



**City of McMinnville
Planning Department**
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

**Landscape Review Committee
ZOOM Online Meeting
August 19, 2020 - 12:00 PM**

*Please note that this meeting will be conducted via
ZOOM meeting software due to the COVID-19 event.*

Join ZOOM Meeting online via the following link:

<https://mcminnvilleoregon.zoom.us/j/518962842?pwd=aEdRd2JjaThJSVNXdndKcHJyb0hiZz09>

Meeting ID: 518 962 842
Password: 694642

Or join ZOOM Meeting by phone via the following number: 1-669-900-9128

Committee Members	Agenda Items
Rob Stephenson Chair	1. Call to Order
	2. Citizen Comments
	3. Approval of Minutes
Sharon Gunter Vice-Chair	A. March 18, 2020 (Exhibit 1) B. April 15, 2020 (Exhibit 2)
	4. Action Items
Josh Kearns	A. L 24-20 – Landscape Plan Review (Exhibit 3) 1901 NW Baker Creek Road – Baker Creek Substation
Tim McDaniel	5. Discussion Items
	A. Code Review of MMC Chapter 17.57-Landscaping (Cont'd) (Exhibit 4)
John Hall	6. Old/New Business
	7. Committee Member Comments
	8. Staff Comments
	9. Adjournment

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

*Please note that these documents are also on the City's website, www.mcminnvilleoregon.gov. You may also request a copy from the Planning Department.



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

EXHIBIT 1 - MINUTES

March 18, 2020
Landscape Review Committee
Regular Meeting

12:00 pm
Community Development Center
McMinnville, Oregon

Members Present: John Hall, Sharon Gunter, Tim McDaniel, and Rob Stephenson
Members Absent: Josh Kearns
Staff Present: Jamie Fleckenstein - Associate Planner
Guests Present: None

1. Call to Order

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

2. Citizen Comments

None

3. Approval of Minutes

A. September 18, 2019

Committee Member Gunter moved to approve the September 18, 2019 minutes. The motion was seconded by Committee Member Hall and passed 4-0.

4. Action/Docket Item (repeat if necessary)

A. L 32-19 – Landscape Plan Review - 2019 NE Highway 99W

Chair Stephenson said he had drawn this plan. He had talked with staff and the architect and they decided to change the variety of tree from a cherry tree to a larger variety to cast more shade, but to leave it up to the Committee as to what variety of tree. He had also added a climbing vine to the garbage container to better conceal the container on all three sides.

Associate Planner Fleckenstein said the Committee had reviewed this application last month. It was for a new commercial building between Hwy 99 and NW 27th Street. The plan was approved, but there was a condition of approval to include a parking lot island. The architect followed up with staff and said the site plan needed to be changed because the parking lot size needed to be expanded in order to have the proper parking lot size. As a result the incorporation of a landscape island in the

middle of the parking lot would require losing a parking space. In lieu of giving up a parking space to include a parking lot island, the applicant was requesting removal of the condition. To break up the parking lot, the applicant was proposing to increase the size of the trees around the parking lot perimeter in order to provide more shade over the parking lot area. The applicant was not proposing a specific tree and it would be a discussion for the Committee. Staff supported the proposed change. He explained the width of the parking stalls, which were supposed to be 8.5 feet apart instead of the 8 feet that were shown on the original plan.

Chair Stephenson said they could put in large trees like Sycamores or medium size trees like Maples.

There was consensus for the applicant to plant Red Maples.

Associate Planner Fleckenstein said the vines on the trash enclosure did not need Committee approval.

Committee Member Gunter moved to revise L 32-19 to remove the condition for the parking lot island and to require the applicant to plant Red Maple trees on the parking lot perimeter. The motion was seconded by Committee Member McDaniel and passed 3-0 with Chair Stephenson abstaining.

B. L 33-19 – Landscape Plan Review - 2445 NE Cumulus Avenue

Associate Planner Fleckenstein discussed the Landscape Plan for the proposed McMinnville Eye Clinic on the corner of NE Cumulus Avenue and Dunn Place in the Three Mile Lane area. The site was currently undeveloped and flat. There was one existing Maple tree. Along the Cumulus frontage they were proposing a large turf lawn area with a row of Persian Spire Parrotia trees spaced 20-25 feet apart. This frontage had several easements that would limit the ability to do more landscaping. Along Dunn Place they were proposing new sidewalk, planter strip, and street trees. The street trees would be Armstrong Red Maples which was consistent with the other street trees on Dunn Place. The landscape bed between the sidewalk and building would include Azaleas and Camellias. There would be parking lot islands fairly regularly placed throughout the parking lot end caps. There was emphasis on ornamental plants at the entrance to the eye clinic as well as a pedestrian pathway from the sidewalk to the clinic. The trees in the parking lot would be Kousa Dogwoods and Magnolias. There was a shared access driveway with the neighboring medical clinic which was where the existing Maple tree was located. However, because of the site work proposed the tree would have to be removed. Replacement trees would be planted in its place. Additional parking stalls would be put on the north side of the site with parking islands with Kousa Dogwoods. On the northwest corner of the building was the trash enclosure and a landscape bed to the east of that, however it would need landscaping on three sides. There was a condition to require this landscaping. He then explained the review factors. This was a commercial property surrounded by other commercial properties. The landscaping along the street frontages was consistent with the other properties. The emphasis along the building entrances and edges was consistent with the surrounding properties. No specific screening was required and the trash enclosure screening was addressed through a condition. There was a generator that would be screened by evergreen hedge and trees. There was one existing tree that would be removed due to the amount of site work and disturbance. The parking lot islands and landscaping was appropriate and included trees to provide shading. The street trees proposed were also appropriate. All of the landscape areas would receive automatic irrigation systems. He reviewed the recommended conditions of approval.

Chair Stephenson suggested another condition that wherever Cosmos were placed that they were replanted every year as they were annuals.

Associate Planner Fleckenstein said the applicant intended to plant a self-seeding variety. He explained they would be located under the trees on Cumulus Avenue.

Chair Stephenson thought they would get shaded out as the trees grew.

Associate Planner Fleckenstein said they would be southern facing and the trees were smaller and more columnar. There was a condition that required continual maintenance including replanting.

Committee Member McDaniel thought a perennial might be better than an annual.

Committee Member Gunter thought they should add a condition that if the Cosmos did not reseed themselves that the applicant would either replant the Cosmos or replace them with a small shrub.

Committee Member Gunter moved to approve L 33-19 with the conditions as discussed. The motion was seconded by Committee Member Hall and passed 4-0.

5. Discussion Items

A. Revision of Landscape Chapter

Associate Planner Fleckenstein said he had been getting feedback from applicants that the landscape chapter of the code was difficult to apply and design to because there was a lack of clear and objective standards. For instance for the parking lot islands, the code said the applicant had to consider the inclusion of parking lot islands and landscaping to break up the parking lot but there were no standards as to how often a parking lot island was required or what type of landscaping was required or if trees should be included. He suggested updating the landscape chapter. He asked if the Committee agreed.

Chair Stephenson thought examples should be included in the chapter as well. He agreed the code should be clearer.

Associate Planner Fleckenstein said large format commercial design standards required parking lot islands every 60 feet with deciduous trees. The NE Gateway District required the same.

Chair Stephenson thought Lowe's and Oregon Mutual were good examples.

There was consensus to revise the landscape chapter.

B. Arbor Day event

Associate Planner Fleckenstein said usually Arbor Day was in April, however due to Covid-19 the event was cancelled for this year. He had reached out to the library to organize an educational awareness display and tree seedling giveaway instead. Unfortunately that would have to be postponed as well due to Covid.

Chair Stephenson asked if staff was monitoring the subdivisions that were cutting down Birch trees to make sure they were being replaced. Associate Planner Fleckenstein said he would ask Code Enforcement to look into it.

6. Old/New Business

None

7. Committee Comments

None

8. Staff Comments

None

9. Adjournment

Chair Stephenson adjourned the meeting at 12:58 p.m.

DRAFT



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

EXHIBIT 2 - MINUTES

April 15, 2020
Landscape Review Committee
Regular Meeting

12:00 pm
Community Development Center
McMinnville, Oregon

Members Present: John Hall, Sharon Gunter, Josh Kearns, and Tim McDaniel
Members Absent: Rob Stephenson
Staff Present: Jamie Fleckenstein - Associate Planner
Guests Present: Scott Hill – Mayor, Kellie Menke – City Councilor, Glenn Armstrong, Darren Dickerhoof, and Jim Schlotfeldt

1. Call to Order

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

2. Citizen Comments

None

3. Approval of Minutes

A. October 16, 2019

Committee Member Kearns moved to approve the October 16, 2019 minutes. The motion was seconded by Committee Member McDaniel and passed 4-0.

4. Action/Docket Item (repeat if necessary)

A. L 31-19 – Landscape Plan Revision - 118 NE 3rd Street - First Federal Savings & Loan

Associate Planner Fleckenstein discussed the landscape plan for First Federal. This encompassed the entire block bounded by 2nd, 3rd, Baker, and Adams. The building was in the northeast corner and the remainder of the site was pedestrian and vehicular circulation with landscaping around the parking areas and entrances. There were proposed street tree plantings along 3rd and Baker. He reviewed the conditions of approval. There was an area adjacent to 3rd and Adams that would be a historic/art area and was currently undefined on the landscape plan. It would be subject to further review by the Historic Landmarks Committee. The first condition was if any additional landscaping was proposed for this area that it come back to the Landscape Review Committee. The internal planter between the parking stalls and drive aisle had Ilex Crenata Sky Pencil that was a tall, narrow shrub that could reach up to six feet tall. It was not good for vision clearance for cars and staff

recommended that plantings in this planter be limited to 36 inches in height. There was another condition to provide landscaping around three sides of the trash enclosure. There was a separate application for street tree removal for five of the six trees that would come to the Committee at a later time. There were a few conditions to authorize street tree planting as proposed in the landscape plan if the street tree removal application was approved. The proposed street trees were Red Maples with appropriate spacing. There were standard conditions about spacing from utilities and facilities and planting street trees. Staff received comments from McMinnville Water & Light regarding the water facilities being relocated closer to the street and the current plan did not reflect the final location of the water facilities. They recommended that the landscape be revised around these facilities and that the revised plan be submitted to Water & Light for review. This was included in the conditions. Staff thought the landscape plan was compatible with the surrounding properties and uses. The parking lot had screening plants and trees around the perimeter and in the parking lot islands. There were no trees that were appropriate to be retained except for one existing street tree. There was a significant amount of landscaping in the parking lot islands and around the parking lot perimeter with trees that were appropriately spaced and located. The street trees would be ones from the Street Tree List and spaced accordingly. The entire site would have an automatic irrigation system including the street trees. The proposed green screen was a vertical trellis fence located in the planters along 2nd Street. This was a requirement of the downtown design review standards. The applicant proposed to plant evergreen Clematis on the green screen to provide more screening for the parking. This was a complete redevelopment of this block to remove the two existing buildings and replace them with a three story combined building that would hold bank and administrative offices. He thought it would be an improvement to this area. He thought they could approve the plan and if there were any significant revisions, it would come back to the LRC.

Committee Member Kearns moved to approve L 31-19 with the conditions proposed by staff. The motion was seconded by Committee Member Gunter and passed 4-0.

B. L 7-20 – Landscape Plan Review - R4415BB00100 – Chipotle / Commercial Shop

Associate Planner Fleckenstein discussed the landscape plan for a new commercial building in the McMinnville Plaza at the intersection of Hwy 99 and Lafayette Avenue. The proposal was for the northeast corner of the Plaza for two tenant spaces. One would be Chipotle with a drive thru service and the other would be a commercial retail shop. There would be off street parking to accommodate the uses. There would also be landscaping around the adjacent O'Reily's Auto Parts to accommodate the infrastructure changes associated with the new development. The landscape plan included the entire corner of Lafayette and Pacific. The plan would be a template for the rest of the Plaza when it was developed. There was substantial landscaping around the perimeter of the property. Trees were proposed along Hwy 99, but none proposed for Lafayette. The internal landscaping was around the building itself, parking lot islands, and areas impacted by the site circulation. Staff suggested some conditions of approval. One was that the overall development was subject to site plan review through the large format commercial development. If any changes to the site plan were made through that process, the landscape plan would be updated to reflect those changes. Public Works had commented that there was a site clearance triangle that needed to be maintained and the plantings needed to be 36 inches or shorter in that area. One of the varieties of shrub proposed could grow higher than that and staff included a condition that either the plantings would be a variety that had a mature height of 36 inches or less or they would be continually maintained at the 36 inch height. No trees could be planted there due to the clearance concerns.

Darren Dickerhoof, owner of McMinnville Plaza, explained the project. He said they could swap the shrub out for something smaller.

Glen Armstrong, representing the applicant, said he had left it in the plan because he thought it could be maintained, but he could discuss it further with the applicant.

Committee Member Kearns asked about a trash enclosure on the corner of the property. Associate Planner Fleckenstein said that was a car wash area for Enterprise. Mr. Dickerhoof said due to Covid, Enterprise had some financial concerns about proceeding with that and it had been put on hold. He thought it would just be a carport and the owner would adjust the height for the clearance triangle. There was a garbage enclosure just north of that and there was a three foot elevation change between the street and the bottom of the enclosure so it was under the clearance triangle.

Associate Planner Fleckenstein said there were large masses of evergreen and ornamental grasses repeating at an attractive scale. He did not see any issues with the repetitive massing and design. Staff received a comment from ODOT who had jurisdiction over Hwy 99 that they would be doing some street and pedestrian improvements at the intersection at this location and some of the plantings might need to be adjusted to accommodate those facilities. He did not anticipate any major adjustments. The trash enclosures had landscaping on two sides, but they needed to be screened on three sides. There was a condition for that. There were a few existing trees in the parking lot islands that would be removed due to the development. A few small deciduous trees on the south side of O'Reily's would also be removed to accommodate the relocation of the trash enclosure. They would be replaced by three evergreen trees. Street trees were not required on Lafayette due to the configuration of the sidewalk and planting strips in the right-of-way. The existing irrigation system would be extended to this site to provide irrigation to all of the landscape areas.

Committee Member Hall asked since they could not put trees on Lafayette if trees could be planted along the front of the building between the building and the parking lot. Committee Member Kearns pointed out there were five trees in the planting lot islands. Associate Planner Fleckenstein said there was a requirement for large format commercial to provide 10 foot wide sidewalks in front of the building.

Mr. Dickerhoof said the area between Chipotle and 99 on the north side was meant to be a patio for outdoor seating.

Committee Member Kearns moved to approve L 7-20 with the conditions proposed by staff. The motion was seconded by Committee Member McDaniel and passed 4-0.

5. Discussion Items

None

6. Old/New Business

None

7. Committee Comments

None

8. Staff Comments

None

9. Adjournment

Vice Chair Gunter adjourned the meeting at 12:45 p.m.



