



City of McMinnville
Planning Department
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MINUTES

January 15, 2020
Landscape Review Committee
Regular Meeting

12:00 pm
Community Development Center
McMinnville, Oregon

Members Present: John Hall, Sharon Gunter, and Tim McDaniel
Members Absent: Josh Kearns and Rob Stephenson
Staff Present: Jamie Fleckenstein - Associate Planner
Guests Present: Kellie Menke – City Councilor

1. Call to Order

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

2. Citizen Comments

None

3. Approval of Minutes

None

4. Action/Docket Item (repeat if necessary)

A. Election of Officers

Committee Member McDaniel nominated Rob Stephenson for Chair and Sharon Gunter for Vice Chair for 2020. The motion was seconded by Committee Member Hall and passed unanimously.

B. L 29-19 – Landscape Review – 2730 NE Doran Drive

Associate Planner Fleckenstein reviewed the Landscape Plan for a new apartment complex on NE Doran Drive. Along the western property line there was a large stand of existing Fir and Oak trees and several would be preserved. This would be a 12 unit building with associated off street parking and shared driveway and trash enclosure. The landscaping around the property met the minimal requirements. He then discussed the review factors. The landscaping was generally focused around the perimeter with shade trees along Doran Drive. There was no opportunity for street trees. The trees that were proposed would function as street trees and would provide screening and shade. Around the building would be a large open lawn space for residents to use. Public Works suggested

using a different tree for the parking lot island due to site distance obstruction. There was a condition of approval that the proposed tree not be planted in that location. There was no landscaping proposed for the north side of the building that was visible from the right-of-way and residential neighborhood. There was a condition of approval to require landscaping that was consistent with the rest of the building. This was a residential use that was adjacent to other residential uses and substantial screening was not required, however the screening of the outdoor storage facility to the south was lacking. There was currently a chain link fence there that offered no privacy although the trees offered some screening when they had leaves. There was a condition that the applicant needed to provide site obscuring plantings across that property line. There were four parking lot islands identified on the Landscape Plan. Three were planted with ornamental grasses and Bloodgood Japanese Maples. For the fourth island no plantings were indicated. There was a condition that required plantings in the island and around the trash enclosure. All of the lawn and shrub areas would receive automatic irrigation systems. There would be Viburnum planted around the perimeter of the building and at the entry to the site.

There was discussion regarding screening requirements, eliminating the site distance obscuring tree in the parking lot island, having more variety in the plantings, and putting in a hedge to screen Wilco.

Committee Member Hall suggested having a larger discussion about adding a requirement for a separate irrigation system for trees in lawn areas.

Committee Member McDaniel moved to approve L 29-19 with staff's recommended conditions of approval and adding a condition for a more diverse and expansive plant palette to be more compatible with the surrounding uses and residential feel of the area to be submitted to staff for review and approval. The motion was seconded by Vice Chair Gunter and passed unanimously.

5. Discussion Items

None

6. Old/New Business

None

7. Committee Comments

None

8. Staff Comments

Associate Planner Fleckenstein said there had been comments about the amount of paperwork Committee Members were given for meetings and he was working on reducing the length of staff reports.

There was consensus for staff to continue using the new format.

9. Adjournment

Vice Chair Gunter adjourned the meeting at 12:37 p.m.