



City of McMinnville
Planning Department
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MINUTES

July 15, 2020
Landscape Review Committee
Regular Meeting

12:00 pm
Community Development Center
McMinnville, Oregon

Members Present: Sharon Gunter, John Hall, and Rob Stephenson
Members Absent: Josh Kearns and Tim McDaniel
Staff Present: Jamie Fleckenstein - Associate Planner
Guests Present: Scott Hill – Mayor, Kellie Menke – City Councilor, Adam Grieve, Mark Lago, Kelly Paine, Tony Roos, Jeanie Taylor, and Michal Wert

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 4-20 – Landscape Plan Review - 2060 NE Lafayette Avenue

Tony Roos, applicant, introduced the landscape plan for the new Yamhill County Public Works Shop. Jeanie Taylor and the Native Plant Society volunteered to do all of the planting and maintenance. The County would purchase the materials.

Associate Planner Fleckenstein said there were garden beds in front of the shop that were already planted with native plants. He showed where all the planting and water quality areas were located on the plan.

Chair Stephenson asked about the lack of parking islands in the large parking stall area. Associate Planner Fleckenstein said there was not a requirement for landscape islands per number of stalls.

Mr. Roos said given the size of the vehicles that Public Works managed, they needed to be able to maneuver through the site. Putting in islands would reduce the flexibility for moving trucks around the site.

Associate Planner Fleckenstein explained the landscaping proposed for the north side of the building. There would be a variety of native plants including Viburnum, Evergreen Huckleberry, Frangula, Bleeding Heart, and Oxalis.

Committee Member Gunter noted that some of the plants would die back during the winter. Ms. Taylor said the variety of Oxalis they would use was more evergreen. The Frangula was a small tree. These could be pruned if they got in the way of traffic.

Associate Planner Fleckenstein explained the plan in front of the new Shop adjacent to Lafayette Avenue which would include a pedestrian walkway, two street trees which would be Amelanchier Autumn Brilliance, and the groundcover would be Achillea. For the rest of the parking area adjacent to Lafayette, there would be border plantings along the sidewalk, wet prairie and wildflowers in the interior of the planting area, and upland and native plants on the perimeter of the planting area. These included grasses, herbaceous perennials, and groundcovers.

Chair Stephenson asked if there would be an irrigation system. Ms. Taylor said there would be a hose bib and the watering would be done by hand. She would work with staff to make sure it was done timely and properly.

Chair Stephenson said it was an important public area on Lafayette and should look good.

Mark Lago, County Public Works, said there was currently irrigation in this area and it would be adjusted for this landscaping.

Ms. Taylor said the Native Plant Society was committed to maintaining the new plantings for at least the first year.

Associate Planner Fleckenstein reviewed the plan for the area across from the driveway entrance. There was existing mature plantings in that area which was a combination of Pine trees and evergreen hedge. One Pine tree was proposed to be removed and the existing hedge would be preserved. They would be replaced if they died out with other native plants that would provide the same screening. Evergreen and deciduous shrubs would be planted to fill in the gaps between the Pine trees. Near the entrance would be Sambucus Blue Elderberry, Prunella Vulgaris, and Morella Californica.

Committee Member Hall asked how big the Sambucus got. Ms. Taylor said it could get large but it was prunable. It was set back so it would not be in competition with the overhead wires.

Associate Planner Fleckenstein discussed the raingarden and water runoff collection area which would collect the rainwater and run it out to the stormwater pipe towards Lafayette. The interior area would be planted with wet prairie and wetland plants. Around the perimeter there would be upland plants which would include Achillea, Common Yarrow, Iris, Potentilla, Cinquefoil, and Prairie June Grass. The wetland plants would be Dogwood, Physocarpus, Ninebark, Labrador Tea Rhododendron, Red Currant, Oregon Grape, herbaceous perennials, grasses, and groundcovers. Next to this area was another planting area that featured two trees, Madrone and Oak, and Achillea, Common Yarrow, Yerbabuena, Oregon Sunshine, and Wild Strawberry as groundcovers. The acorns from the Oak tree were a potential safety concern and there was a condition of approval to

replace the Oak tree with a different tree species that was not on the prohibited list for parking lot areas.

Committee Member Gunter suggested putting in another Madrone tree instead of the Oak.

Associate Planner Fleckenstein explained the landscaping for the second water collection area in front of the Sheriff's building. There would be Lonicera Involucrata, Ninebark, California Wax Myrtle, evergreen shrubs, Iris, and grasses.

The Committee expressed concern about maintenance and weeding.

Michal Wert, Native Plant Society, said the Native Plant Society developed a native plant garden around the Library and had a monthly work party for the maintenance of the garden. She thought they would do something similar here. Once the plants were established there would not be as much weeding and watering needed.

Ms. Taylor said they would also train some of the staff to do the work or the County could enter into a contract for the work.

Committee Member Gunter moved to approve L 4-20 with conditions. The motion was seconded by Committee Member Hall and passed 3-0.

B. L 19-20 – Street Tree Removal - 1058 NE Maloney Drive

Associate Planner Fleckenstein explained the street tree removal request. It was for two Liquid Amber Sweetgum trees on NE Maloney Drive. These were on the prohibited street tree list because of their aggressive surface root system. The roots were damaging the adjacent sidewalk. One of the locations would be too close to existing utilities and setbacks, so only one replacement tree was recommended. The applicant proposed to put in a Street Keeper Honeylocust which was on the approved street tree list.

Adam Grieve, applicant, was present for any questions.

Committee Member Gunter moved to approve L 19-20. The motion was seconded by Committee Member Hall and passed 3-0.

C. L 20-20 – Street Tree Removal - 1310 NE 27th Street

Associate Planner Fleckenstein reviewed the street tree removal request. This Oak tree was below utility lines and as a result of utility pruning, the tree was now succumbing to rot and the unbalanced structure led to several large limb failures. Staff recommended replacing the tree with one from the small street tree list.

Kelly Paine, applicant, said she was renovating her home and intended to plant something in its place once it was removed.

Committee Member Gunter moved to approve L 20-20. The motion was seconded by Committee Member Hall and passed 3-0.

5. Discussion Items

None

6. Old/New Business

None

7. Committee/Commissioner Comments

None

8. Staff Comments

Associate Planner Fleckenstein said a Work Session was scheduled for August 5 regarding Landscape and Tree Code review and revision. He brought up the issue of the definition of fencing and how hedges and plants around town would exceed the height limit of fences. If vegetation was kept as part of the definition, there would be many code compliance complaints.

Chair Stephenson thought there was a difference between a fence and a screen that obscured the view. He did not think it should remain in the definition.

Committee Member Gunter said they also needed to take into consideration site obscuring with the screen and making sure there was visibility when backing out of driveways.

There was discussion regarding how the vegetation helped with privacy and blocking noise.

There was consensus that inclusion of vegetation and hedges in the definition of fencing was overreaching and except for cases of safety and visibility that it should not be included in the definition.

9. Adjournment

Chair Stephenson adjourned the meeting at 1:01 p.m.