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311
www.mcminnvilleoregon.gov

EXHIBIT 3 - STAFF REPORT

DATE: August 19, 2020
TO: Landscape Review Committee Members
FROM: Jamie Fleckenstein, Associate Planner
SUBJECT: Agenda Item 4A – Landscape Plan Review Application (L 24-20)

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

REPORT IN BRIEF:

This proceeding is a public meeting of the Landscape Review Committee to consider an application for a Landscape Plan Review (L 24-20) for new landscaping associated with the expansion of the Baker Creek utility substation at 1901 NW Baker Creek Road (Tax Lot 101, Section 18, T. 4. S., R. 4 W., W.M.). The application is subject to a 30-day processing timeline. The application was deemed complete on July 21, 2020. Staff has reviewed the application for consistency with the applicable criteria, and recommends approval of the application, subject to the conditions specified in the attached Decision Document.

PROJECT DESCRIPTION:

The subject property is located at 1901 NW Baker Creek Road, surrounded by the recently approved Baker Creek North subdivision, and is the site of the Baker Creek utility substation. McMinnville Water & Light is expanding the substation and its capacity to accommodate growth in northwest McMinnville. **See Figure 1 (Vicinity Map) and Figure 2 (Baker Creek North Site Plan).** Adjacent property to the west and north of the substation property is commercially zoned and undeveloped. Adjacent property to the north and east is zoned R-4PD and is the location of the approved Baker Creek North residential subdivision. Immediately east and north of the substation within the Baker Creek North subdivision are open space areas that will extend the Westside Bicycle/Pedestrian Trail. South of the subject site, across Baker Creek Road is residentially zoned and developed land. **See Figure 3 (Zoning Map).**

The proposed landscape plan for the substation expansion details the landscaping around the perimeter of the property. The perimeter shrubs and groundcover are entirely native, chosen for their adaptation

Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review at 1901 NW Baker Creek Road

Attachment B – Application Materials

to the regional climate and drought-tolerance. Selected tree species are also found in the Baker Creek North street tree plan, providing continuity and consistency between adjacent properties. The interior of the substation is free of landscaping for safety and regulatory reasons. Landscaping is proposed within the Baker Creek Road right-of-way that continues approved landscaping themes along Baker Creek Road, including a white rail fence and Katsura street trees. ***See Figure 4 (Landscape Plan Rendering), Figure 5 (Landscape Plan) and Figure 6 (Plant Schedule).***

Figure 1: Vicinity Map

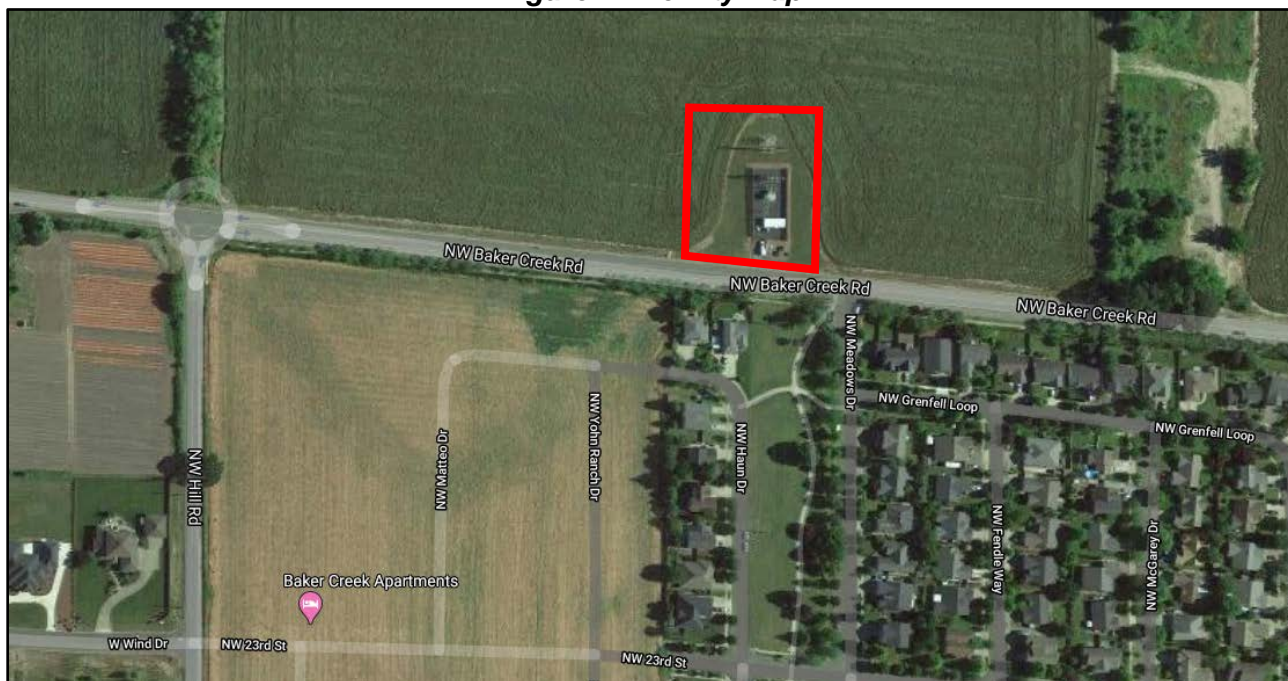
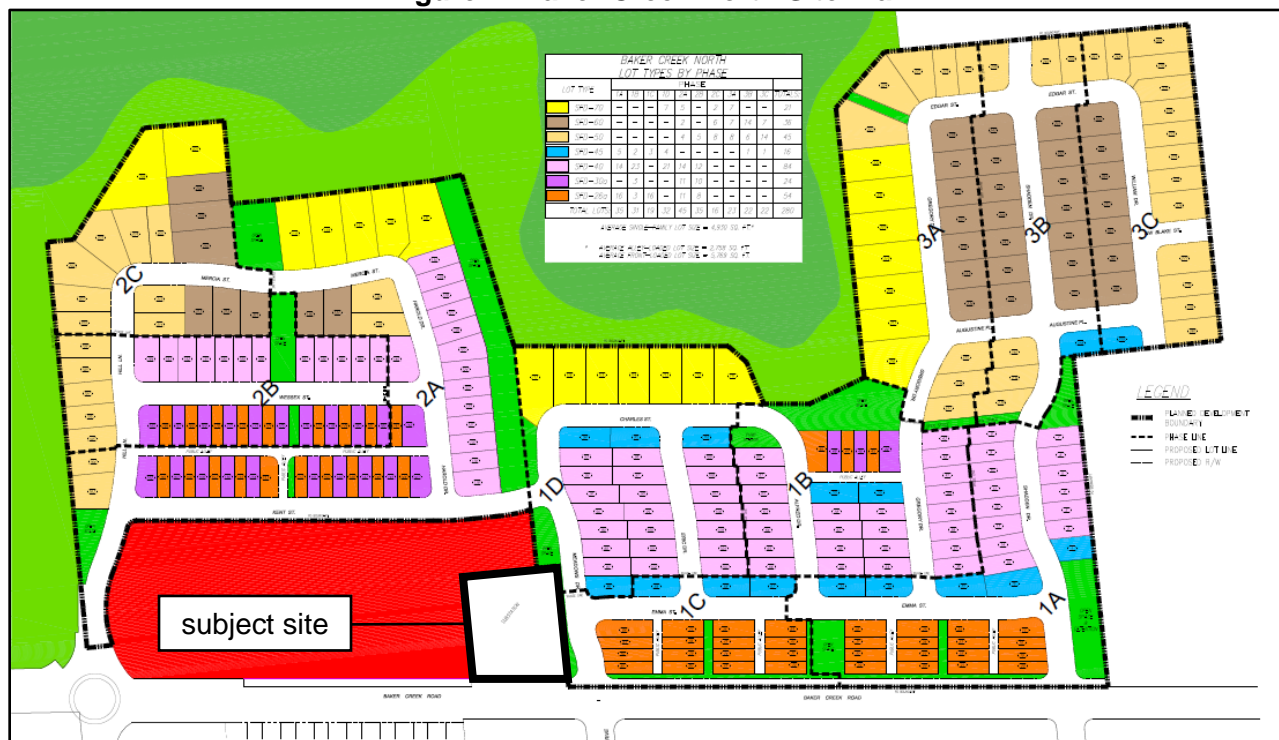


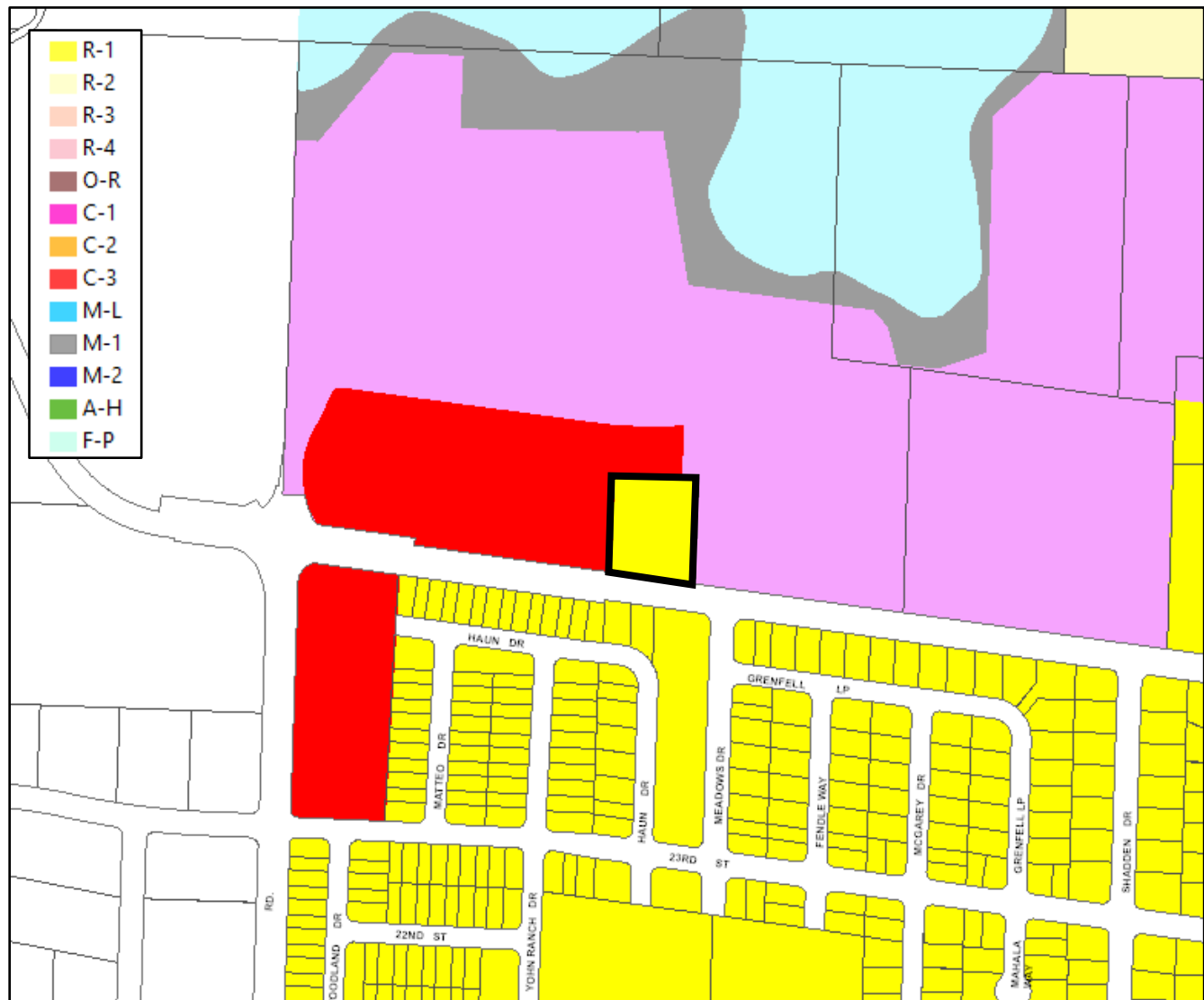
Figure 2: Baker Creek North Site Plan



Attachments:

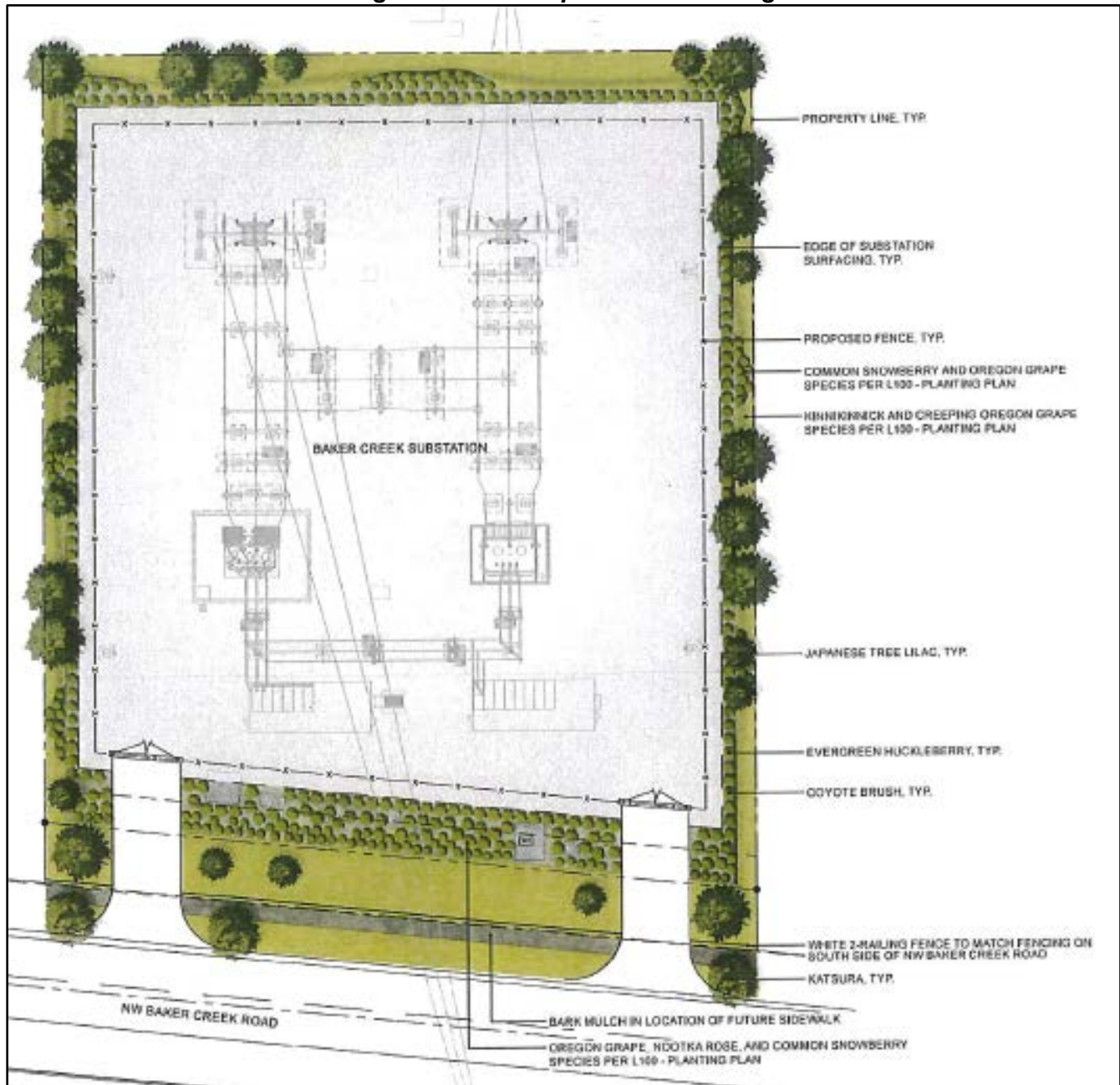
Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review at 1901 NW Baker Creek Road

