE MCMINNVILLE LANDSCAPE REVIEW COMMITTEE FOR APPROVAL OF LANDSCAPE AND STREET TREE PLAN FOR THE COTTAGES AT CHEGWYN VILLAGE

- DOCKET:** L 10-17
- REQUEST:** The applicant requested the approval of a landscape and street tree plan for a new multi-family development. Landscaping and street trees are required to be installed within and adjacent to all new multi-family development. Landscape and street tree plans are reviewed and approved by the Landscape Review Committee as described in Section 17.57.030 of the McMinnville Zoning Ordinance.
- LOCATION:** The subject site is located east of the recently constructed Bungalows at Chegwyn Village Phase II subdivision, and is located east of NE Jacob Street, north of NE Samson Street, and will be bounded by an extension of NE McDonald Lane on the east. The subject site is more specifically described as a portion of Tax Lot 2100, Section 9, T. 4 S., R. 4 W., W.M.
- ZONING:** The subject site is designated as Residential on the McMinnville Comprehensive Plan Map, and is zoned R-4 (Multi-family Residential Planned Development).
- APPLICANT:** Alan Ruden, Inc.
- STAFF:** Chuck Darnell, Associate Planner
- DECISION-MAKING BODY:** McMinnville Landscape Review Committee
- DATE & TIME:** March 15, 2017. Meeting was held at the Community Development Center, 231 NE 5th Street, McMinnville, OR 97128
- COMMENTS:** No public notice of the application was required by the McMinnville Zoning Ordinance. No additional comments were received by the Planning Department.

ATTACHMENTS:

1. Application for Landscape Plan Review

DECISION

Based on the findings and conclusions, the Landscape Review Committee recommends **APPROVAL WITH CONDITIONS** of the landscape plan (L 10-17).

////////////////////////////////////
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 and street tree plan for a new multi-family development. Landscaping and street trees are required to be installed within and adjacent to all new multi-family development. Landscape and street tree plans are reviewed and approved by the Landscape Review Committee as described in Section 17.57.030 (Plans – Submittal and review – Approval – Time limit for completion) of the McMinnville Zoning Ordinance.

CONDITIONS OF APPROVAL

1. That the applicant shall install landscaping as shown on the submitted landscape plan received by the Planning Department on February 24, 2017.
2. That the tree species approved for this multi-family development are October Glory Red Maple (*Acer rubrum* 'October Glory'). The trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above grade. The use of other tree species may be permitted with prior approval from the Landscape Review Committee.
3. 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.
4. 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).
5. 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.
6. 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.
7. That the applicant is reminded that trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
8. 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.
9. 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.

ATTACHMENTS

- 1. Application for Landscape Plan Review

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. Alan Ruden, Inc. submitted a landscape and street tree plan for a new multi-family development to be constructed in the City of McMinnville. Landscaping and street trees are required to be installed within and adjacent to all new multi-family development. The subject site is located east of the recently constructed Bungalows at Chegwyn Village Phase II subdivision, and is located east of NE Jacob Street, north of NE Samson Street, and will be bounded by an extension of NE McDonald Lane on the east. The subject site is more specifically described as a portion of Tax Lot 2100, Section 9, T. 4 S., R. 4 W., W.M.
- 2. The site is currently zoned R-4 (Multi-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.
- 4. A public meeting was held by the Landscape Review Committee on March 15, 2017 to review the application and proposed landscape plan. No comments in opposition were provided by the public prior to the public meeting.
- 5. The following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

GOAL V 2: TO PROMOTE A RESIDENTIAL DEVELOPMENT PATTERN THAT IS LAND INTENSIVE AND ENERGY-EFFICIENT, THAT PROVIDES FOR AN URBAN LEVEL OF PUBLIC AND PRIVATE SERVICES, AND THAT ALLOWS UNIQUE AND INNOVATIVE DEVELOPMENT TECHNIQUES TO BE EMPLOYED IN RESIDENTIAL DESIGNS.

