

MINUTES

May 12, 2025
Landscape Review Committee
Regular Meeting

12:00 pm
Hybrid Meeting
McMinnville, Oregon

Members Present: Brian Wicks, Carlton Davidson, and Lee McCollins
Members Absent: Jamie Fleckenstein, Eva Reutinger, and Jessica Payne – Council Liaison
Staff Present: Taylor Graybehl – Senior Planner
Guests Present: Brian Ruden (applicant)

1. Call to Order

The meeting was called to order at 12:00 p.m.

2. Approval of Minutes

None

3. Citizen Comments

None

4. Action Item

- A. L 8-25: Street Tree Plan and Landscape Plan Review for Elysian Subdivision, Tax Lot R4418 00204 (no site address)

Senior Planner Graybehl said this was a request for a street tree plan and a landscape plan for a new subdivision. The street tree plan outlined the proposed locations of street trees within the right-of-way of NW Meadows Drive and NW Fendle Way. The landscape plan would include a pedestrian path to Jay Pearson Neighborhood Park and amenities within “Tract A” of the subdivision. He described the subject site, which was in an existing neighborhood with wetlands. The wetlands and driveway locations impacted the number of street trees that could be provided. He then reviewed the street tree plan and landscape plan. Stormwater improvements were included in Tract A as well as the pedestrian access. He explained the conditions of approval. Staff recommended the landscape plan be revised to indicate the fences would be split rail open black fencing or other similarly aesthetically pleasing fence style, irrigation lines shall be black or noted to be camouflaged from public view, the applicant would provide the design of light fixtures showing that lighting was shielded to minimize impact on adjacent residents, and the

width of the pedestrian connection would be widened to ten feet. Prior to the final plat, all street trees would be installed or the applicant could secure for the improvements where each year the applicant would be planting street trees at a property after it was developed and the money would be returned.

Brian Ruden, applicant, was present for any questions.

There was discussion regarding substituting the proposed Ash trees with one of the other recommended species due to the concerns with potential Emerald Ash Borer impacts. Mr. Ruden agreed to use a substitute.

There was further discussion regarding planting consistency of the street trees and how there would be a staff review to make sure the revisions to the landscape plan were done.

Committee Member Davidson moved to approve L 8-25 subject to the conditions specified in the decision document. The motion was seconded by Committee Member McCollins and passed unanimously 3-0.

5. Discussion Items

A. McMinnville Street Tree List Amendment – 2025 Work Plan

Senior Planner Graybehl said one of the workplan items was to modify the street tree list. He suggested a subcommittee work on it, or he could bring in examples from other cities.

There was discussion regarding adding native species to the list, which were difficult to procure at a 2-inch caliper, and addressing how and when to amend soil in the planting design standards.

There was consensus to have a discussion with the whole group about the street tree list at the next meeting.

6. Committee Member Comments

None

6. Staff Comments

Senior Planner Graybehl said the landscape code amendment on processes was going to the City Council tonight. If approved, applications that met the base standards would be approved by staff and not come to the LRC. He reported on the Arbor Day event.

7. Adjournment

The meeting was adjourned at 12:32 p.m.