Attachment B – Application Materials

Figure 3: Zoning Map**Attachments:**

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review at 1901 NW Baker Creek Road

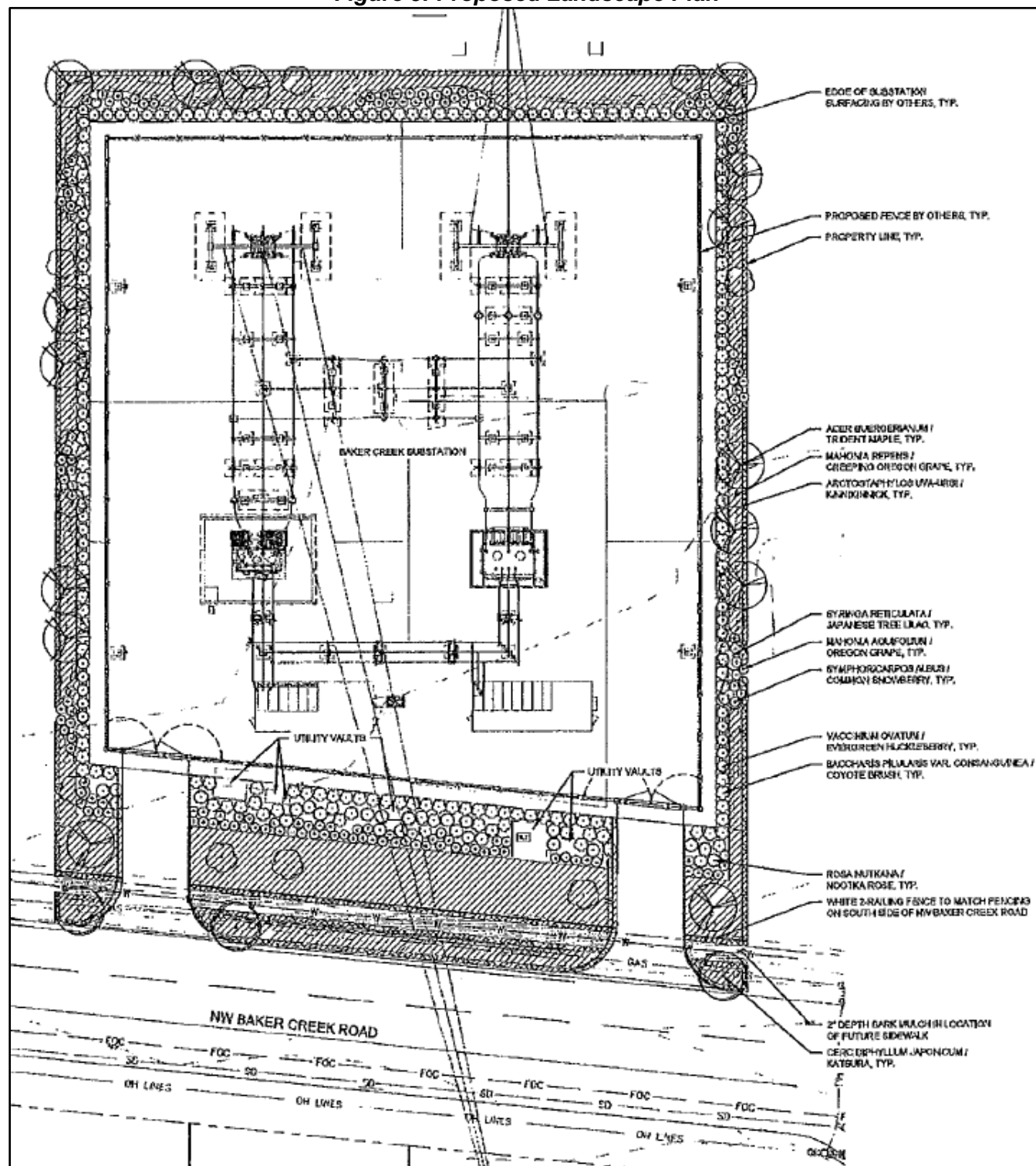
Attachment B – Application Materials

Figure 4: Landscape Plan Rendering**Attachments:**

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review at 1901 NW Baker Creek Road

Attachment B – Application Materials

Figure 5: Proposed Landscape Plan














Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review at 1901 NW Baker Creek Road

Attachment B – Application Materials

Figure 6: Proposed Plant Schedule**PLANT SCHEDULE**

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	TYPE
TREES						
	ACER BURGERSIANUM	TRIDENT MAPLE	1.5" CAL. B&B	AS SHOWN	16	MEDIUM TREE (20-40' MATURE HT.)
	SYRINDA RETICULATA	JAPANESE TREE LILAC	1.5" CAL. B&B	AS SHOWN	14	SMALL TREE (20-30' MATURE HT.)
	CERCIDIPHYLLUM JAPONICUM	KATSURA	2" CAL. B&B	AS SHOWN	3	STREET TREE (40-60' MATURE HT.)
SHRUBS						
	BACCHARIS PILEULARIS VAR. CONSANGUINEA	COYOTE BRUSH	3 GAL. CONT.	4' O.C.	131	LARGE SHRUB (6' MATURE HT.)
	KALONIA ACUFOLIUM	OREGON GRAPE	3 GAL. CONT.	3' O.C.	79	SMALL SHRUB (3-4' MATURE HT.)
	ROSA NUTKANIA	HOOVER ROSE	3 GAL. CONT.	4' O.C.	27	SMALL SHRUB (3-6' MATURE HT.)
	SYMPHORICARPUS ALBUS	COMMON SMOKEBERRY	3 GAL. CONT.	3' O.C.	78	SMALL SHRUB (3' MATURE HT.)
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL. CONT.	4' O.C.	72	LARGE SHRUB (3-6' MATURE HT.)
GROUND COVER						
	ARCTOSTAPHYLOS UVA-URSI	KINKY KNOCK	4" CONT.	18" O.C.	1,193	GROUND COVER
	MAHONIA REPENS	CREeping OREGON GRAPE	1 GAL. CONT.	3' O.C.	896	GROUND COVER
	BARK MULCH		2" DEPTH		854 SF	

STAFF REVIEW:

Decisions and/or recommendations for land-use applications are dependent upon whether or not the applications meet state regulations, the McMinnville Comprehensive Plan and the McMinnville Municipal Code (MMC). The application can either meet these criteria as proposed, or a condition of approval can be provided that either outlines what needs to occur to meet the criteria or when something needs to occur to meet the criteria. Attached is the decision document that provides the Findings of Fact and Conclusionary Findings for the land-use application. This document outlines the legal findings on whether or not each application meets the applicable criteria and whether or not there are conditions of approval that if achieved put the application in compliance with the criteria.

Applicable Review Criteria

Utility substations are subject to commercial standards and requirements outlined in McMinnville Municipal Code (MMC) Chapters 17.57-Landscaping and 17.58-Trees.

Compliance with Review Factors

Below are tables summarizing the application's compliance with critical criteria and review factors. The Decision Document for the land-use application has the detailed analysis and findings for this compliance:

Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review at 1901 NW Baker Creek Road

Attachment B – Application Materials

MMC 17.57.070(A)(2)

Project Type	Total Site Area (s.f.)	Landscape Provided (s.f.)	Percentage Provided	Percentage Required (Commercial)
Substation Expansion	53,143	13,939	26.2%	7%

MMC 17.57.070(B)

Issue	Notes	Condition to Help Meet Criteria
Compatibility with the project and surrounding properties and uses	<ul style="list-style-type: none"> Landscaping reflects safety and security concerns around electric substation and transmission lines Integrates elements of approved landscaping on surrounding properties for consistency and continuity 	None
Screening the proposed use	<ul style="list-style-type: none"> Security fence around perimeter of site (chain link w/ slats) Shrubs (evergreen and deciduous) up to 8' tall surround perimeter fencing Small and medium trees provide screening 	None
Retention of existing trees	<ul style="list-style-type: none"> No existing trees or natural areas on site 	None
Parking lot islands and planting	<ul style="list-style-type: none"> No parking areas proposed in substation expansion 	None
Use of suitable street trees	<ul style="list-style-type: none"> Street trees required (street improvements include planter strips) Katsura is approved Medium Street Tree Katsura is approved street tree for Baker Creek Road at Baker Creek North subdivision 	Conditions #2-10: Standard conditions for street tree planting to ensure compliance with City standards
Irrigation system or water facilities	<ul style="list-style-type: none"> Temporary irrigation system proposed for 2-year establishment period Intent of landscape design is establishment of native drought-tolerant plants to do not require supplemental irrigation after 2 years 	None

Staff-Suggested Conditions of Approval

1. That the applicant shall install landscaping as shown on the landscape plans received by the Planning Department on July 17, 2020 and shall comply with required conditions of approval.
2. That the applicant contact the appropriate utility-locate service (dial 811 or 800-332-2344) prior to any planting excavation to ensure that underground utilities are not damaged.
3. That the applicant is reminded that trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;

Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review at 1901 NW Baker Creek Road

Attachment B – Application Materials

- b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
4. That the applicant shall maintain proper clearances around the existing and future water and electrical services that will be located on the site. Landscaping shall not be placed within four (4) feet of fire hydrants, within four (4) feet of water valves, within four (4) feet of vaults, within three (3) feet of the back or side of a transformer, or within one (1) foot of water meters. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.
5. That planting of street trees shall be subject to the design drawings and specification developed by the City in May 2014. The applicant shall provide root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be placed on the curb side and public sidewalk side of the tree in ten (10) foot lengths, centered on the tree. The root barrier protection shall be provided to a minimum depth of eighteen (18) inches. Two (2) deep watering tubes shall be provided to encourage deep rooting.
6. That all street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above grade. All trees shall be healthy grown nursery stock with a single straight trunk, a well-developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.
7. That the applicant shall schedule an inspection with the McMinnville Public Works Superintendent of the installed root barrier and watering tubes prior to any street tree planting. Trees intended for planting shall be on-site and available for inspection. The applicant shall contact the McMinnville Public Works Superintendent, at (503) 434-7316 to schedule a planting inspection prior to backfilling.
8. That all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.
9. That all street trees shall be continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner for one full growing season following planting. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.
10. Street trees, as they grow, shall be pruned to provide at least eight (8) feet of clearance above sidewalks and eighteen (18) feet above arterial streets. This provision may be waived in the case of newly planted trees so long as they do not interfere with public travel, sight distances, or endanger public safety as determined by the City.

COMMENTS:

Agency Comments

This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. The following comments have been received:

- **McMinnville Public Works Department:**

Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review at 1901 NW Baker Creek Road

Attachment B – Application Materials

Site Review

1. The existing site is an electrical substation on NW Baker Creek Road just west of the intersection with NW Meadows Drive. NW Baker Creek is functionally classified as a minor arterial in the City's transportation system. There is existing curb, gutter and sidewalk on the south side of the roadway. The existing north side of the roadway is a rural section with an existing shoulder and roadside ditch.
2. There is currently screening plant material planted around the perimeter of the site.
3. There are overhead power conflicts crossing Baker Creek Road north-south in the form of primary power. There are power and communication facility conflicts on the south side of the roadway.
4. The north side of the roadway is planned to be improved to an urban section with curb, gutter and setback sidewalk as development in the form of a residential subdivision around the site occurs.

Recommendations

1. Staff would recommend approving this proposal.
 - The submitted landscaping plan shows 3 street trees adjacent to Baker Creek in the public right of way. Given the overhead power conflicts, staff concurs with the spacing as proposed.
 - The plan proposes Katsura trees as a street tree. Katsura is a proven street tree, and is listed in the McMinnville Street Tree List.
 - The remainder of landscaping in the right of way appears to be groundcover, which is consistent with the site conditions, as well as with the overall approach to this proposal.
 - The remainder of the plantings are outside of the public right of way, and are thus out of our purview.
 - The applicant should be reminded that the tree plantings adjacent to the driveway access onto Baker Creek Road should be planted no closer than 5' from the private drive, and planted and maintained in such a manner as to maintain vision clearance for vehicles exiting the site.
- McMinnville Water and Light:

Water: Maintain clearances around existing water meter (spec: WMCLEAR).

Public Comments

No public comments were received prior to the issuance of this report.

LANDSCAPE REVIEW COMMITTEE OPTIONS:

- 1) **APPROVE** the application, per the decision document provided which includes the findings of fact and conditions of approval.
- 2) **APPROVE** the application with additional conditions of approval, providing findings of fact for the inclusion of additional conditions.
- 3) **CONTINUE** the application, requesting the applicant to submit more information or details for review.
- 4) **DENY** the application, providing findings of fact for the denial in the motion to deny.

Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review at 1901 NW Baker Creek Road

Attachment B – Application Materials

STAFF RECOMMENDATION:

Staff has reviewed the application for consistency with the applicable criteria. Staff finds that, subject to the recommended conditions specified in the attached Decision Document, the application submitted by the applicant contains sufficient evidence to find the applicable criteria are satisfied.

Staff **RECOMMENDS APPROVAL** of the application, subject to the conditions specified in the attached Decision Document.

SUGGESTED MOTION:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, I MOVE THAT THE LANDSCAPE REVIEW COMMITTEE APPROVE THE DECISION DOCUMENT AND APPROVE THE LANDSCAPE PLAN REVIEW APPLICATION L 24-20 SUBJECT TO THE CONDITIONS SPECIFIED IN THE DECISION DOCUMENT.

JF

Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review at 1901 NW Baker Creek Road

Attachment B – Application Materials



**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
231 NE FIFTH STREET
MCMINNVILLE, OR 97128
503-434-7311
www.mcminnvilleoregon.gov

**DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE
APPROVAL OF A LANDSCAPE PLAN REVIEW FOR BAKER CREEK SUBSTATION AT 1901 NW
BAKER CREEK ROAD**

DOCKET: L 24-20 (Landscape Plan Review)

REQUEST: Approval of a Landscape Plan for Baker Creek Substation at 1901 NW Baker Creek Road

LOCATION: 1901 NW Baker Creek Road (Tax Lot 101, Section 18, T. 4. S., R. 4 W., W.M.)

