



City of McMinnville
Planning Department
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MINUTES

May 17, 2023
Landscape Review Committee
Regular Meeting

12:00 pm
ZOOM Meeting
McMinnville, Oregon

Members Present: John Hall, Carlton Davidson, Brian Wicks, and Patty Sorensen

Members Absent: Jamie Fleckenstein

Staff Present: Tom Schauer – Senior Planner and Jessica Payne – City Councilor

Guests Present:

1. Call to Order

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

2. Citizen Comments

None

3. Approval of Minutes

- January 18, 2023

Committee Member Wicks moved to approve the January 18, 2023 minutes. The motion was seconded by Committee Member Hall and passed unanimously.

4. Action Item

- A. L 22-23: Landscape Plan for Damian Lillard Toyota Phase 2, Tax Lot R4410C 103, no site address: north of OR-99W between NE Grandhaven Dr. and NE Doran Dr. (Tax Lot R4410C00103)

Senior Planner Schauer said the applicant previously received approval for a Planned Development Amendment that included approval of a plan for the approximately 4-acre property indicating remodeling of the existing building and development of the remainder of the site for a vehicle inventory lot. Consistent with that use, the applicant received landscape plan approval for the east half of the property, L 8-23. The applicant applied for a Landscape Plan for the west half of the property. However, the applicant was evaluating a Planned Development Amendment that might include buildings for other uses on the property which were not part of the previous Planned Development Amendment approval. That approval didn't include any additional buildings on the property. If the site was to be developed for commercial

structures, the application would need to address the large form at commercial parking lot landscaping requirements. The applicant would need to submit a revised landscape plan consistent with applicable requirements. At this time, it was contemplated that the applicant would submit a revised landscape plan to be considered at the June 21 Landscape Review Committee meeting.

- B. L 15-23 through L 21-23: Multiple Street tree removals for multiple lots/street addresses within the Squires Manufactured Housing Community Subdivision

Senior Planner Schauer said this was a request for seven street tree removals for seven lots within the Squires West Manufactured Housing Community Subdivision. There was no landscape plan on file since it was a manufactured home subdivision. They were all recommended to be replaced except the one on the cul-de-sac due to the constraints of replanting at the original location and presence of additional trees along the frontage of that lot.

There was discussion regarding putting in a border around the trees, easements, root system, and replacement trees being planted near sewer and power lines.

Senior Planner Schauer said the sewer lines were in the back of the lots, not the front and McMinnville Water & Light had not raised any issues with the replacement tree locations.

Committee Member Hall moved to approve L 15-23 to L 21-23 with conditions. The motion was seconded by Committee Member Wicks and passed unanimously.

5. Discussion Items

Senior Planner Schauer had been recognized for five years of service with the City.

6. Committee Comments

There was discussion regarding irrigation sleeves under new concrete, not requiring an arborist's report when the issue was a tree lifting the sidewalk not the health of the tree, discretion for heritage trees, and designating poor condition sidewalk areas that could receive City funding for repair.

7. Staff Comments

Senior Planner Schauer reviewed upcoming applications.

8. Adjournment

Vice Chair Sorensen adjourned the meeting at 12:39 p.m.