Policy 89.00: Zoning standards shall require that all multiple-family housing developments provide landscaped grounds.

Finding: Goal V 2 and Policy 89.00 are satisfied in that the proposed landscape plan provides for landscaped grounds on the new multi-family development site. The proposed landscaping also meets all specific review criteria for the landscaping of multi-family sites, which will be described in more detail below.

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
- 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 Jacob Street, NE Samson Street, NE McDonald Lane, and NE Peyton Lane. 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: Goal VI 1 and Policy 122.00 are satisfied in that trees will be installed along the public right-of-way along NE Jacob Street, NE Samson Street, NE McDonald Lane, and NE Peyton Lane. 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: Goal VI 1 and Policy 122.00 are satisfied in that trees will be installed along the public right-of-way along NE Jacob Street, NE Samson Street, NE McDonald Lane, and NE Peyton Lane. 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 are proposed to be planted at a spacing less than the maximum spacing allowed, which will create a full tree canopy around the multi-family site and 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: Goal VI 1 and Policy 122.00 are satisfied in that trees will be installed along the public right-of-way along NE Jacob Street, NE Samson Street, NE McDonald Lane, and NE Peyton Lane. 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.

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 VII 3 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.

6. 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 enhance the appearance of the city by encouraging quality landscaping which will benefit and protect the health, safety, and welfare of the general public. By relating all the requirements of the zoning ordinance to the project in one review procedure, the review will assist the developer in integrating the uses of the property with the landscaping, will relate the project to surrounding property uses in existence or projected, and will attempt to minimize project costs. The landscaping provisions in Section 17.57.050 are in addition to all other provisions of the zoning ordinance which relate to property boundaries, dimensions, setback, vehicle access points, parking provisions and traffic patterns. The landscaping objectives shall also seek to accomplish the purposes set forth in Section 17.03.020.

Finding: The landscape plan as proposed would enhance the appearance of the city and will benefit the health, safety, and welfare of the general public. 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 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.

17.57.050 Area Determination—Planning factors.

A. Landscaping shall be accomplished within the following ranges:

3. Multiple-family, twenty-five percent of the gross area. This may be reduced to not less than fifteen 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 area of the multi-family development site is 84,880 square feet, and the applicant is proposing to landscape 24,109 square feet of the site. This results in 28 percent of the site being landscaped, which meets the minimum landscaped area requirement.

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 site on which the new multi-family development will be constructed is currently vacant. The development will consist of attached cottages, which will be arranged in groups of five (5) or six (6) attached units, for a total of 32 units. The site will be accessed in two locations from NE McDonald Lane, and a shared alley will run through the interior of the site providing access to garages that will be attached to each cottage unit. Landscaping is being proposed in the front of each cottage unit, fronting the public right-of-ways, and also on the back side of each cottage unit, fronting the alley.

On the front side of each cottage unit, the applicant is proposing to install a Vine Maple (*Acer circinatum*) on the corner of each cottage unit. This results in each cottage unit having a Vine Maple tree installed in its front yard. Around the trees, additional shrubs will be installed to provide interest and screening around the foundations of the buildings. The shrubs will include a mixture of small and large shrubs, including rhododendron, heavenly bamboo, Mediterranean pink cape heath, and azalea. The trees and shrubs are located near the cottage units, and open lawn space will be installed between the landscaped beds and the sidewalks adjacent to the street. This will provide for additional open green space on the multifamily site. Different groups of plantings are proposed in front of the cottage units that face north and south (fronting NE Samson Street and NE Peyton Lane), which will provide for interest and variation in the landscaping of the site.

On the alley side of each cottage unit, a patio will be installed off the back of the dwelling unit. Between the patio and the alley, each cottage unit will have a small open lawn space and a Shademaster Thornless Honey Locust (*Gleditsia triacanthos* f. *inermis* 'Shademaster') tree. This tree will grow to a mature height of 35 to 45 feet and a mature canopy width of 25 to 35 feet. The inclusion of this type of tree in this back yard areas will provide for shade and additional screening of the cottage unit from the alley, and also will give the alley the character of a tree-lined street.