ZONING: R-1 (Single Family Residential)

APPLICANT: Samuel R. Justice, General Counsel, on behalf of McMinnville Water & Light, property owner

STAFF: Jamie Fleckenstein, PLA, Associate Planner

DATE DEEMED COMPLETE: July 21, 2020

DECISION MAKING BODY & ACTION: McMinnville Landscape Review Committee makes a recommendation of approval or denial to the Planning Director.

DECISION DATE & LOCATION: August 19, 2020, Community Development Center, 231 NE 5th Street, McMinnville, Oregon, and Zoom Online Meeting ID 518 962 842.

PROCEDURE: Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.050 (Plans-Submittal and review-Approval-Time limit for completion) of the McMinnville Zoning Ordinance.

CRITERIA: The applicable criteria are specified in Section 17.57.070 (Area Determination – Planning factors) of the McMinnville Zoning Ordinance, McMinnville City Code.

APPEAL: The decision may be appealed within 15 days of the date the decision is mailed as specified in Section 17.57.170 of the McMinnville Zoning Ordinance.

COMMENTS: This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Their comments are provided in this document. No public notice of the application was required by the McMinnville Zoning Ordinance. No additional comments were received by the Planning Department.

Based on the findings and conclusionary findings, the Landscape Review Committee finds the applicable criteria are satisfied with conditions and recommends **APPROVAL** of the Landscape Plan (L 24-20) **subject to the conditions of approval provided in this document.**

////////////////////////////////////

DECISION: APPROVAL WITH CONDITIONS

////////////////////////////////////

Date: _____

Date: _____

I. APPLICATION SUMMARY:

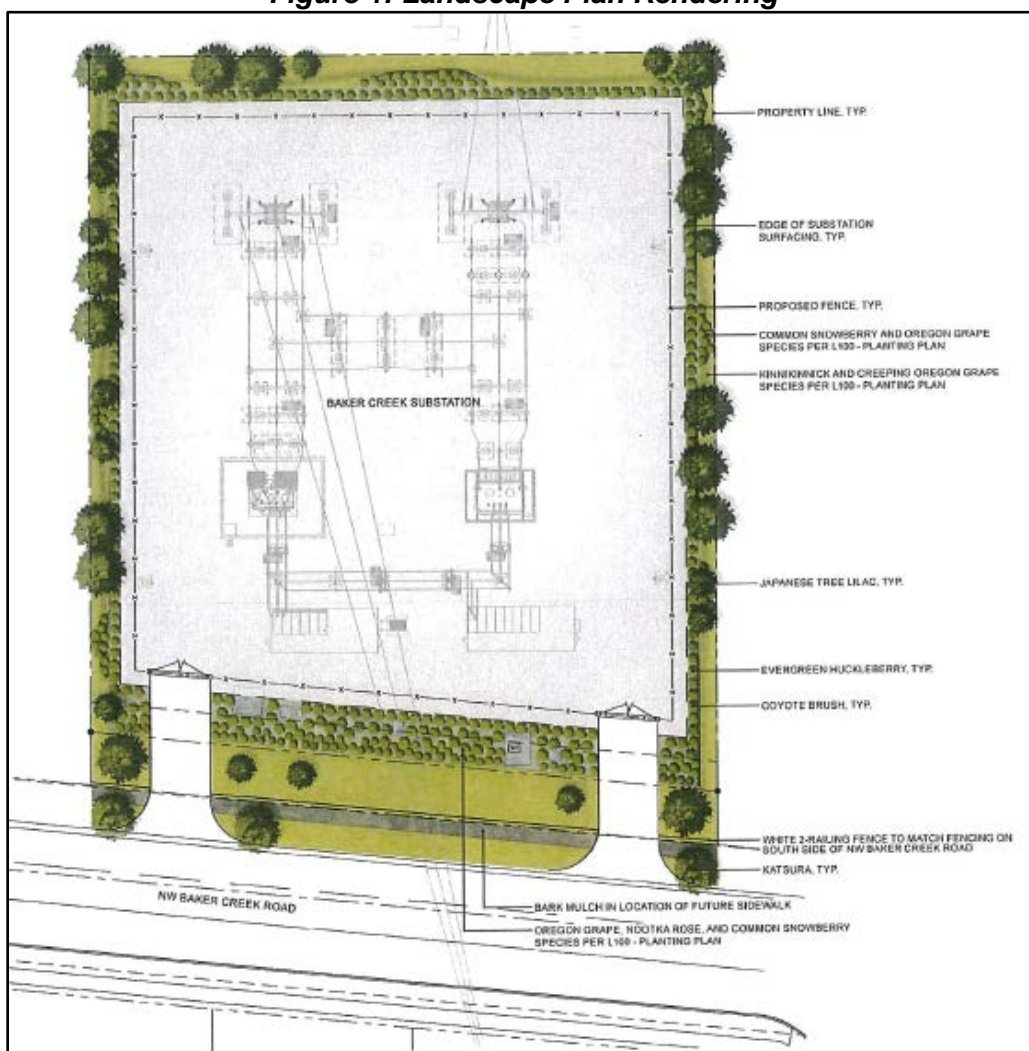
Subject Property & Request

The applicant, Samuel R. Justice, General Counsel, on behalf of McMinnville Water & Light, property owner, submitted a landscape plan review application (docket L 24-20) seeking approval of a landscape plan for the expansion of the Baker Creek utility substation at 1901 NW Baker Creek Road. **See Figure 1 (Landscape Plan Rendering).**

The subject property is located at 1901 NW Baker Creek Road, and is more specifically described as Tax Lot 101, Section 18, T. 4. S., R. 4 W., W.M. **See Figure 2 (Vicinity Map).** The property is zoned R-1 (Single-Family Residential) **See Figure 3 (Zoning Map).** The subject site is the location of the existing Baker Creek utility substation which will be expanded. Adjacent property to the west and north of the substation is commercially zoned and undeveloped. Adjacent property to the north and east is zoned R-4PD and is the location of the approved Baker Creek North residential subdivision. Immediately east and north of the substation within the Baker Creek North subdivision are open space tracts that will extend the Westside Bicycle/Pedestrian Trail. South of The subject site, across Baker Creek Road is residentially zoned and developed land.

The proposed site plan for the substation expansion features new substation structures and equipment, and two (2) vehicular access points from Baker Creek Road. The landscape plan addresses landscaping for the substation perimeter and the Baker Creek Road right-of-way. **See Figure 4 (Landscape Plan) and Figure 5 (Plant Schedule).**

Figure 1: Landscape Plan Rendering



Attachments:

Attachment 1 – Application and Attachments

Figure 2: Vicinity Map

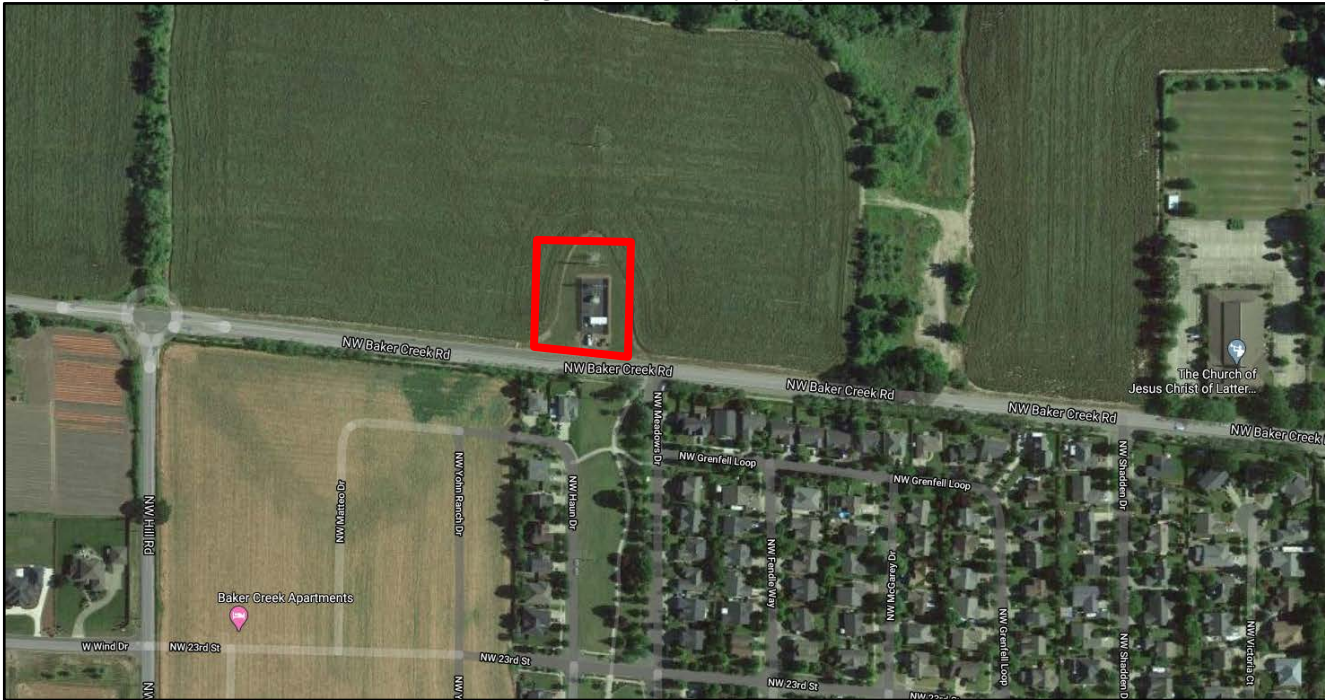


Figure 3: Zoning Map

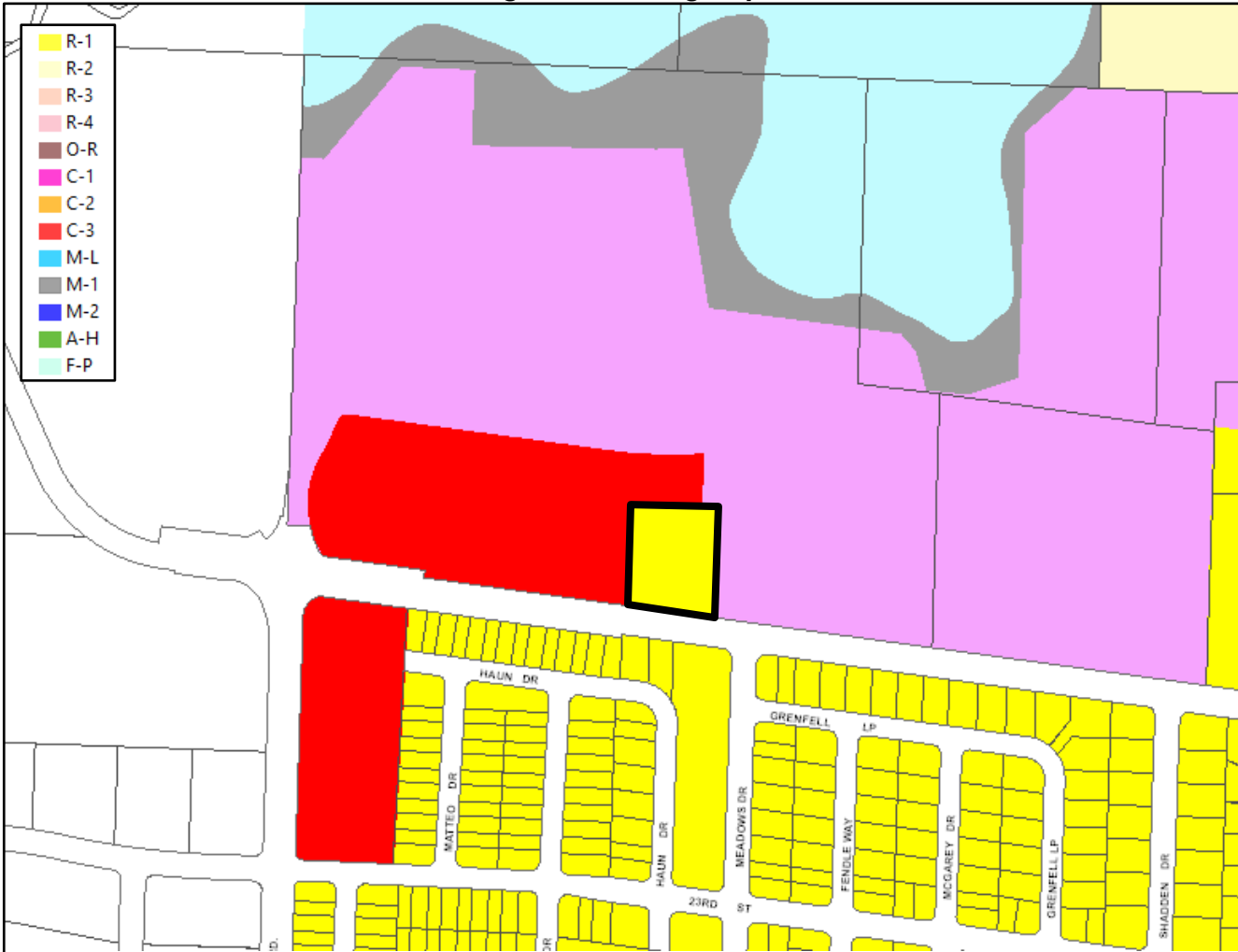
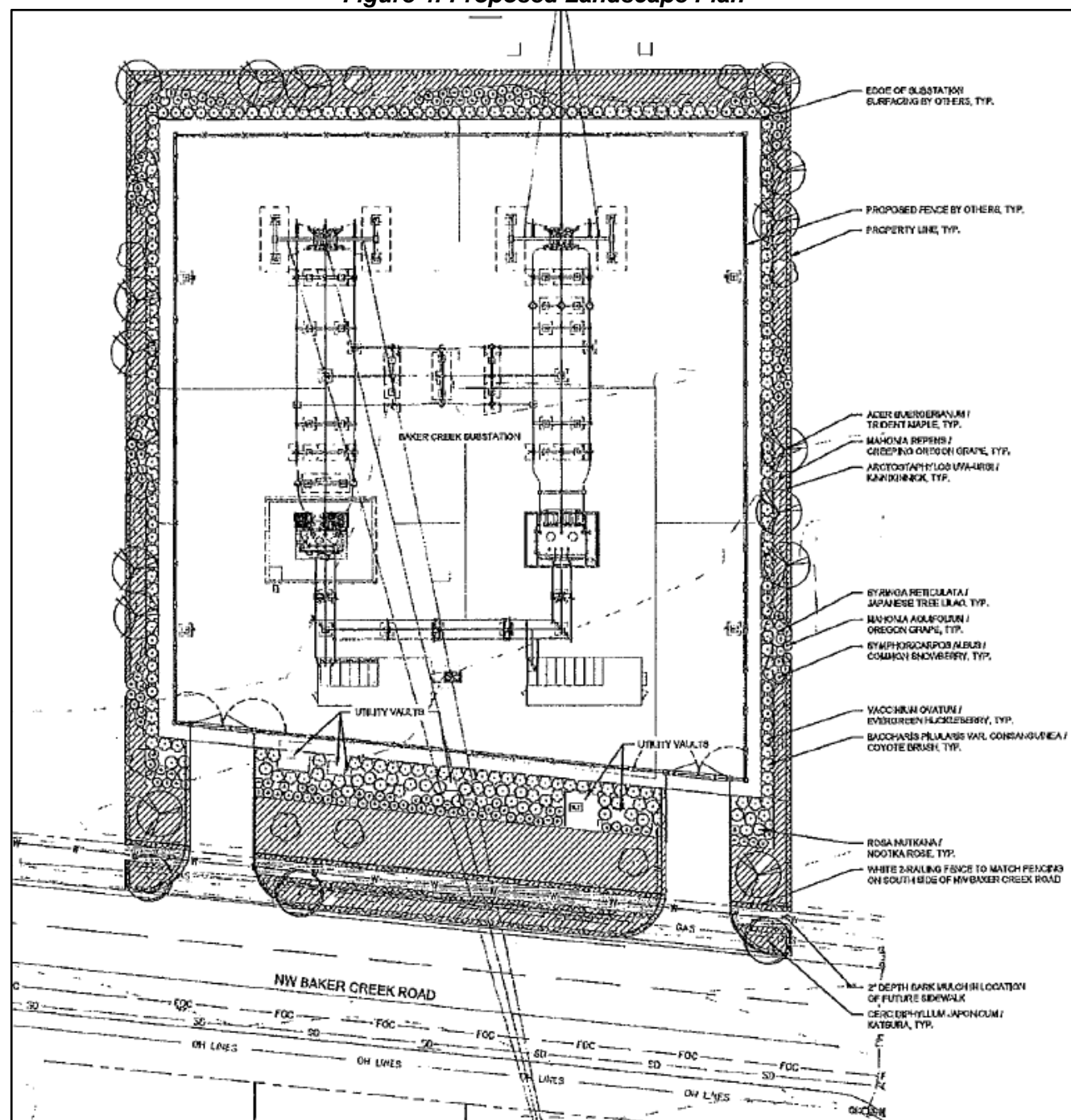













