



**City of McMinnville**  
**Planning Department**  
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# MINUTES

**April 21, 2021**  
**Landscape Review Committee**  
**Regular Meeting**

**12:00 pm**  
**ZOOM Meeting**  
**McMinnville, Oregon**

**Members Present:** Carlton Davidson, Patty Sorenson, John Hall, and Rob Stephenson  
**Members Absent:** Josh Kearns  
**Staff Present:** Jamie Fleckenstein - Associate Planner  
**Guests Present:** Scott Hill – Mayor, Kellie Menke and Zach Geary – City Councilors, Lisa Petterson, Jane Hansen, Daniel Danicic, Dennis O’Conner, and Linfield Representatives

## 1. Call to Order

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

## 2. Citizen Comments

None

## 3. Approval of Minutes

- A. August 19, 2020
- B. September 2, 2020

Chair Hall moved to approve the August 19 and September 2, 2020 minutes. The motion was seconded by Committee Member Sorenson and passed unanimously.

## 4. Action/Docket Item (repeat if necessary)

- A. L 7-21 – Street Tree Improvement Plan - Harmony Fields Addition

Associate Planner Fleckenstein discussed the Street Tree Improvement Plan which would allow a different street tree other than what was approved in the original plan for the subdivision. The recent ice storm had damaged some street trees and emergency street tree removal permits had been granted. The approved replacement tree was the Sweetgum which was now on the prohibited street tree list because of its aggressive root system and spiky seed drop. Staff suggested the alternate be Green Vase Japanese Zelkova which had many of the same characteristics of Sweetgum such as the size and form of the tree.

Committee Member Davidson suggested using the Musashino Zelkova.

Mayor Hill noted this was a skinny street with a lot of street parking. Any overhanging branches would get hit by trucks.

Associate Planner Fleckenstein said the Musashino was narrower than the Green Vase.

Committee Member Stephenson agreed it would be more appropriate.

Chair Hall moved to approve L 7-21 with the Musashino as the replacement street tree. The motion was seconded by Committee Member Stephenson and passed unanimously.

**B. L 8-21 – Street Tree Removal - 933 NW Cedar Street**

Associate Planner Fleckenstein described the street tree removal request on NW Cedar Street. The tree had been topped in order to keep it from growing up into the power lines. It was also planted too close to the driveway and was starting to lift the sidewalk and damage the driveway approach. Staff recommended approval of the removal and replacement with a small tree more appropriate under the power lines. There was a condition for the applicant to have the sidewalk inspected to see if replacement or repair was necessary.

There was discussion regarding planting the replacement tree on the other side of the driveway.

Committee Member Stephenson moved to approve L 8-21 with conditions. The motion was seconded by Committee Member Sorenson and passed unanimously.

**C. L 9-21 – Landscape Plan Review - Linfield University Science Building**

Associate Planner Fleckenstein reviewed the landscape plan for the new science building at Linfield University. The plan incorporated the areas around the new building. Several of the mature trees would need to be removed to accommodate the new development. There would be a south side garden and east entry plaza. The plaza would have flexible seating options and indoor/outdoor space. The garden would have pathways with tables and benches and the planting theme represented the agricultural heritage of the Willamette Valley with rows of ornamental, deciduous, and evergreen plants. There would be a large pedestrian connection that went from Linfield Avenue to the quad area. The north side of the building would also have a plaza. A mature redwood tree would be maintained and would be incorporated into a woodland garden. The north plaza would also connect with the quad and other existing pathways. There was a lighting plan that would enforce the outdoor spaces and concepts and reuse the existing acorn lighting in the quad as well as add more modern lighting. He discussed the review factors. They were required to provide 25% landscaping and 40% of the site area was proposed. The landscaping was compatible with the project and surrounding uses. The outdoor spaces were accommodating to students and well incorporated into the surrounding quad and connections to existing buildings and Linfield Avenue. Intensive screening was not required given the campus and educational use. There were shade trees on the north and south sides of the proposed building. The ones on the south side were street trees and would be Ivory Silk Japanese Lilac trees spaced 30 feet on center along Linfield Avenue. They were not on the street tree list but would meet all of the characteristics and qualities desirable including the appropriate size under the overhead wires. There was a condition of approval to approve that species as an acceptable street tree for the site and location. On the north side there would be Japanese Maples. No parking was being proposed. A detailed irrigation plan was provided to all the planting areas and would be tied into the existing irrigation system. Staff recommended approval.

Committee Member Davidson liked the inclusion of the agricultural theme as well as the lighting and grass. He was not sure if the Ivory Silk trees were the best choice for the area. They were more typically grown on the east coast. He thought it would struggle in that location and suggested using a different type of tree.

