



City of McMinnville
Planning Department
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MINUTES

October 16, 2019
Landscape Review Committee
Regular Meeting

12:00 pm
Community Development Center
McMinnville, Oregon

Members Present: Rose Marie Caughran, Sharon Gunter, Josh Kearns, Tim McDaniel, and Rob Stephenson

Members Absent: None

Staff Present: Jamie Fleckenstein - Associate Planner

Guests Present: Zach Geary - City Councilor, Glenn Armstrong, Gina Harley, Zane Johnson, Kathleen McKinney, and Ernie Munch

1. Call to Order

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

2. Citizen Comments

None

3. Approval of Minutes

A. June 26, 2019

Committee Member Caughran moved to approve the June 26, 2019 minutes. The motion was seconded by Committee Member Gunter and passed 5-0.

4. Action/Docket Item (repeat if necessary)

A. L 20-19 – Landscape Plan Review - 2370-2410 NE Highway 99W

Associate Planner Fleckenstein discussed the Landscape Plan for the Marshall's commercial development on Highway 99W to meet a condition of approval of the project's Large Format Commercial Design Review. There was a need for additional landscape buffering between the loading dock area and a multi-family residential complex. The existing screening on that property line was a row of mature Maple trees and in the corner some existing Pine trees. This application would in fill between the Maple trees with Vanderwolf's Pine. There would either be a drip tube down to each tree or gator bags until they were established. Staff found that the proposed landscape

planting would address all the requirements of the Large Format Commercial Design Review and met the applicable standards. Staff recommended approval.

Committee Member Caughran moved to approve L 20-19. The motion was seconded by Committee Member McDaniel and passed 5-0.

B. L 21-19 – Street Tree Plan Review - Brookshire Estates Phase I

Associate Planner Fleckenstein reviewed the Street Tree Plan for the Brookshire Estates Phase 1. There was a large drainage channel that ran through the center of the subdivision and the lots sloped down to that channel. A lot of existing trees were being left in that drainage area. This application was for the street trees that would be in the planter strip on Brookside, Elizabeth, and W 2nd Streets. The applicant was proposing three different trees, one variety per street. They were Tatarian Maple, Kousa Dogwood, and Stewartia trees. These trees were on the street tree list. Most of the locations for the street trees had been identified. The conditions of approval identified additional locations where trees could be placed, however the applicant had informed staff that the power plan had been updated and some of these locations would not work. The applicant had sent updated locations where additional trees could be placed. He reviewed those new locations, and which lots would not have trees. He also thought there was space for an additional tree on Lot 20 and 42 and those were included in the conditions.

There was discussion regarding how often utilities affected the planting of street trees, resulting in treeless neighborhoods.

Associate Planner Fleckenstein said for Alan Ruden's small lot subdivision, the way it was originally laid out there would have been no room for street trees. They were able to catch that in time and relocate and gang the utilities together so that trees could be put in. It could be done with some coordination, and staff thought that including street trees up front with the utility design should become part of the process going forward.

Chair Stephenson said there would be 75 feet between most of the trees in this application, and he thought they could do more.

Committee Member McDaniel moved to continue L 21-19 for additional review of the utility plan to see if for more trees could be included. The motion was seconded by Committee Member Caughran and passed 5-0.

C. L 23-19 – Street Tree Removal - 2160 NE Village Court

Associate Planner Fleckenstein explained the request to remove four ornamental pear trees from the north side of the property in the right-of-way. The applicant had noted that the tree root systems were becoming aggressive and spreading under the sidewalk into the neighboring lawn and as a result the sidewalk was starting to lift. Additionally the roots were sending up suckers and were starting to show the epicormics root growth immediately adjacent to the sidewalk which was a trip hazard. Garbage truck traffic was also repeatedly damaging the trees in spite of the applicant's best efforts to limb up the trees. The street tree plan for this area was from 1996, and recommended the ornamental pear tree for planting in this area as well as a few other varieties. Staff recommended the Committee approve other replacement trees and address the street tree plan through another process. The applicant suggested replacing them with two Parrotia Vanessa and two Hornbeam trees.

Kathleen McKinney, applicant, discussed the situation with the trees and reasons for her tree species suggestions.

Associate Planner Fleckenstein said the street tree plan had a variety of street trees and it was not a uniform planting. He thought a variety of replacement trees would be appropriate.

Committee Member Kearns thought the replacement trees should all be the same. Ms. McKinney explained the Parrotia Vanessa was very expensive and that was why she had suggested two varieties.

Committee Member Gunter moved to approve L 23-19 with the replacement trees as suggested by the applicant. The motion was seconded by Committee Member Caughran and passed 5-0.

Ms. McKinney commented that the process that homeowners had to go through for this type of application was very complex, onerous, and extremely expensive. She thought they should look at the burden being put on the homeowner.

5. Discussion Items

A. Administrative Review for Street Tree Removal Applications involving certain tree species

Associate Planner Fleckenstein stated there were a number of instances where they were starting to see the Pear and Birch trees failing or dying in the City and applications were turned in to remove them, but the street tree plan required that the same tree be replanted. He had looked into a method to address the issue more efficiently on a City-wide basis rather than piecemeal with one subdivision at a time when they received applications. One idea was to possibly allow administrative approval of these applications that involved Pear and Birch trees with a street tree plan that would require a certain replacement.

Committee Member Kearns thought that as applications came in, they could look at the plans for those subdivisions and decide on the new street tree plan for that neighborhood.

There was discussion regarding enforcement, especially with all of the Birch trees that had been taken down and not replaced and various examples in the City. There was further discussion regarding HOAs that were no longer in existence and the difficulty of getting trees replaced.

There was consensus to carry on with the current practice of reviewing the street tree improvement plans as applications came in and creating any new street plans as needed.

6. Old/New Business

None

7. Committee Member Comments

There was discussion regarding two Committee openings. Both Committee Members Stephenson and Caughran's terms were up, but they both planned to reapply. Associate Planner Fleckenstein said a new application had also been received. Interviews would be held soon.

8. Staff Comments

Associate Planner Fleckenstein said on October 22 the LRC annual report would be presented to the City Council. Next month the LRC would be reviewing their Work Plan. The Committee had voted to move forward with language to allow the LRC to review City landscape plans and he had brought that to the Planning Director. They were currently strategizing how best to do that.

There was discussion with the audience regarding options for utilities and street trees and issues with replacement trees.

9. Adjournment

Chair Stephenson adjourned the meeting at 1:30 p.m.