Figure 4: Proposed Landscape Plan



Attachments:

Attachment 1 – Application and Attachments

Figure 5: Proposed Plant Schedule**PLANT SCHEDULE**

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	TYPE
TREES						
	ACER BIERGERIANUM	TRIDENT MAPLE	1.5" CAL. B&B	AS SHOWN	16	MEDIUM TREE (20-40' MATURE HT.)
	SYRINDA RETICULATA	JAPANESE TREE LILAC	1.5" CAL. B&B	AS SHOWN	14	SMALL TREE (20-30' MATURE HT.)
	CERCIDIPHYLLUM JAPONICUM	KATSURA	2" CAL. B&B	AS SHOWN	3	STREET TREE (40-60' MATURE HT.)
SHRUBS						
	BACCHARIS P. LULARIS VAR. CONGANGUINEA	COYOTE BRUSH	3 GAL. CONT.	4' O.C.	131	LARGE SHRUB (6' MATURE HT.)
	KALONIA ACUTIFOLIUM	OREGON GRAPE	3 GAL. CONT.	3' O.C.	79	SMALL SHRUB (3-4' MATURE HT.)
	ROSA NUTKANA	HOOTKA ROSE	3 GAL. CONT.	4' O.C.	27	SMALL SHRUB (3-4' MATURE HT.)
	SYMPHORICARPUS ALBUS	COMMON HUCKLEBERRY	3 GAL. CONT.	3' O.C.	78	SMALL SHRUB (3' MATURE HT.)
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL. CONT.	4' O.C.	72	LARGE SHRUB (5-6' MATURE HT.)
GROUND COVER						
	ARCTOSTAPHYLOS UVA-URSI	KINKY KINK	4" CONT.	16" O.C.	1,103	GROUND COVER
	KALONIA REPENS	CREeping OREGON GRAPE	1 GAL. CONT.	3' O.C.	896	GROUND COVER
	BARK MULCH		2" DEPTH		854 SF	

Summary of Criteria & Issues

Decisions and/or recommendations for approval of the land use application is dependent upon whether or not the application meets state regulations, the McMinnville Comprehensive Plan and the McMinnville Municipal Code (MMC). The application can either meet these criteria as proposed, or a condition of approval can be provided that either outlines what needs to occur to meet the criteria or when something needs to occur to meet the criteria.

The proposed development is the expansion of an existing utility substation. MMC Section 17.57.040 (B) requires landscaping of utility substations subject to requirements of commercial uses. Therefore landscaping is required subject to the standards outlined in McMinnville Municipal Code (MMC) Chapter 17.57-Landscaping.

MMC Section 17.58.080 requires street trees to be planted at all new commercial development which has a designated curb-side planting strip or planting islands. Right-of-way improvements included in the development project include the installation of sidewalk and curbside planting strips. Therefore street trees are required, subject to the applicable standards and criteria of MMC Chapter 17.58 – Trees.

II. CONDITIONS:

1. That the applicant shall install landscaping as shown on the landscape plans received by the Planning Department on July 17, 2020 and shall comply with required conditions of approval.

Attachments:

Attachment 1 – Application and Attachments

2. That the applicant contact the appropriate utility-locate service (dial 811 or 800-332-2344) prior to any planting excavation to ensure that underground utilities are not damaged.
3. That the applicant is reminded that trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
4. That the applicant shall maintain proper clearances around the existing and future water and electrical services that will be located on the site. Landscaping shall not be placed within four (4) feet of fire hydrants, within four (4) feet of water valves, within four (4) feet of vaults, within three (3) feet of the back or side of a transformer, or within one (1) foot of water meters. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.
5. That planting of street trees shall be subject to the design drawings and specification developed by the City in May 2014. The applicant shall provide root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be placed on the curb side and public sidewalk side of the tree in ten (10) foot lengths, centered on the tree. The root barrier protection shall be provided to a minimum depth of eighteen (18) inches. Two (2) deep watering tubes shall be provided to encourage deep rooting.
6. That all street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above grade. All trees shall be healthy grown nursery stock with a single straight trunk, a well-developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.
7. That the applicant shall schedule an inspection with the McMinnville Public Works Superintendent of the installed root barrier and watering tubes prior to any street tree planting. Trees intended for planting shall be on-site and available for inspection. The applicant shall contact the McMinnville Public Works Superintendent, at (503) 434-7316 to schedule a planting inspection prior to backfilling.
8. That all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.
9. That all street trees shall be continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner for one full growing season following planting. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.
10. Street trees, as they grow, shall be pruned to provide at least eight (8) feet of clearance above sidewalks and eighteen (18) feet above arterial streets. This provision may be waived in the case of newly planted trees so long as they do not interfere with public travel, sight distances, or endanger public safety as determined by the City.

III. ATTACHMENTS:

1. L 24-20 Application and Attachments (on file with the Planning Department)

Attachments:

Attachment 1 – Application and Attachments

IV. COMMENTS:

Agency Comments

This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. The following comments have been received:

- McMinnville Public Works Department:

Site Review

1. The existing site is an electrical substation on NW Baker Creek Road just west of the intersection with NW Meadows Drive. NW Baker Creek is functionally classified as a minor arterial in the City's transportation system. There is existing curb, gutter and sidewalk on the south side of the roadway. The existing north side of the roadway is a rural section with an existing shoulder and roadside ditch.
2. There is currently screening plant material planted around the perimeter of the site.
3. There are overhead power conflicts crossing Baker Creek Road north south in the form of primary power. There are power and communication facility conflicts on the south side of the roadway.
4. The north side of the roadway is planned to be improved to an urban section with curb, gutter and setback sidewalk as development in the form of a residential subdivision around the site occurs.

Recommendations

1. Staff would recommend approving this proposal.
 - The submitted landscaping plan shows 3 street trees adjacent to Baker Creek in the public right of way. Given the overhead power conflicts staff concurs with the spacing as proposed.
 - The plan proposes Katsura trees as a street tree. Katsura is a proven street tree, and is listed in the McMinnville Street Tree List.
 - The remainder of landscaping in the right of way appears to be groundcover, which is consistent with the site conditions, as well as with the overall approach to this proposal.
 - The remainder of the plantings are outside of the public right of way, and are thus out of our purview.
 - The applicant should be reminded that the tree plantings adjacent to the driveway access onto Baker Creek Road should be planted no closer than 5' from the private drive, and planted and maintained in such a manner as to maintain vision clearance for vehicles exiting the site.

- McMinnville Water and Light:

Water: Maintain clearances around existing water meter (spec: WMCLEAR).

Public Comments

No public notice of the application was provided by the City of McMinnville, as Landscape Plan Review applications are reviewed by the process described in Section 17.57.050 of the McMinnville Zoning Ordinance which does not require public notification. No public comments were received prior to the Planning Director's decision.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

Attachments:

Attachment 1 – Application and Attachments

1. The applicant, Samuel R. Justice, General Counsel, on behalf of McMinnville Water & Light, property owner, submitted a landscape plan review application on July 17, 2020.
2. The application was deemed complete on July 21, 2020.
3. Notice of the application was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments received from public agencies are addressed in the Decision Document.
4. No public notice of the application was provided by the City of McMinnville, as Landscape Plan Review applications are reviewed by the process described in Section 17.57.050 of the McMinnville Zoning Ordinance, which does not require public notification. No public comments were received prior to the public meeting.
5. A public meeting was held by the Landscape Review Committee on August 19, 2020 to review the application and proposed landscape plan.

VI. FINDINGS OF FACT - GENERAL FINDINGS

1. **Location:** 1901 NW Baker Creek Road (Tax Lot 101, Section 18, T. 4 S., R. 4 W., W.M.)
2. **Size:** 1.22 acres
3. **Comprehensive Plan Map Designation:** Residential
4. **Zoning:** R-1 (Single-Family Residential)
5. **Overlay Zones/Special Districts:** None
6. **Current Use:** Electric Substation
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** None
 - b. **Other:** None
8. **Other Features:** None.
9. **Utilities:**
 - a. **Water:** Water service is available to the subject site.
 - b. **Electric:** Power service is available to the subject site.
 - c. **Sewer:** Sanitary sewer service is available to the subject site.
 - d. **Stormwater:** Storm sewer service is available to the subject site.
 - e. **Other Services:** Other utility services are available to the subject site. Northwest Natural Gas and Comcast is available to serve the site.
10. **Transportation:** Baker Creek Road is identified as a Minor Arterial in the 2010 McMinnville Transportation System Plan (TSP). Street improvements including curb, gutter, planting strip, and sidewalk are planned for the north side Baker Creek Road adjacent to the property.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable planning factors for a Landscape Plan Review are specified in Section

Attachments:

Attachment 1 – Application and Attachments

17.57.070 of the Zoning Ordinance. The applicable standards for Street Trees are specified in Section 17.58.090 of the Zoning Ordinance

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

Comprehensive Plan Volume II:

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

The implementation of most goals, policies, and proposals as they apply to this application are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply to this application.

The following additional findings are made relating to specific Goals and Policies:

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMinnville.

Policy 188.00: The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. McMinnville continues to provide opportunities for the public to review and obtain copies of the application materials and completed staff report prior to the McMinnville Landscape Review Committee review of the request and recommendation at an advertised public meeting. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville Zoning Ordinance

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) provide criteria applicable to the request:

Chapter 17.57 Landscaping

17.57.010 Purpose and intent. The purpose and intent of this Chapter is to encourage and, where appropriate, require the use of landscape elements, particularly plant materials, in proposed developments in an organized and harmonious manner that will enhance, protect and promote the economic, ecological and aesthetic environment of McMinnville. Landscaping is considered by McMinnville to be an integral part of a complete comprehensive development plan. The City recognizes the value of landscaping in achieving the following objectives:

- A. Provide guidelines and standards that will:
 - 1. Reduce soil erosion and the volume and rate of discharge of storm water runoff.
 - 2. Aid in energy conservation by shading structures from energy losses caused by weather and wind.
 - 3. Mitigate the loss of natural resources.

Attachments:

Attachment 1 – Application and Attachments

4. Provide parking lot landscaping to reduce the harmful effects of heat, noise and glare associated with motor vehicle use.
5. Create safe, attractively landscaped areas adjacent to public streets.
6. Require the planting of street trees along the City's rights-of-way.
7. Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character and value of existing neighborhoods.
8. Provide shade, and seasonal color.
9. Reduce glare, noise and heat.
- B. Promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties.
- C. Unify development and enhance and define public and private places.
- D. Preserve existing mature trees.
- E. Enhance the urban forest and tree canopy.
- F. Encourage the use of plants native to the Willamette Valley to the maximum extent feasible, in order to reduce watering requirements and agricultural chemical applications, and to provide a sense of regional identity with plant communities unique to the area.
- G. Establish and enhance a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.
- H. Support McMinnville as a community that cares about its appearance.

It is further recognized that landscaping increases property values, attracts potential residents and businesses to McMinnville, and creates safer, more pleasant living and working environments for all residents and visitors to the city.

The guidelines and standards contained in this chapter serve to help McMinnville realize the objectives noted above. These guidelines and standards are intended as minimum standards for landscape treatment. Owners and developers are encouraged to exceed these in seeking more creative solutions both for the enhanced value of their land and for the collective health and enjoyment of all citizens of McMinnville. The landscaping provisions in Section 17.57.070 are in addition to all other provisions of the zoning ordinance which relate to property boundaries, dimensions, setback, vehicle access points, parking provisions and traffic patterns. The landscaping objectives shall also seek to accomplish the purposes set forth in Section 17.03.020.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The landscape plan will enhance the appearance of the city and will benefit the economic, ecological, and aesthetic environment of the city. Conditions of approval have been included in the findings described in further detail below to ensure that the proposed planting meets necessary City standards and criteria, which will result in a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.

17.57.040 Specific Uses Requiring Landscaping.

- B. Utility substations, subject to the landscaping requirements of commercial uses.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The proposed development is the expansion of a McMinnville Water & Light utility substation, therefore landscaping is required subject to landscaping requirements of commercial uses and the standards and criteria of Chapter 17.57 – Landscaping.

17.57.070 Area Determination – Planning Factors.

- 17.57.070(A).** Landscaping shall be accomplished within the following ranges:

2. Commercial, at least seven percent of the gross area. This may be reduced to not less than five percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The landscape plan application indicates the following Percent Landscaped for the proposed utility substation expansion:

	Total Site Area (s.f.)	Landscape Provided (s.f.)	Percentage
Substation Expansion	53,143	13,939	26.2%

The proposed landscaping are of 26.2 percent exceeds the seven percent minimum landscaping requirement for commercial development. Utility substations are required to meet commercial landscaping requirements, therefore this standard is met.

