



MINUTES

December 4, 2024
Landscape Review Committee
Special Meeting

12:00 pm
Hybrid Meeting
McMinnville, Oregon

Members Present: Jamie Fleckenstein, Brain Wicks, Carlton Davidson, and John Hall
Members Absent: Eva Reutinger and Jessica Payne - Council Liaison
Staff Present: Tom Schauer – Senior Planner and Taylor Graybehl – Senior Planner
Guests Present: Nick Wecker, Nathan Machiela, and Conner Hayes

1. Call to Order

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

2. Approval of Minutes

None

3. Citizen Comments

None

4. Action Item

- A. LFR 1-24 & L 33-24: Large Format Commercial Review and Landscape Plan Review
Applications for Thoroughbred Car Wash, 1170 SW Booth Bend Rd., Tax Lot R4429CA 00302

Senior Planner Schauer presented the Staff report on Applications LFR 1-24 and L 33-24, noting the request for concurrent review. Staff recommended approval of the applications subject to the proposed conditions.

Nick Wecker, Barghausen Engineers, confirmed 27 percent of the overall site was landscaped, with approximately 7 to 8 percent landscaping in the parking and vacuum area. The Applicant had modified the trash enclosure location, which had been approved by Recology for pickup. The Applicant would provide additional information regarding the two employees onsite at a time.

Questions and comments from the Committee were addressed with input from Mr. Wecker.

The Committee discussed the minimum landscape area percentage, potential approval of a central island that slightly exceeds the maximum width, the 60-ft maximum spacing requirement between planting islands, including trees in the linear planting area behind the vacuum stalls, the conifers along the drive aisle, and recommendations for plant species.

In response to the Applicant's questions regarding the 60-foot separation requirement and providing additional landscaping to offset the need for planters between stalls, the Committee discussed how planting two trees would meet the Large Format Code's intent to provide shade in such areas. They agreed on a compromise to allow trees spaced no more than 60 ft apart in lieu of a planting peninsula in the vacuum area. Additionally, the Applicant displayed an image of the Thoroughbred Car Wash location in Pendleton to illustrate how vacuums break up the space and addressed questions from the Committee.

Chair Fleckenstein moved that Application LFR 1-24 be approved with the conditions submitted, amending Condition 1-e to allow two trees spaced no more than 60-ft apart be planted in the long planting bed fronting the vacuum stalls in lieu of a planting peninsula in the vacuum spaces. Vice Chair Wicks seconded the motion.

The following amendment was made to the Application LFR 1-24 Decision Document/Staff report:

- Amend Condition 1-e to state, "To comply with MMC 17.56.050(C)(4), the applicant shall update the site plan and landscape plan to provide a landscape island near the midpoint of the parking stalls/vacuum stalls, to include raised curb, landscaping, and at least one deciduous tree two trees spaced no more than 60 ft apart in lieu of a planting peninsula in the vacuum space area."

The motion passed 4 to 0. (Ayes: Fleckenstein, Wicks, Davidson, and Hall. Nays: None.)

Regarding Application L 33-24, the Committee consented to delete Condition 1, noting the proposed conifers were acceptable, and delete Condition 2-a, noting the landscape calculation was on the civil engineering plan and that the parallel provision regarding the landscape island would need updated to reflect the approved amendment to Condition 1-e in Application LFR 1-24.

The Committee recommended the Applicant consider replacing the Pyrus Aristocrat with Pyrus Cleveland Select or Chanticleer and replace the two Otto Luyken Laurel with two emerald arborvitaes, or whatever was specified, in the trash enclosure area to the southeast, authorizing Staff to approve any revisions to plant species proposed by the Applicant.

Chair Fleckenstein moved to approve Landscape Plan L 33-24 with amendments to remove Conditions 1 and 2-a, update the parallel provision regarding the landscape island, and authorize Staff to approve plant species revisions proposed by the Applicant, taking the Committee's recommendations into consideration. Vice Chair Wicks [1:05:32] seconded the motion, which passed 4 to 0. (Ayes: Fleckenstein, Wicks, Davidson, and Hall. Nays: None.)

5. Committee Member Comments

None

6. Staff Comments

Committee members confirmed they would follow up with Senior Planner Graybehl regarding their availability for goal setting on December 18, 2024.

Senior Planner Schauer confirmed making street tree removal permit requirements an administrative process had already been implemented and reported on the Landscape Code Amendments in progress and the tree planting standards draft regarding the separation of planter strips from utilities and potential mitigations. He addressed questions and comments from the Committee.

Committee members and Staff discussed planting strip widths and suitable tree species, use of root barriers, sidewalk impacts on tree root upheaval, and whether developers were required to submit a final as-built.

7. Adjournment

The meeting adjourned at 1:19pm.