Also, David Viburnum will be installed along the ends of the groups of cottages that will be adjacent to the access points to the alley. This provides for additional screening of the buildings from the shared alley. The proposed landscape plan and disbursement of plants results in landscaping that is compatible with the proposed use as multi-family dwelling units and is also compatible with the surrounding properties.

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

Finding: The proposed use will be screened on the sides most visible from the public right-of-way by a combination of trees and landscaping installed on the front side of each cottage unit, along with street trees that will be planted within a curb-side planting strip adjacent to each public right-of-way. October Glory Red Maple (*Acer rubrum* 'October Glory') will be installed in the planting strip, and are proposed to be spaced evenly along the public right-of-way. The combination of street trees and landscaping within the multi-family site, described in more detail above, will provide for adequate screening.

- 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: The subject site was previously planted as an orchard, but those trees have been removed to allow for the development of the multi-family site. The site was basically flat, and no substantial changes to the grade are proposed with this development.

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

Finding: The proposed multi-family development will include a shared alley that will run through the interior of the site providing access to garages that will be attached to each cottage unit. The applicant is proposing to install a patio on the alley side of each cottage unit. Between the patio and the alley, each cottage unit will have a small open lawn space and a Shademaster Thornless Honey Locust (*Gleditsia triacanthos* f. *inermis* 'Shademaster') tree. The inclusion of trees in this back yard area provides for additional screening of the cottage unit from the alley, and also gives the alley the character of a tree-lined street.

- 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 include the installation of street trees. The proposed street trees meet all necessary street tree standards, which will be described in more detail below. Also, 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.

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

Finding: The applicant has included a note that all landscaped areas and lawn will be irrigated. Specifically, a Rainbird automatic irrigation system with head to head coverage will be installed. The landscaped beds and the open lawn areas will be irrigated separately.

- 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.

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

- A. R-4 (Multiple-Family Residential zone, except the construction of a Single-Family or Two-Family Residential unit)

Finding: The subject site is zoned R-4 PD (Multiple-Family Residential Planned Development) and landscaping is being provided as required.

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 new multi-family site and the three (3) single family lots to the south, 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 approved street tree list unless approval of another species is given by the McMinnville Landscape Review Committee.

Finding: The applicant is proposing to install October Glory Red Maple (*Acer rubrum* ‘October Glory’) trees within curb-side planting strips adjacent to all public right-of-ways. The McMinnville Street Tree List lists Red Maple varieties as an approved street tree, and considers these types of trees to be “medium trees” based on their mature height of 40 feet.

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 recommended 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 an 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 40 feet and their mature canopy width of 35 feet. Therefore, the trees should be spaced no greater than 30 feet apart. The street tree plan shows a standard spacing of about 24 feet on center between trees, which meets the minimum spacing requirement. The street trees to be installed on the single family lots will be spaced between 25 and 30 feet, which also meets the minimum spacing requirement. The spacing and distribution of street trees on the single family lots will result in two (2) trees being installed adjacent to each lot.

- 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.

Finding: The subdivision includes local residential streets. The applicant is proposing to include a five (5) 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 street tree plan, but a condition of approval will be included to ensure that the street trees will meet the required setbacks from each type of utility, as well as alleys and driveways. The driveways for the individual homes will access onto the private alley, and the Shademaster Thornless Honey Locust (*Gleditsia triacanthos* f. *inermis* 'Shademaster') trees proposed in the rear of each cottage unit are shown to be installed five (5) feet from the driveways.

17.58.120 Street Tree Maintenance. 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.

Finding: A condition of approval has been included to ensure that the applicant of future property owner will maintain the street trees as approved.

CD:sjs