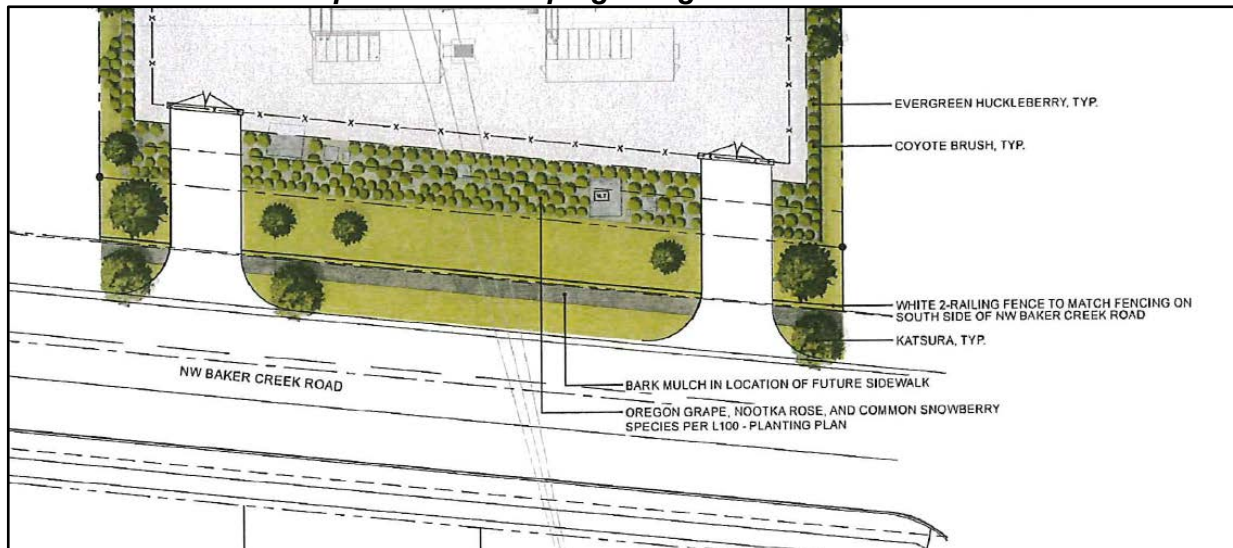
17.57.070(B). The following factors shall be considered by the applicant when planning the landscaping in order to accomplish the purpose set out in Section 17.57.010. The Landscape Review Committee shall have the authority to deny an application for failure to comply with any or all of these conditions:

17.57.070(B)(1). Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The proposed development is the expansion of the Baker Creek utility substation. New equipment and structures will be placed on the site and a security fence will be added around the perimeter of the equipment. Landscaping is provided around the site, outside of the security fencing. The landscape plan also addresses street trees and landscaping within the Baker Creek Road right-of-way adjacent to the subject site.

Proposed Landscaping along Baker Creek Road



Within the public right-of-way along Baker Creek Road, proposed landscaping includes three (3) street trees in a curb-side planting strip, five (5) deciduous trees between the sidewalk and the property line, and evergreen groundcover throughout. A low, white, 2-rail fence is to be installed along the back side of the sidewalk, consistent with fencing that will be installed with the adjacent

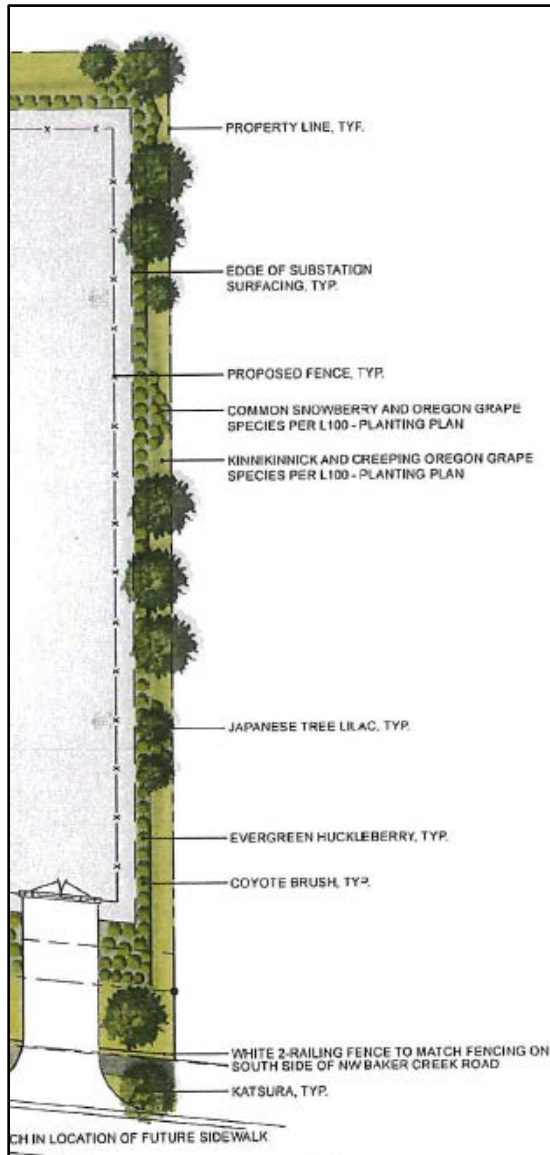
Attachments:

Attachment 1 – Application and Attachments

Baker Creek North (BCN) subdivision to the east and with fencing along the south side of Baker Creek Road. The proposed street trees are *Cercidiphyllum japonicum* (Katsura), which is the approved street tree along Baker Creek Road adjacent to BCN. Behind the sidewalk are two (2) *Acer buergerianum* (Trident Maple) and three (3) *Syringa reticulata* (Japanese Tree Lilac) trees. Trident Maples are medium sized deciduous trees that reach approximately 30 feet in height or more. Japanese Tree Lilacs are small deciduous, flowering trees that will grow up to 25 feet tall. The trees are spaced to avoid future conflict with the overhead power transmission lines that cross Baker Creek Road and the right-of-way and connect to the substation. The ground plane throughout the right-of-way is proposed to be *Mahonia repens* (Creeping Oregon Grape) with a border of *Arctostaphylos uva-ursi* (Kinnickinick). Both are native low evergreen spreading groundcovers.

Between the right-of-way and the substation surfacing and fencing, a variety of shrubs is proposed. Masses of the evergreen shrub *Mahonia aquifolium* (Tall Oregon Grape) and the deciduous shrubs *Rosa nutkana* (Nootka Rose) and *Symphoricarpos albus* (Common Snowberry) would provide screening and seasonal interest. All are native plants, and are considered drought-tolerant following establishment.

Proposed Landscaping Along East Property Line



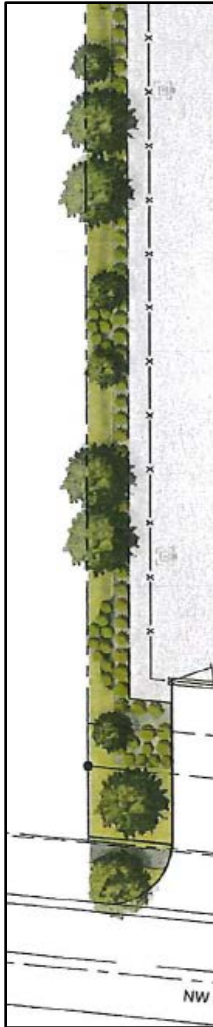
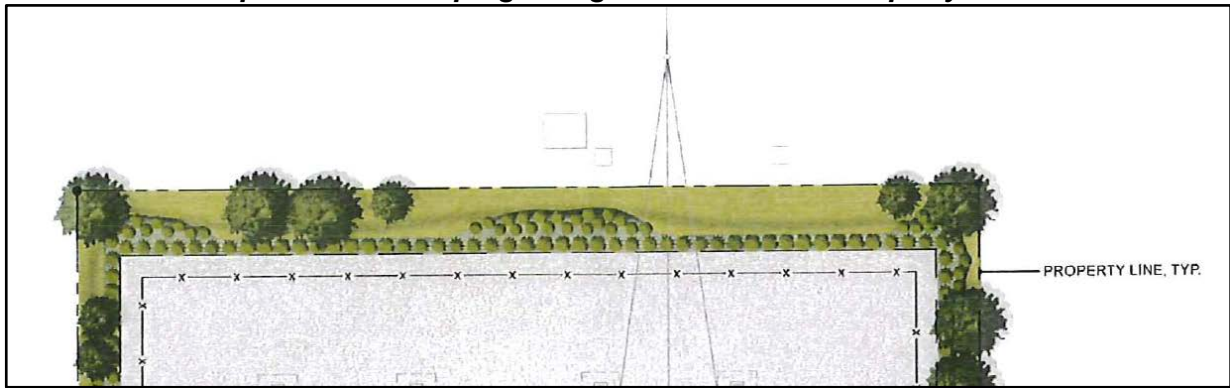
The east side of the substation property is adjacent to the extension of the Westside Pedestrian/Bicycle Trail along the northerly extension of Meadows Drive through BCN. Along Meadows Drive in BCN, October Glory Red Maples are planted as street trees, and lawn is proposed in the narrow strip between the trail and the east edge of the substation site. Landscaping proposed along the eastern property line includes trees, shrubs, and groundcover that will provide screening, interest, and shade. Proposed trees include the Trident Maple and the the Japanese Tree Lilac. The Japanese Tree Lilac is an approved street tree along Meadows Drive in BCN, and the use of the tree at the substation will provide consistency and continuity between the properties.

Shrubs that are proposed close to the fenceline include the large evergreens *Vaccinium ovatum* (Evergreen Huckleberry), *Baccharis pilularis* var. *consanguinea* (Coyote Brush), and Tall Oregon Grape, as well as the the smaller deciduous shrub Common Snowberry. The spreading evergreen groundcovers Creeping Oregon Grape and Kinnickinick provide transition from the taller shrub planting to the lawn area adjacent to the Westside Pedestrian/Bicycle Trail. The shrubs and groundcovers are all native species and are considered drought-tolerant following establishment.

Attachments:

Attachment 1 – Application and Attachments

Proposed Landscaping Along North and West Property Lines



The proposed planting around the north and west sides of the substation property continue the planting style and theme established on the east side. Groupings of the large evergreen shrubs Evergreen Huckleberry, Coyote Brush, and Tall Oregon Grape, as well as the the smaller deciduous shrub Common Snowberry are planted along the fenceline to provide screening and interest. Trident Maple and Japanese Tree Lilac trees are also proposed along the perimeter and will provide screening and shade. Trees are spaced away from the electric transmission lines heading north from the substation to avoid future conflicts. The spreading evergreen groundcovers Creeping Oregon Grape and Kinnickinick provide transition from the taller shrub planting to the adjacent property to the north and west.

Northeast of the substation is Open Space Tract 'J' of Baker Creek North. The approved design of Tract J includes an open lawn area with a picnic table and a bench along the trail. Evergreen trees near the substation will provide some separation and screening of the substation. The siting of the Trident Maple and Japanese Tree Lilac in the northeast corner of the subject property will help provide further screening and buffering of the substation from the adjacent open space Tract J.

Northwest and west of the substation site is undeveloped commercially zoned land. The proposed planting will help provide screening and buffering of the substation from the commercial property when it is developed.

Overall the style and characteristics of the proposed landscaping is compatible with the project and the adjacent surrounding properties. Trees are appropriately sized and spaced to avoid conflicts with overhead transmission wires and the substation equipment inside the fencing. Plantings around the perimeter include drought-tolerant native species that will help screen and buffer the substation from surrounding uses. The continuation of white rail fencing along Baker Creek Road and the use of Japanese Tree Lilacs help to provide consistency and continuity between surrounding properties and uses. Overall, staff finds the landscape plan is compatible with the proposed project and surrounding properties and uses.

17.57.070(B)(2). Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The proposed use is screened from neighboring properties and uses by a combination of shade trees, evergreen shrubs, and fencing. The proposed fencing is galvanized chain link and will have 'Desert Tan' vertical slats. The height of the chain link fencing is seven (7) feet. Evergreen planting in front of the fencing will be between three (3) and eight (8) feet in height and will provide screening and buffering. The shade trees around the perimeter of the site are small and medium trees, selected to provide screening and interest, and to avoid conflict with overhead lines and utility structures inside the substation fencing.

17.57.070(B)(3). The retention of existing trees and natural areas that may be incorporated in the development of the project. The existing grade should be preserved to the maximum practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. No existing trees or significant natural areas are present on the site to be incorporated into the development of the project. Therefore, this review factor is not applicable.

17.57.070(B)(4). The development and use of islands and plantings therein to break up parking areas.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. Off-street parking areas are included in the expansion of the utility substation, therefore this factor is not applicable.

17.57.070(B)(5). The use of suitable street trees in the development of new subdivisions, shopping centers and like developments. Certain trees shall be prohibited in parking areas: poplar, willow, fruit, nut, birch, conifer, and ailanthus.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The proposed development is the expansion of a utility substation, and as described in more detail in findings for Chapter 17.58 Trees, street trees are required. The proposed street tree for the project is *Cercidiphyllum japonicum* (Katsura). Katsura is an approved medium street tree species on the McMinnville Street Tree List. The use of Katsura adjacent to the substation property provides continuity and consistency with the approved use of Katsura as the street tree along Baker Creek Road to the east of the subject site, adjacent to the Baker Creek North subdivision.

17.57.070(B)(6). Suitable watering facilities or irrigation systems must be included in or near all planted areas.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The Future Grading and Drainage Plan (Sheet C1-03) included in the application identifies the location of the existing water/irrigation service for the site. Planting Note #12 on Sheet L200 reads:

12. Watering is required during the two-year establishment period, between June 15 and October 15 (unless site hydrology is adequate). Water all planted areas at a frequency of three times per week, applying 3 inches of water per visit, resulting in 9 inches of water per week. Water all new plantings immediately after installation with three inches of water, regardless of the time of year or weather conditions.

The applicant has indicated to Staff that that a temporary irrigation system would be provided to water all planting areas for the two year establishment period. The intent is to end irrigation of the site after two years when the native and drought-tolerant plants have become established.

17.57.070(C) All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #8. A condition of approval is included to require that all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

CONDITION FOR FINDING: That all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

Chapter 17.58. Trees

17.58.010 Purpose. The purpose of this ordinance is to establish and maintain the maximum amount of tree cover on public and private lands in the city; reduce costs for energy, stormwater management, and erosion control; provide tree-lined streets throughout the city; select, situate and maintain trees appropriately to minimize hazard, nuisance, damage, and maintenance costs; to enhance the appearance, beauty and charm of the City; to increase property values and build stronger ties within neighborhoods; to implement applicable adopted Downtown Improvement Plan provisions; to promote a diverse, healthy, and sustainable community forest; and to educate the public regarding community forest issues.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The landscape plan will establish tree cover on public right-of-way adjacent to the subject site, as well as on the substation property owned by McMinnville Water & Light. It will provide for tree-lined streets along the new development and will enhance the appearance of the City. Conditions of approval have been included in the findings described in further detail below to ensure that the planting of street trees meets all necessary street tree standards, which will result in the appropriate planting and maintenance of the street trees. This will help minimize hazard, nuisance, damage, and maintenance costs.

17.58.080 Street Tree Planting—When Required. All new multi-family development, commercial or industrial development, subdivisions, partitions, or parking lots fronting on a public roadway which has a designated curb-side planting strip or planting island shall be required to plant street trees in accordance with the standards listed in Section 17.58.090.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The proposed development is the expansion of a utility substation and associated right-of-way improvements including new curb and gutter, curb-side planter strip, and sidewalk. As described in the finding for 17.57.040(B), landscaping is required that meets the commercial landscaping standards. Street trees are required for commercial development with a designated curb-side planting strip. Therefore, street trees are required in the right-of-way adjacent to the utility substation. The landscape plan proposes street trees to be planted in the new curb-side planting strip.

