



City of McMinnville
Planning Department
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MINUTES

February 17, 2021
Landscape Review Committee
Regular Meeting

12:00 pm
ZOOM Meeting
McMinnville, Oregon

Members Present: Carlton Davidson, John Hall, Patty Sorenson, and Josh Kearns
Members Absent: Rob Stephenson
Staff Present: Jamie Fleckenstein - Associate Planner
Guests Present: Scott Hill – Mayor, Kellie Menke and Zach Geary – City Councilors

1. Call to Order

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

2. Citizen Comments

None

3. Approval of Minutes

- August 5, 2020

Committee Member Sorenson moved to approve the August 5, 2020 minutes. The motion was seconded by Committee Member Davidson and passed 3-0.

4. Action/Docket Item (repeat if necessary)

A. L 3-20 – Landscape Plan Review - 2090 NE Colvin Court

Associate Planner Fleckenstein presented the landscape plan for a new industrial development on NE Colvin Court. It would be used for contractor storage of large equipment and materials. Landscaping was proposed around the perimeter of the lot. On the western and northern property lines there would be Red Maples, Bamboo, and Crimson Barberry.

Committee Member Sorenson said the berries on the proposed Nandina domestica (Heavenly Bamboo) were poisonous to birds and other animals. She thought other plants should be used, such as Golden Current or Oregon Grape, to maintain the current bird habitat in the area.

Chair Hall said the plan lacked scale and clear identification of the plants. He thought they should make it clearer what should be submitted. He did not know the spacing of the trees. Mr. Fleckenstein said it was currently not a requirement to have a professionally drawn and prepared landscape plan. There were a lot of instances that the plans were being done by a property or business owner who might not know to include all the elements.

Committee Member Kearns joined the meeting at 12:15 p.m.

There was discussion regarding the information that should be submitted so the Committee could make an informed decision and at the same time being cautious in not making the barrier to entry too high.

Chair Hall thought there should be a minimum requirement for plans.

Associate Planner Fleckenstein said the application met all of the review factors. There were no unusual conditions of approval recommended to meet any of the factors. Staff recommended approval.

Committee Member Kearns thought without knowing the sizing of the plant materials, they would not know if the application met the criteria.

Associate Planner Fleckenstein said there was no criterion for sizes.

There was discussion regarding minimum standards for size of plants and irrigation.

Committee Member Kearns moved to approve L 3-20 with the following additional conditions: to replace the Nandina domestica with Ternata Sundance or approved equal, that no plants were less than one gallon in size, and the plan would come back to the Planning Department for verification of these changes. The motion was seconded by Committee Member Davidson and passed 4-0.

B. L 1-21 – Landscape Plan Review - 1400 NE Alpha Drive

Associate Planner Fleckenstein discussed the landscape plan for an industrial development on NE Alpha Drive. There would be a manufacturing building, warehouse and office spaces, and future building pads. The landscaping along the street and south property line were deciduous shade trees with groundcover in between. Lawn was proposed on Alpha Drive where the future buildings would be located. There was a lot of parking lot landscaping as well. There were overhead power lines on the frontage of Alpha Drive and the trees proposed were Shademaster Honeylocust which grew tall and would interfere with the lines. There was a condition that a small variety tree would be planted there instead. Street improvements would be required for this development, and street trees were not recommended in that location due to the 3 foot wide planter strip which was too narrow to support trees. The landscape plan did not show the location of the trash enclosure. If it was visible from the right-of-way, there would be a requirement for landscape screening. There was a condition for that. The parking lot plantings were substantial and met the standards. Automatic irrigation would be provided. Staff recommended approval.

Committee Member Sorenson appreciated that the trees would bloom at different times.

Committee Member Davidson asked about the three foot planter strip. Associate Planner Fleckenstein said the recommended width for planter strips for street trees was four feet. Based on that fact, staff was not recommending requiring street trees in the three foot wide planter strip.

Committee Member Kearns moved to approve L 1-21 with the proposed conditions. The motion was seconded by Committee Member Sorenson and passed 4-0.

C. 2021 LRC Work Plan

Associate Planner Fleckenstein summarized the draft work plan items.

There was discussion regarding a City-wide tree inventory, educating the community on street tree care and maintenance, and not doing anything for Arbor Day this year due to Covid.

Chair Hall moved to adopt the 2021 LRC Work Plan as amended. The motion was seconded by Committee Member Kearns and passed 4-0.

5. Discussion Items

None

6. Old/New Business

None

7. Committee/Commissioner Comments

None

8. Staff Comments

None

9. Adjournment

Chair Hall adjourned the meeting at 1:17 p.m.