

MINUTES

July 7, 2023
Landscape Review Committee
Special Meeting

12:00 pm
ZOOM Meeting
McMinnville, Oregon

Members Present: Carlton Davidson, Brain Wicks, Patty Sorensen, Jamie Fleckenstein, and John Hall

Members Absent:

Staff Present: Tom Schauer – Senior Planner

Guests Present:

1. Call to Order

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

2. Citizen Comments

None

3. Approval of Minutes

None

4. Action Item

- A. L 26-23: Tree removal application from Juliette's House c/o Bill Lindemann, 1075 SW Cedarwood Ave. (Tax Lot R4420DC 5200)

Senior Planner Schauer said Juliette's House was expanding and the request was to remove the northerly fir tree on the east property line. The trunk was on private property, but the roots were within the public right-of-way and fell under the applicability provisions of the tree removal chapter. Staff recommended approval with conditions.

There was discussion regarding what would be done with the wood.

Bill Lindemann, applicant, said it was painstaking to remove the tree. He did not have resources to do anything with the wood. The plan was to donate the wood to the Yamhill Youth Community program.

Committee Member Wicks moved to approve L 26-23 with conditions. The motion was seconded by Committee Member Hall and passed unanimously.

- B. L 27-23: Tree removal application from Associated Arborists c/o Taylor Alvarez for property owner Stephen C. Hudson, 2285 NW Shadden Dr. (Tax Lot R4418AD 4600)

Senior Planner Schauer said this was a tree removal based on the health of the tree. Staff recommended replacement of the tree.

There was discussion regarding the replacement tree not being a Birch, as was recommended for the neighborhood, but a Maple tree from the approved street tree list. There was further discussion regarding the species of Maple that should be planted.

Committee Member Wicks moved to approve L 27-23 with revised conditions that the tree be replaced by a Rubrum Maple tree from the street tree list. The motion was seconded by Committee Member Sorensen and approved unanimously.

- C. L 28-23: Tree removal application from Evangelina Grimaldo, 893 NW Meadows Dr. (Tax Lot R4419AA 10600)

Senior Planner Schauer said this was an emergency tree removal due to damage to a sewer line. No replacement was recommended.

Committee Member Sorensen moved to approve L 28-23 with conditions. The motion was seconded by Committee Member Wicks and passed unanimously.

- D. L 29-23: Tree removal application from April Diviney, 962 NW Harold Ct. (Tax Lot R4417BA 5000)

Senior Planner Schauer said the homeowner wanted to preemptively remove three trees before they began to uproot the sidewalk. Staff recommended replacement of all three trees with Norwegian Sunset Maple.

There was discussion regarding the pros and cons of preemptive removal, how there were signs of the sidewalk lifting, and replacement trees.

Committee Member Sorensen moved to approve L 29-23 with conditions and the replacement trees should be any tree from the street tree list. The motion was seconded by Committee Member Hall and passed unanimously.

- E. L 22-23: Landscape plan review for applicant Damian Lillard Toyota and property owner Bricktop Advertising LLC, c/o Chris Goodell, AKS Engineering and Forestry, 2611 NE Grandhaven Dr. (Tax Lot R4410C 103)

Senior Planner Schauer said this was the second application for landscape review for the site. The applicant had received approval for Phase 1 on the east side of the property. This application was for Phase 2 for a portion on the west half of the property. The applicant wanted to proceed with development of Phase 2 site improvements at this time, while evaluating the options for the remainder of the property. The applicant had submitted a revised landscape plan intended to meet current landscaping requirements consistent with the current approval for a vehicle inventory lot while also addressing requirements that would be applicable for a parking lot if the site should be developed with commercial buildings in the future. They had not

proposed trees in the landscape planters on the edges of the perimeter because of potential overhead garage doors of future buildings. However, any issues associated with potential future buildings that had not been approved yet did not provide a basis for a landscape plan that didn't meet the standards. If the applicant should later apply for a Planned Development Amendment to allow buildings, the applicant would address that issue at that time, and may be required to apply for waivers to the Large Format Commercial standards at that time. As currently designed, some of the landscape planters provided to meet the 60-foot spacing requirement didn't include a deciduous tree even when there are no apparent utility conflicts. In some locations, there appeared to be approximately 80 or 90 feet between trees. In addition, there were some locations where the planting islands were spaced more than 60 feet. The applicant's narrative also referred to meeting a spacing standard of "+/- 60 feet." In some places it appeared the spacing was closer to 70 feet or 80 feet. He then reviewed the conditions.

Jadon Smith, AKS Engineering, explained the size of the planters.

There was discussion regarding the variety of trees to be planted, issue with putting large shade trees next to LED light poles, and how the trees could be pruned.

There was further discussion regarding the spacing of the planting islands, parking lot count, how there was a condition that the applicant submit a revised plan showing the spacing to be 60 feet or less and all islands would be planted with deciduous trees and not in conflict with utilities.

Mr. Smith thought some of the utilities would be hard to relocate, which was why some trees had been left out. He described the ones that would be in conflict.

The Committee looked at the locations on the landscape plan. Tim Baxter, AKS Engineering, clarified further which ones would and would not be in conflict.

Committee Member Hall moved to approve L 22-23 with conditions except providing a tree in the fire hydrant planter of Phase 2. The motion was seconded by Committee Member Sorensen and passed unanimously.

5. Discussion Items

Senior Planner Schauer discussed street tree plans for subdivisions and the need for clarity when the responsibility transferred to the property owner and how long the security was held onto. He thought the code needed to be amended to make these clear. He and Committee Member Sorensen had given information to the newspaper for a series of tree care articles. He had received an email from the Department of Forestry regarding concerns about Emerald Ash borers.

There was discussion regarding current ash trees in the City and the need to prohibit the planting of these trees in applications.

Senior Planner Schauer said they would schedule a work session on landscape review of public projects.

6. Committee Comments

There was discussion regarding when the proposed code amendments would go into effect, including turning simple street tree removals into staff approvals that did not need to come to the Committee. Senior Planner Schauer said they were still going through the amendments and once done, they would be forwarded to the Planning Commission and City Council for approval.

7. Staff Comments

None

8. Adjournment

Chair Fleckenstein adjourned the meeting at 1:45 p.m.