17.58.090 Street Tree Standards.

Attachments:

Attachment 1 – Application and Attachments

17.58.090(A). The species of the street trees to be planted shall be chosen from the McMinnville Street Tree List, as approved by Resolution 2016-22, unless approval of another species is given by the McMinnville Landscape Review Committee. The Landscape Review Committee may periodically update the McMinnville Street Tree List as necessary to reflect current arborist practices and industry standards.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. A revised street tree list updating the McMinnville Street Tree List approved by Resolution 2016-22 was developed by the Landscape Review Committee and approved by Resolution 2019-26.

The proposed street tree for the project is *Cercidiphyllum japonicum* (Katsura). Katsura is an approved medium street tree species on the McMinnville Street Tree List.

17.58.090(B). Street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, a well-developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #6. A condition of approval is included to ensure that street trees shall meet City standards for size and quality at the time of planting.

CONDITION FOR FINDING: That street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, a well-developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.

17.58.090(C). Small or narrow stature trees (under 25 feet tall and less than 16 feet wide branching) should be spaced no greater than 20 feet apart; medium sized trees (25 feet to 40 feet tall, 16 feet to 35 feet wide branching) should be spaced no greater than 30 feet apart; and large trees (over 40 feet tall and more than 35 feet wide branching) should be spaced no greater than 40 feet apart. Within residential developments, street trees should be evenly spaced, with variations to the spacing permitted as approved by the City for specific site limitations and safety purposes. [...]

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The proposed street tree for the project is *Cercidiphyllum japonicum* (Katsura). Katsura is an approved medium street tree species on the McMinnville Street Tree List, and would require spacing of no greater than 30 feet apart. Due to the two vehicular accesses to the site and the presence of overhead electric transmission lines that cross the Baker Creek Road right-of-way to the substation, the spacing between street trees is greater than 30 feet. It does not appear that there is sufficient space in the right-of-way for any additional street trees because of the overhead transmission lines, which have a wide clearance requirement.

17.58.090(D). When located adjacent to a local residential street or minor collector street, street trees shall be planted within a curbside landscape strip measuring a minimum of three (3) feet in width. Street trees adjacent to major collector streets or arterial streets shall be placed a minimum of four (4) feet from the back edge of the sidewalk. In no case shall a tree be planted closer than two and one-half (2 1/2) feet from the face of a curb.

APPLICANT'S RESPONSE: None.

Attachments:

Attachment 1 – Application and Attachments

FINDING: SATISFIED. Baker Creek Road is classified as a minor arterial street in the McMinnville Transportation System Plan. The new planting strip in the Baker Creek Road right-of-way is approximately eight (8) feet wide. Street trees planted in the center of the planting strip would be approximately four (4) feet from the edge of the sidewalk, no closer than two and one-half (2 1/2) feet from the face of the curb.

17.58.090(E). Street trees shall not be planted within ten (10) feet of fire hydrants, utility poles, sanitary sewer, storm sewer or water lines, or within twenty (20) feet of street light standards or street intersections, or within five (5) feet of a private driveway or alley. New utility poles shall not be located within five (5) feet of an existing street tree. Variations to these distances may be granted by the Public Works Director and as may be required to ensure adequate clear vision.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #3. A condition of approval has been included to ensure that setbacks from street trees to utilities be maintained.

CONDITION FOR FINDING: That the applicant is reminded that trees are not to be planted within:

- a. Five (5) feet of a private driveway or alley;
- b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
- c. Twenty (20) feet of street light standards or street intersections.

17.58.090(F). Existing street trees shall be retained unless approved by the Planning Director for removal during site development or in conjunction with a street construction project. Sidewalks of variable width and elevation may be utilized as approved by the Planning Director to save existing street trees. Any street tree removed through demolition or construction within the street right-of-way, or as approved by the City, shall be replaced within the street right-of-way at a location approved by the city with a tree, or trees, of similar value. As an alternative the property owner may be required to pay to the City an amount sufficient to fund the planting and establishment by the city of a tree of similar value. The value of the existing street tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers. The developer or applicant shall be responsible for the cost of the planting, maintenance and establishment of the replacement tree.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. There are no existing street trees adjacent to the subject property, therefore, this standard is not applicable.

17.58.120 Street Tree Maintenance.

- A. Street trees shall be continually maintained, including necessary watering, weeding, pruning and replacement, by the developer or property owner for one full growing season following planting, or as may be required by the City.
- B. Street tree plans, or landscape plans including street trees, shall be maintained in perpetuity. In the event that a street tree must be replaced, the adjacent property owner or developer shall plant a replacement tree of a species from the approved street tree or landscape plan.
- C. Maintenance of street trees, other than those located in the Downtown Tree Zone shall be the continuing obligation of the abutting property owner. The City shall undertake regular maintenance of street trees within the Downtown Tree Zone in accordance with appropriate horticultural practices including pruning and fertilizing to properly maintain the health of such trees.
- D. Street trees, as they grow, shall be pruned to provide at least eight (8) feet of clearance above sidewalks and thirteen (13) feet above local streets, fifteen (15) feet above collector streets, and

Attachments:

Attachment 1 – Application and Attachments

eighteen (18) feet above arterial streets. This provision may be waived in the case of newly planted trees so long as they do not interfere with public travel, sight distances, or endanger public safety as determined by the City. Major pruning, as defined in Section 17.58.020, of a street tree must be approved by the City in accordance with Section 17.58.040.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #9 AND #10. A condition of approval has been included to ensure that the street trees are continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner for one full growing season following planting. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.

CONDITION FOR FINDING: That all street trees shall be continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner for one full growing season following planting. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.

Street trees, as they grow, shall be pruned to provide at least eight (8) feet of clearance above sidewalks and eighteen (18) feet above arterial streets. This provision may be waived in the case of newly planted trees so long as they do not interfere with public travel, sight distances, or endanger public safety as determined by the City.

JF



Planning Department

231 NE Fifth Street • McMinnville, OR 97128
(503) 434-7311 Office • (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:

File No. L24-20
Date Received 7-17-2020
Fee 801.35
Receipt No. 202691
Received by [Signature]

Landscape Plan Review Application

Applicant Information

Applicant is: ☒ Property Owner ☐ Contract Buyer ☐ Option Holder ☐ Agent ☐ Other _____
The City of McMinnville, acting by and through its
Water and Light Commission (McMinnville Water & Light)

Applicant Name _____ Phone 503-472-6158

Contact Name Samuel R. Justice, General Counsel Phone 503-435-3110
(If different than above)

Address PO Box 638, 855 NE Marsh Ln.

City, State, Zip McMinnville, OR 97128

Contact Email srj@mc-power.com

Property Owner Information

Property Owner Name McMinnville Water & Light Phone _____
(If different than above)

Contact Name same as above Phone same as above

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 1901 NW Baker Cr. Rd., McMinnville, OR 97128

Assessor Map No. T4S - R4W - section 18, lot 101 Total Site Area 1.22 acre

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Residential Zoning Designation R-1

Landscaping Information

1. Total Landscaped Area: ~ 0.32 ac.
2. Percent Landscaped: ~ 26.6 %
3. Building Floor Area:
New Structure: _____ Existing Structure: _____ Addition: _____
4. Architect Name David Evans and Associates, Inc. Phone 503-499-0226
(Landscape Architect; Engineer; or Other Designer)
Contact Name Todd Marcum Phone 503-499-0226
Address 2100 SW River Parkway
City, State, Zip Portland OR 97201
Contact Email Tam@dea-inc.com

In addition to this completed application, the applicant must provide the following:

- ☐ Two (2) copies of the proposed landscape plan containing the information listed in the information sheet and Chapter 17.57 (Landscaping) of the Zoning Ordinance.
- ☐ Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

[Signature]
Applicant's Signature

7-8-2020
Date

[Signature]
Property Owner's Signature

7-16-20
Date

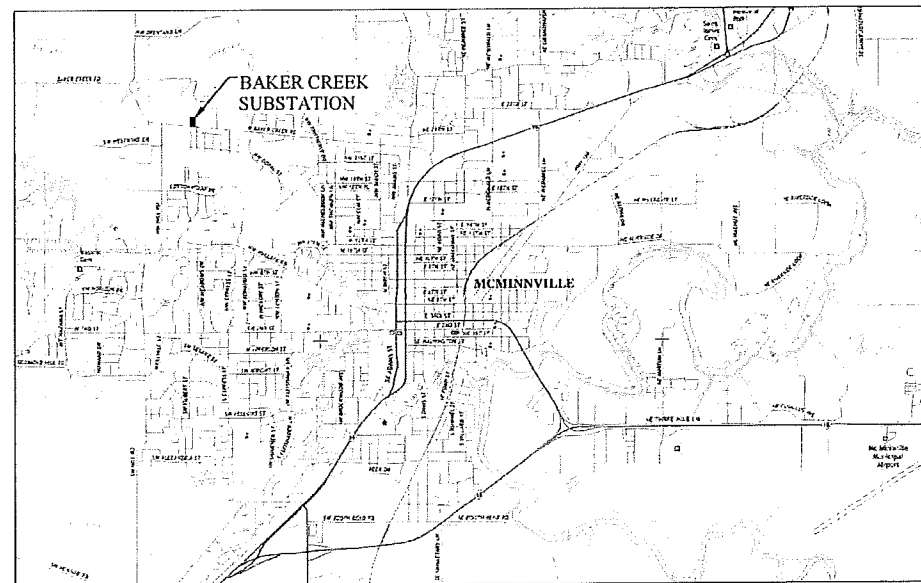
Attest: [Signature]
clerk of Commission

7/16/20

BAKER CREEK LANDSCAPE IMPROVEMENTS

McMINNVILLE WATER AND LIGHT

McMINNVILLE, OREGON



VICINITY MAP



SITE ADDRESS:
1901 NW BAKER CREEK ROAD
McMINNVILLE, OREGON



DAVID EVANS
AND ASSOCIATES INC.
2200 Southwest River Parkway
Portland, Oregon 97201
Phone: 503.222.0003

BAKER CREEK SUBSTATION

McMINNVILLE WATER AND LIGHT

LANDSCAPE IMPROVEMENTS
TITLE PAGE AND VICINITY MAP

STATE

AGENCY

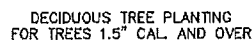
DATE: --	BY: --
REVIEWED BY: --	DATE: --
DATE: --	REVISION: --

CHECKED BY: --
DESIGNED BY: TSD
DRAWN BY: TSD

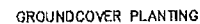
SUBMITTAL DATE: 07/07/20

PROJECT NO.
MCM100WL8123

SHEET NO.
L001

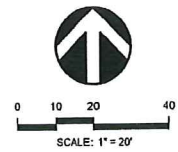
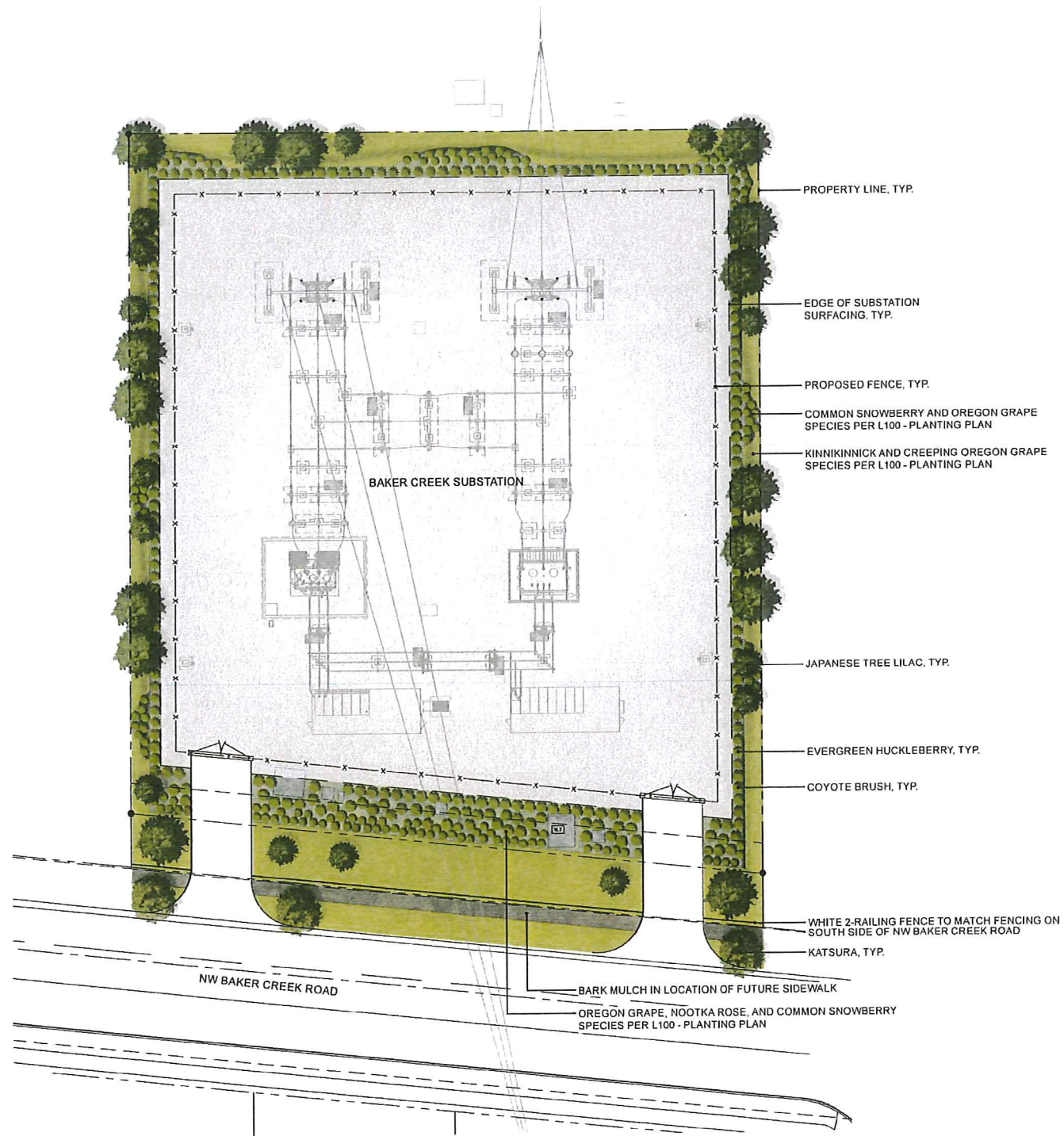


