



City of McMinnville
Planning Department
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MINUTES

May 12, 2020
Landscape Review Committee
Regular Meeting

12:00 pm
ZOOM Meeting
McMinnville, Oregon

Members Present: John Hall, Sharon Gunter, Josh Kearns, Tim McDaniel, and Rob Stephenson

Members Absent:

Staff Present: Jamie Fleckenstein - Associate Planner

Guests Present: Zack Geary – City Councilor, Andrew Burton and Lisa Patton

1. Call to Order

Chair Stephenson 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. L 13-19 – Landscape Plan Review - 1025 NE 1st Street – Multi-Family Residential Development

Associate Planner Fleckenstein reviewed the landscape plan for a new 16 unit apartment building on NE 1st Street between Kirby and Johnson. The apartment building would be on the southern half of the property and had a zero lot line setback. The other half of the property would be parking and a trash and recycling enclosure. The landscaping proposed met the percentage requirements. It was generally focused along the building entrances where there would be Otto Luyken, Laurel, Nandina, and Snowgoose Cherry trees in a repeating pattern. That pattern would also wrap around the corner into the right-of-way with the exception of the trees. There would be private courtyard space on the backsides of the apartment units and Weigela was proposed for the space between the sidewalk and the courtyards. Around the parking lot there would be Emerald Green Arborvitae to provide screening to the residential properties to the north. It would also be on the east and west sides of the parking lot to provide screening as well. Street trees were proposed around the property. The applicant planned to put in Japanese tree lilac which was not on the approved street tree list, but it

was a tree that had been approved by the Committee for use as a street tree previously. He listed the conditions staff was recommending for the application. The first was for the screening with the evergreen hedge as proposed. The second was no plant exceeding three feet would be allowed in the clear vision areas. There was adequate screening and there were parking lot islands proposed with plantings. The third condition would approve the Japanese tree lilac for the street trees. The fourth condition required spacing the street trees at no more than 20 feet apart. There would be automatic irrigation provided to all of the landscape areas.

Chair Stephenson asked how big the Japanese tree lilacs would be when they were put in. Associate Planner Fleckenstein said they would be a 2 inch caliper.

Chair Stephenson asked if they would be hit by the trucks going up and down 1st Street. Associate Planner Fleckenstein did not think it would be different from any other street tree. These were wide planter strips and there was more room to accommodate street trees.

Chair Stephenson asked what the ground cover for the trees would be.

Andrew Burton, applicant, indicated it would be barkdust. No other plants would be planted there.

Chair Stephenson said for the front planter by the building, the windows were low and some varieties of Weigela got up to 8 feet tall. Associate Planner Fleckenstein said there was a dwarf variety that could be used.

Committee Member Kearns asked if the trees next to the entrances met the criteria for the clear vision triangle. Associate Planner Fleckenstein did not think they would impact the area, but they could be moved to the south.

Committee Member Hall thought the plan was poor quality. It was not drawn to scale and the full name of the species and varieties were not included. He asked if they could require applications to include those in the future. He was disappointed with the barkdust going in on a high visibility area like 1st street.

Associate Planner Fleckenstein thought staff could look into making it a requirement.

Councilor Geary agreed a hand drawn sketch was not reliable enough and did not give enough information to base an important decision on.

Committee Member Hall suggested adding a groundcover instead of the barkdust as the barkdust would become an eyesore.

Committee Member McDaniel thought the roots would be seen on top of the soil as the barkdust washed away.

Committee Member Kearns asked if the criteria required a groundcover.

Associate Planner Fleckenstein said there was no criterion for groundcover, but one of the review factors was looking at the compatibility with the surrounding properties and in neighborhoods like this where street trees were usually in turf or some other groundcover.

Committee Member Kearns asked if there was another alternative, such as river rock, for this high traffic area.

Committee Member McDaniel thought they needed something that could abate sound and mud.

Mr. Burton thought they could put sod in those strips.

There was consensus for sod to replace the barkdust. Associate Planner Fleckenstein would add that as a condition.

Councilor Geary asked if there was space for the evergreen shrubs to be planted along the north edge of the property. Mr. Burton said there was space as the paving company needed to trim the over-paving that was done and there would be a curb installed and dirt.

Committee Member Kearns asked if the small tree list required 2 inch or 1.5 inch caliper trees. Associate Planner Fleckenstein responded the standard for all street trees was 2 inch caliper.

Committee Member Kearns did not think they could find Japanese tree lilac in 2 inch caliper. Associate Planner Fleckenstein said if 2 inch calipers were not available, staff would allow a smaller caliper.

There was discussion regarding the clear vision area and if the street trees needed to be moved. Associate Planner Fleckenstein said Public Works reviewed the application and did not find a conflict with the trees and clear vision area.

There was consensus for the applicant to plant one tree in the center of the northern planter strip on Kirby.

Committee Member Kearns moved to approve L 13-19 with the conditions recommended by staff and the additional conditions regarding sod in the planter strip below the street trees to replace the barkdust, the Weigela should be a dwarf variety, and one street tree would be planted in the center of the northern planter strip on Kirby. The motion was seconded by Committee Member McDaniel and passed 5-0.

C. L 9-20 – Landscape Plan Review - 2623 NW Mt. Hood Drive

Associate Planner Fleckenstein said this was a request to remove six street trees on Mt. Hood Drive and Hillcrest Street. The trees were buckling the sidewalks and lifting the panels. The trees were improperly planted as they were too shallow and high which led to surface rooting in the planter strip and causing damage. Staff recommended approval of the removal and replacement of the trees. There was no approved street tree plan for this area and the applicant would select a tree from the medium street tree list for the replacements.

Committee Member Gunter moved to approve L 9-20. The motion was seconded by Committee Member Kearns and passed 5-0.

B. L 8-20 – Street Tree Removal - 2630 NW Mt. Hood Drive

Associate Planner Fleckenstein said this was a request to remove three street trees, one on Mt. Hood Drive and two on Hillcrest Street, directly across from the application that was just approved. They were exhibiting surface rooting that was impacting the adjacent sidewalks which was causing a trip hazard. The tree on Mt. Hood Drive was too close to the water meter and a replacement tree was not recommended. Staff did recommend replacement of the two trees on Hillcrest.

Committee Member Gunter moved to approve L 8-20. The motion was seconded by Committee Member Hall and passed 5-0.

5. Discussion Items

Chair Stephenson asked if they wanted to add a requirement for applicants to submit better quality plans. There was consensus to add that requirement. Staff would work on crafting the language and looking at what other cities did as best practices.

Councilor Geary suggested staff bring back the full list of code changes to a Work Session to review the items on the list.

6. Old/New Business

None

7. Committee/Commissioner Comments

None

8. Staff Comments

None

9. Adjournment

Chair Stephenson adjourned the meeting at 1:00 p.m.