



City of McMinnville
Planning Department
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MINUTES

June 20, 2018
Landscape Review Committee
Regular Meeting

12:00 pm
Community Development Center
McMinnville, Oregon

Members Present: Rose Marie Caughran, Sharon Gunter, Tim McDaniel and Rob Stephenson
Members Absent: Josh Kearns
Staff Present: Chuck Darnell – Senior Planner and Jamie Fleckenstein – Associate Planner
Guests Present: Scott Hill –Mayor, Kellie Menke – City Councilor, and Morgan Will

1. Call to Order

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

2. Citizen Comments

None

3. Approval of Minutes

Chair Stephenson made a correction to the minutes of a misspelled name. It should have been Dan Upton instead of Dan Ogden.

A. February 21, 2018 Regular Meeting Minutes

Committee Member Gunter moved to approve the February 21, 2018 regular meeting minutes as corrected. The motion was seconded by Committee Member Caughran and passed unanimously.

4. Action/Docket Item (repeat if necessary)

A. L 14-18 –Landscape Plan

Senior Planner Darnell reviewed the landscape plan for a new barn building at the Yamhill County Fairgrounds. The plan included the retention of the grass area in front of the barn and installing one Red Mountain Hydrangea within the grass area. A white vinyl picket fence that existed along the entire length of the landscaped area would be retained. Staff was suggesting a condition of approval

be included to require that one tree be planted in the center of the grass area in front of the new barn building. Staff also suggested that the tree species be either a flowering cherry or maple variety.

There was discussion regarding the lack of detail in the plan, but that it matched what was already there. There was further discussion regarding requiring watering of the landscaping.

Committee Member Caughran moved to approve L 14-18 with conditions as discussed. The motion was seconded by Committee Member Gunter and passed unanimously.

B. L 16-18 – Landscape Plan

Senior Planner Darnell discussed the landscape plan for a new multi-family development site on SW 2nd Street. The buildings with 2 dwelling units would be designed to appear in the traditional form of a duplex building. There would be a total of 21 dwelling units on the site. The plan included a wide variety of trees, shrubs, grasses, and vines, as well as other groundcover and accent features. In general, the development site was very narrow, with a meandering one-way access driveway that ran through the site. There was a narrow planting strip on the side of the driveway closest to the property lines that would be treated with trellis fencing. In the planting strip, which was about 4 feet wide, the applicant was proposing an alternating pattern of multiple varieties of Heather, New Zealand hair sedge, and Japanese Holly. Also, adjacent to the trellis fencing, the applicant was proposing to install vines periodically that would grow up and cover the fencing. The applicant was required to dedicate 18 feet of right-of-way on 2nd Street. Also on the 2nd Street frontage, there would be a waterfall feature with stone surround, and then surrounded further by small shrubs and grasses. Turf grass would then be installed between the planting bed and the public sidewalk. Behind the water feature, the plan included the installation of three Blue Atlas Cedar trees and one Autumn Spire Red Maple tree, with a variety of shrubs in the understory. The proposed landscape plan would provide screening of the proposed use from adjacent properties, which were generally single family residential uses. The screening would be a solid fencing with some landscaping.

There was discussion regarding the proposed fencing and adding a condition that the solid fencing be a seven foot cedar fence and where the trellis fencing was proposed, to install a six foot cedar fence with one foot of trellis on top to provide better screening.

Senior Planner Darnell explained that around the individual buildings the applicant was proposing a wide variety of shrubs and grasses. Walkways would also be provided between the cement patios and the sidewalk along the front of the buildings. All of the pedestrian walkways would be buffered by landscape beds with varieties of shrubs and grasses. There would be one stand-alone unit with some open space with turf and a covered picnic area. The landscape calculation for the project was 26%.

Committee Member Caughran moved to approve L 16-18 with conditions as discussed. The motion was seconded by Committee Member McDaniel and passed unanimously.

C. L 17-18 – Landscape Plan

Senior Planner Darnell explained the landscape plan for a new multi-family development near the intersection of NE Fircrest Drive and NE Cumulus Avenue. The overall development plan for the site was to construct 4 separate buildings, three of the buildings would contain 18 dwelling units, and one building would contain 12 units. There would be a total of 66 dwelling units on the site. There would be a right-of-way dedication with the application and the applicant would be constructing a five foot sidewalk and installing street trees. The proposed street trees were European Hornbeam and would be spaced as required. There was a drainage ravine that ran through the middle of the

site to the South Yamhill River and a preservation plan was required. There were 1.36 acres of open area that had already been cleared and 3.87 acres that would be preserved as natural area.

There was discussion regarding how no fencing was proposed and whether it should be required in some areas to screen the proposed use from the surrounding existing developments. There was further discussion regarding adding street trees as well.

Senior Planner Darnell said in the parking lot the applicant was providing some planting islands throughout the end caps with Trident and Vine Maple trees and shrubs. There was a wider planting bed to the retaining wall that would look out to the ravine. There would also be an open barbecue area, fenced in dog park, and a tot lot. He thought overall the bed areas were well landscaped even though there were not a lot of plant varieties. It was compatible with the use and the planting islands in the parking lot provided some tree canopy and breaking up of the parking areas. The applicant had provided a full irrigation plan as well.

There was discussion regarding adding more planting islands.

Committee Member McDaniel moved to continue L 17-18 for the applicant to include better screening, additional shade trees along the NE Cumulus frontage, a fence along the perimeter of the site, and more planting islands. The motion was seconded by Committee Member Caughran and passed unanimously.

5. Discussion Items

None

6. Old/New Business

None

7. Committee/Commissioner Comments

None

8. Staff Comments

None

9. Adjournment

Chair Stephenson adjourned the meeting at 12:51 p.m.