Jane Hansen, landscape architect for the applicant, said they thought the Ivory Silk was on the tree list. If the Committee thought it would struggle, they could choose another tree. The other tree they had considered was the Paperbark Maple.

Committee Member Sorenson said her neighbor had an Ivory Silk tree and it was doing fine.

Committee Member Davidson said he was not sure how they would do as street trees. They took time to get established and liked higher pH soil.

Committee Member Stephenson had never used that tree. He was not sure about the branching pattern and there was a lot of traffic on Linfield Avenue. He was concerned about the trees being susceptible to limbs being damaged by trucks.

Committee Member Sorenson said her neighbor's tree did not have those problems. It was 25 feet tall and the limbs were a flame shape.

Ms. Hansen said because of the electric lines, the trees could not have a big canopy. They were looking for something with a unique presence on the street that would do well.

Committee Member Sorenson commended the design in the seating area spaces. Committee Member Stephenson agreed.

Chair Hall thought it would be a good addition for the campus and community.

There was consensus to address the street tree in the future if the Committee thought it should be changed.

Chair Hall moved to approve L 9-21 with conditions. The motion was seconded by Committee Member Sorenson and passed unanimously.

D. L 6-21 – Street Tree Removal - 407 NE 13<sup>th</sup> Street

Associate Planner Fleckenstein explained the street tree removals on NE 13<sup>th</sup> Street. They were two Birch trees that were critically damaged in the ice storm. One received an emergency approval and had already been removed. The remaining tree was also in decline due to Birch Bore infestation. The applicant would replace the trees with two new street trees.

Chair Hall moved to approve L 6-21 with conditions. The motion was seconded by Committee Member Davidson and passed unanimously.

E. L 37-20 – Landscape Plan Review - 1300 NE Miller Street

Associate Planner Fleckenstein reviewed the landscape plan for an industrial development on NE Miller Street. This would be a multi-phased development and the first phase would be a new industrial building on the western portion of the property with a parking lot to the west along Miller Street. An access driveway would be on the north side of the property. The applicant proposed

a landscape area along Miller Street with evergreen huckleberry. In the parking lot there would be parking lot islands with Ivory Silk trees. On the south side of the building there would be deciduous shade trees, Native Hackberry and Magyar Ginkgo. There was a trash enclosure that would be screened by Pieris Japonica Mountain Fire. Along Riverside Drive there would be Sourwood trees as the street trees with spacing of 40 feet on center. The maximum allowed was 30 feet and there was a condition to require a 30 foot spacing of the street trees. No street trees were proposed for Miller Street due to the storm drain line below the planter strip. The groundcover in all of the landscape areas was Creeping Thyme. They were required to provide 7% landscaping and 10.9% was being proposed. The plan was compatible with the project and surrounding uses. Staff did think the proposal was a little sparse, especially the landscaping on the Miller Street side. There was more screening on the south side and the trash enclosure was screened. There were no existing trees or natural features on the site. Parking lot islands were included. An irrigation plan was provided to deliver water to all the landscape areas.

Committee Member Sorenson liked that there were trees in the parking islands since there were no street trees on Miller. She asked if the Hackberry would drop berries and cause problems on the sidewalks.

Associate Planner Fleckenstein said they would be far enough away from the sidewalk that they would not cause a problem.

Committee Member Stephenson did not think the groundcover was appropriate for a massive area like this. He thought weeds would become a huge issue. He also thought there should be more landscaping along the parking lot.

Committee Member Davidson asked how fast the Mountain Fire would grow to screen the trash enclosure. He thought it would take some time to fill in.

Committee Member Stephenson thought it would get cooked against the concrete wall.

Committee Member Davidson questioned the availability of finding the Hackberry in nurseries.

Chair Hall agreed there needed to be a different groundcover and they should increase the plantings along Miller Street.

Associate Planner Fleckenstein said the screening around the trash enclosure was supposed to be 3 feet tall at the time of installation.

There was consensus for the applicant to come back with a revised plan including an alternative ground cover, increased amount of plant material along Miller Street, consider a different tree than the Hackberry that might not be available, and an alternative plant for the trash enclosure screening.

Committee Member Sorenson moved to continue L 37-20 to the next meeting. The motion was seconded by Committee Member Stephenson and passed unanimously.

## **5. Discussion Items**

None

## **6. Old/New Business**

None

**7. Committee Comments**

None

**8. Staff Comments**

None

**9. Adjournment**

Chair Hall adjourned the meeting at 1:08 p.m.