1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF FEESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINED GROWN ON BALL AND BURLAP AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PACKING THE WORK.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPEARANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
6. A PLANTING PIT SHALL BE EXCAVATED FOR INSTALLATION OF EACH PLANT. EACH PLANTING PIT SHALL BE EQUAL TO TWO TIMES THE DIAMETER OF THE PLANTS ROOT BALL OR CONTAINER SIZE. SCARIFY THE SIDES AND BOTTOM OF EACH PIT WITH A BEEZEE, JOEY OR PICK. TO LOOSEN THE SUBSTRATE AND SUBGRADE. AFTER PLANT INSTALLATION, BACKFILL THE PLANTING PIT WITH "PLANTING MIX" AS DEFINED IN THESE PLANTING NOTES.
7. ROOT BARRIERS SHALL BE MOLDED, INCLANING PANELS DESIGNED TO CONTAIN AND CONTROL ROOT INTRUSION INTO UNPLANTED AREAS, MANUFACTURED TO THE FOLLOWING MINIMUM REQUIREMENTS:
 - a. 24 INCH DEEP BARRIERS
 - b. PANELS SHALL SECURELY JOIN TOGETHER
 - c. 50% RECYCLED PLASTIC
 - d. 2,000 PSI TENSILE
8. VERTICAL ROOT DEFLECTING RESS PROTRUDING INCHES FROM PANEL.
9. FURNISH "PLANTING MIX" COMPOSED OF 70% IMPORTED TOPSOIL AND 30% COMMERCIALLY MANUFACTURED COMPOST. PRIOR TO INSTALLATION OF THE PLANTING MIX, THOROUGHLY BLENK THE TOPSOIL AND COMPOST UNTIL FULLY INCORPORATED. FURNISH TOPSOIL AND COMPOST MEETING THE REQUIREMENTS SPECIFIED IN THESE PLANTING NOTES.
10. ALL TREES MUST BE OUNED OR STATED AS SUCH IN THE DETAILS.
11. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
12. THE CONTRACTOR SHALL COMPLY TO GUARANTEE ALL PLANT MATERIAL, FOR A PERIOD OF 90 DAYS BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
13. WATERING IS REQUIRED DURING THE TWO-YEAR ESTABLISHMENT PERIOD. BETWEEN JUNE 15 AND OCTOBER 15 UNLESS SITE HYDROLOGY IS ADEQUATE, WATER ALL PLANTED AREAS AT A FREQUENCY OF THREE TIMES PER WEEK, APPLYING 1/2 INCH OF WATER PER WEEK, RESULTING IN 6 INCHES OF WATER PER WEEK. WATER ALL NEW PLANTING IN IMMEDIATELY AFTER INSTALLATION WITH 1/2 INCHES OF WATER, REGARDLESS OF TREE OF YOUNG OR WEATHER CONDITIONS.
14. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES OUTSIDE OF SEASONAL, NORMAL, PRIOR TO FINAL ACCEPTANCE OF THE WORK, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT OUTLINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
16. ALL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH DARK MULCH TO A MINIMUM DEPTH OF 2 INCHES.
17. FURNISH COMPOST MEETING THE REQUIREMENTS OF THE US COMPOSTING COUNCIL (NCCCO) AND IHS REV. OF TESTING ASSURANCE (BTA) PROGRAM, FROM A COMMERCIAL COMPOST FACILITY THAT HOLDS A CURRENT (SEE COMPOSTING PERMITS) OR IS REGISTERED WITH THE STATE OF CALIFORNIA. COMPOST SHALL MEET THE FOLLOWING PARTICULATE SIZE BY WEIGHT, 100% WILL PASS THROUGH A #20 AND 70 - 80% WILL PASS THROUGH A #40 SIEVE.
18. PERFORM ALL PLANT INSTALLATION WORK FROM SEPTEMBER 1 TO MAY 15, UNLESS OTHERWISE PERMITTED.



42 of 50

Print Date: 7/14/2020 11:41 AM
Save Date: 7/14/2020 11:40 AM
By: Tami Dorman
File: P:\MCDRAW\4123\BARKMULCH\BARKMULCH.dwg

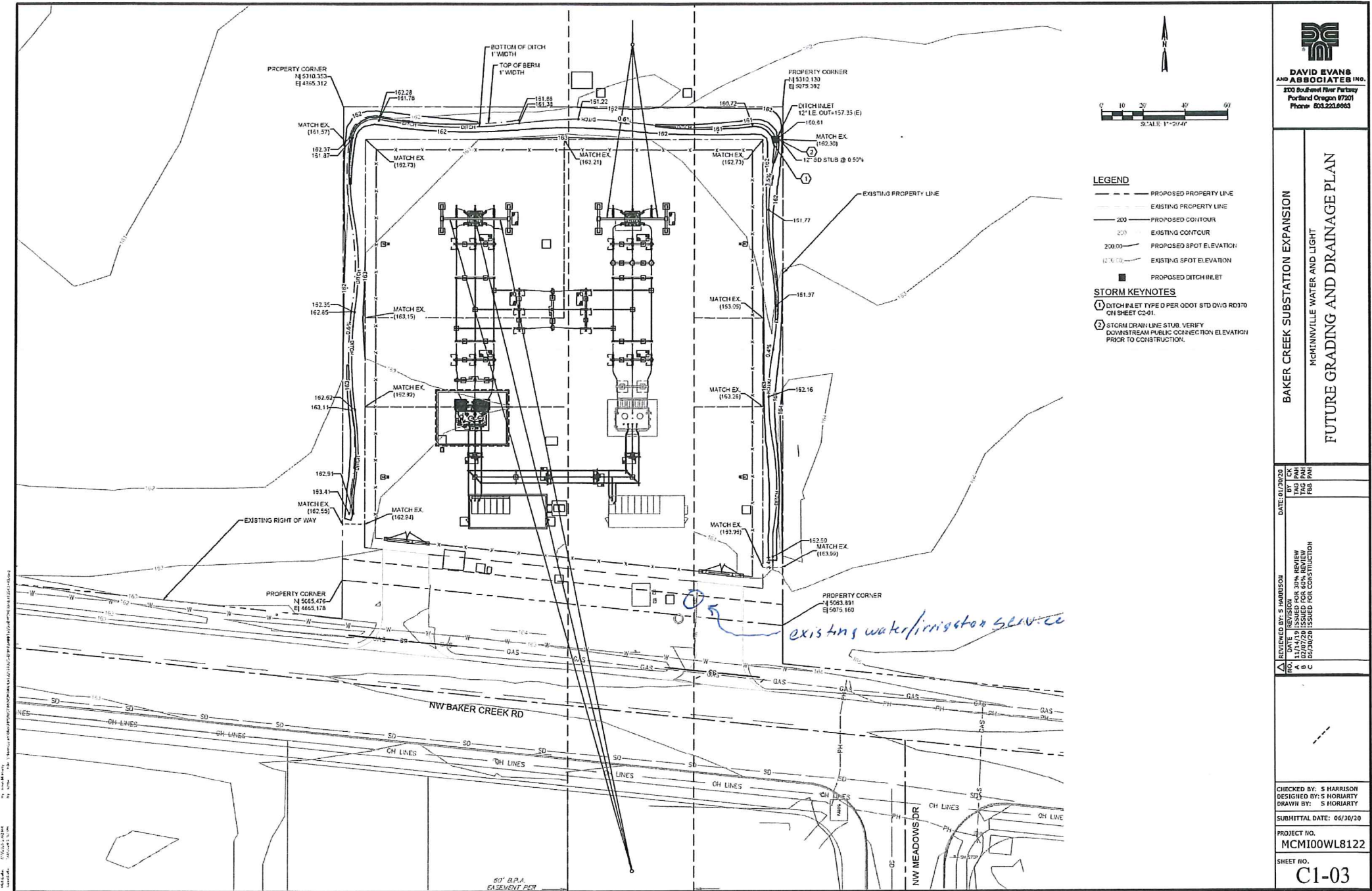



**DAVID EVANS
AND ASSOCIATES, INC.**
200 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.6663

BAKER CREEK SUBSTATION		STATE
MCMINNVILLE WATER AND LIGHT		
LANDSCAPE PLAN RENDERING		AGENCY

REVIEWED BY: ---	DATE: ---	BY: CK
NO	DATE	REVISION

CHECKED BY: --- DESIGNED BY: TSD DRAWN BY: TSD
SUBMITTAL DATE: 07/14/20
PROJECT NO. MCM100WL8123
SHEET NO. L101





1. WELD BUS TO SUPPORT (ITEM 303) AT 115KV SINGLE PHASE BUS SUPPORTS.
2. DESIGN ASSUMES ROYAL DISCONNECT SWITCHES. CAREFUL REVIEW OF THE SWITCH MOUNT TO CONFIRM ALIGNMENT DISTANCE MATCHES STRUCTURAL MOUNTING ON 51-01 MUST BE DONE PRIOR TO APPROVAL OF SWITCH SHOP DRAWINGS.

SHEET NO.
E6-01



**DAVID EVANS
AND ASSOCIATES INC.**
260 Southwest River Parkway
Portland, Oregon 97201
Phone: 503.223.6653

BAKER CREEK SUBSTATION EXPANSION
MCKINNVILLE WATER AND LIGHT
SUBSTATION ELEVATION A,
SHEET 2

DATE		09/03/78
BY	FOR	
WJH	WJH	
REV	REV	
PAY	PAY	
PAID	PAID	

REVIEWED BY: PHAZEL	
DATE	REASON
10/11/78	60% REVIEW
11/11/78	ISSUED FOR 50% REVIEW
04/24/79	ISSUED FOR CONSTRUCTION



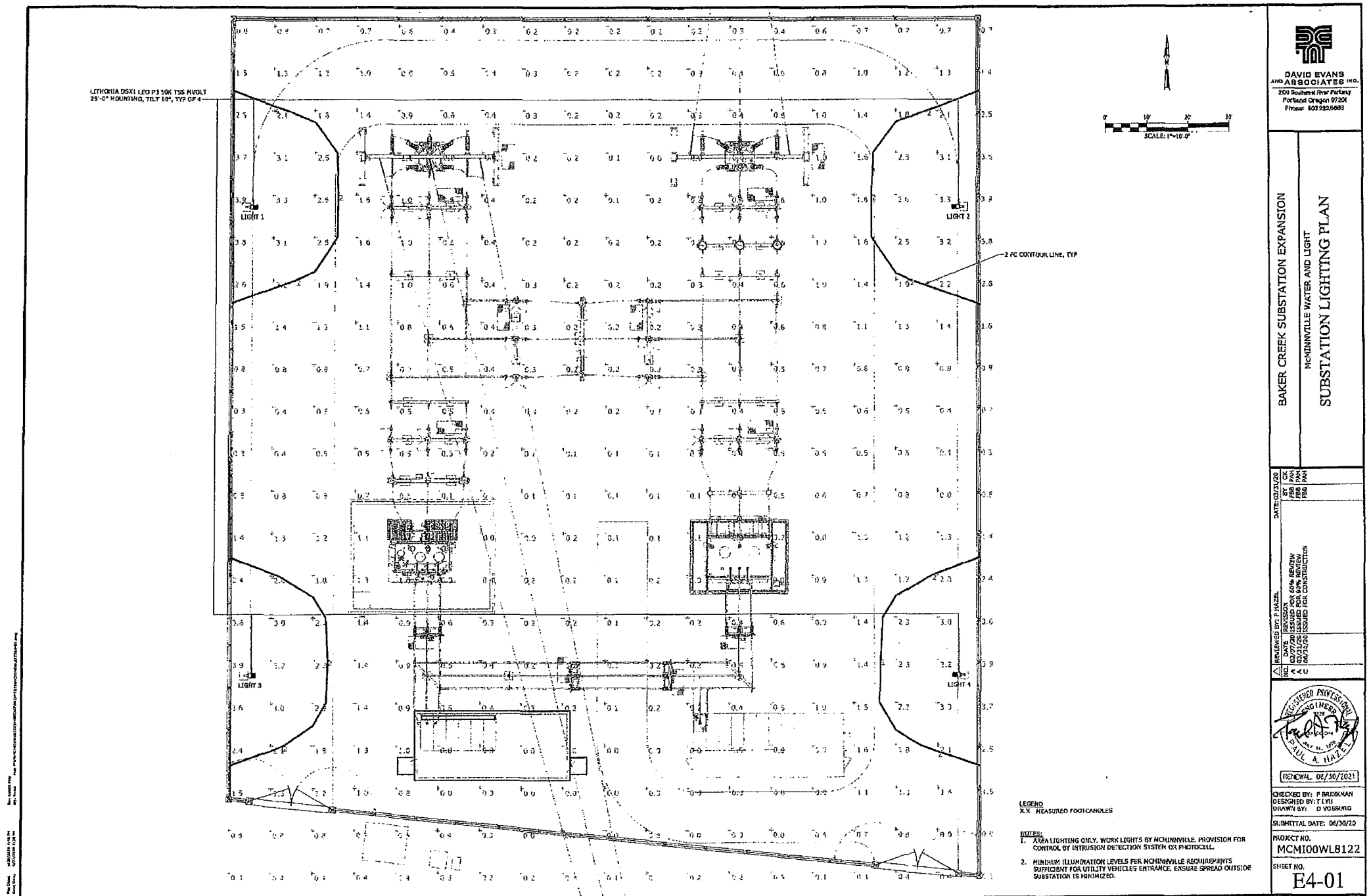
RENEWAL: 08/30/2021

CHECKED BY: P HAZEL
DESIGNED BY: F BRINKMAN
DRAWN BY: D VOSBURG

SUBMITTAL DATE: 06/30/20

PROJECT NO.
MCM100WL8122

SHEET NO.
E6-02





City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311
www.mcminnvilleoregon.gov

EXHIBIT 4 - STAFF REPORT

DATE: August 19, 2020
TO: Landscape Review Committee Members
FROM: Jamie Fleckenstein, Associate Planner
SUBJECT: Agenda Item 5A – Code Review of MMC Chapter 17.57-Landscaping (Continued)

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

Report in Brief:

The purpose of this discussion is to continue review McMinnville Municipal Code (MMC) Chapter 17.57-Landscaping to identify sections of the landscaping code that the Landscape Review Committee would like to re-evaluate.

Background:

Review of Chapter 17.57 – Landscaping to identify to identifying potential updates and/or revisions to code pertaining to landscaping standards and requirements, and landscape plan review application standards and requirements began at a Landscape Review Committee Meeting on August 5, 2020. The meeting was adjourned following discussion of Section 17.57.060, so review of the entire chapter was not completed.

Discussion:

Staff will facilitate the continued review of Chapter 17.57-Landscaping to identify sections of the chapter that the Landscape Review Committee would like to see updated and/or revised, beginning with Section 17.57.070 – Area Determination-Planning Factors. Following the Committee's comments and feedback regarding suggested code to re-examine, staff will create a work plan to establish a timeframe for re-evaluation and revision to Chapter 17.57-Landscaping. Subsequent meetings to complete the Committee review of Chapter 17.57-Landscaping will be scheduled as necessary.

Attachments:

None.

Fiscal Impact:

None.

Recommendation:

The Landscape Review Committee may propose a motion to confirm the identified sections of code to further re-evaluate, and to provide staff guidance and direction towards the revision of MMC Chapter 17.57-Landscaping.

JF