



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

[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

**Landscape Review Committee**  
**ZOOM Online Meeting**  
**Wednesday, May 19, 2021 - 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  
Passcode: 694642

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

Committee Members	Agenda Items
John Hall Chair  Rob Stephenson Vice-Chair  Josh Kearns  Patty Sorensen  Carlton Davidson	<b>1. Call to Order</b> <b>2. Citizen Comments</b> <b>3. Approval of Minutes</b> A. April 21, 2021 (Exhibit 1) <b>4. Action Items</b> A. L 37-20 – Landscape Plan Review - Continued (Exhibit 2) 1300 NE Miller Street <b>5. Discussion Items</b> <b>6. Old/New Business</b> <b>7. Committee Member Comments</b> <b>8. Staff Comments</b> <b>9. Adjournment</b>

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](http://www.mcminnvilleoregon.gov). You may also request a copy from the Planning Department.



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# EXHIBIT 1 - MINUTES

**April 21, 2021**  
**Landscape Review Committee**  
**Regular Meeting**

**12:00 pm**  
**ZOOM Meeting**  
**McMinnville, Oregon**

**Members Present:** Carlton Davidson, Patty Sorenson, John Hall, and Rob Stephenson

**Members Absent:** Josh Kearns

**Staff Present:** Jamie Fleckenstein - Associate Planner

**Guests Present:** Scott Hill – Mayor, Kellie Menke and Zach Geary – City Councilors, Lisa Petterson, Jane Hansen, Daniel Danicic, Dennis O’Conner, and Linfield Representatives

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## 1. Call to Order

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

## 2. Citizen Comments

None

## 3. Approval of Minutes

- A. August 19, 2020
- B. September 2, 2020

Chair Hall moved to approve the August 19 and September 2, 2020 minutes. The motion was seconded by Committee Member Sorenson and passed unanimously.

## 4. Action/Docket Item (repeat if necessary)

- A. L 7-21 – Street Tree Improvement Plan - Harmony Fields Addition

Associate Planner Fleckenstein discussed the Street Tree Improvement Plan which would allow a different street tree other than what was approved in the original plan for the subdivision. The recent ice storm had damaged some street trees and emergency street tree removal permits had been granted. The approved replacement tree was the Sweetgum which was now on the prohibited street tree list because of its aggressive root system and spiky seed drop. Staff suggested the alternate be Green Vase Japanese Zelkova which had many of the same characteristics of Sweetgum such as the size and form of the tree.

Committee Member Davidson suggested using the Musashino Zelkova.

Mayor Hill noted this was a skinny street with a lot of street parking. Any overhanging branches would get hit by trucks.

Associate Planner Fleckenstein said the Musashino was narrower than the Green Vase.

Committee Member Stephenson agreed it would be more appropriate.

Chair Hall moved to approve L 7-21 with the Musashino as the replacement street tree. The motion was seconded by Committee Member Stephenson and passed unanimously.

B. L 8-21 – Street Tree Removal - 933 NW Cedar Street

Associate Planner Fleckenstein described the street tree removal request on NW Cedar Street. The tree had been topped in order to keep it from growing up into the power lines. It was also planted too close to the driveway and was starting to lift the sidewalk and damage the driveway approach. Staff recommended approval of the removal and replacement with a small tree more appropriate under the power lines. There was a condition for the applicant to have the sidewalk inspected to see if replacement or repair was necessary.

There was discussion regarding planting the replacement tree on the other side of the driveway.

Committee Member Stephenson moved to approve L 8-21 with conditions. The motion was seconded by Committee Member Sorenson and passed unanimously.

C. L 9-21 – Landscape Plan Review - Linfield University Science Building

Associate Planner Fleckenstein reviewed the landscape plan for the new science building at Linfield University. The plan incorporated the areas around the new building. Several of the mature trees would need to be removed to accommodate the new development. There would be a south side garden and east entry plaza. The plaza would have flexible seating options and indoor/outdoor space. The garden would have pathways with tables and benches and the planting theme represented the agricultural heritage of the Willamette Valley with rows of ornamental, deciduous, and evergreen plants. There would be a large pedestrian connection that went from Linfield Avenue to the quad area. The north side of the building would also have a plaza. A mature redwood tree would be maintained and would be incorporated into a woodland garden. The north plaza would also connect with the quad and other existing pathways. There was a lighting plan that would enforce the outdoor spaces and concepts and reuse the existing acorn lighting in the quad as well as add more modern lighting. He discussed the review factors. They were required to provide 25% landscaping and 40% of the site area was proposed. The landscaping was compatible with the project and surrounding uses. The outdoor spaces were accommodating to students and well incorporated into the surrounding quad and connections to existing buildings and Linfield Avenue. Intensive screening was not required given the campus and educational use. There were shade trees on the north and south sides of the proposed building. The ones on the south side were street trees and would be Ivory Silk Japanese Lilac trees spaced 30 feet on center along Linfield Avenue. They were not on the street tree list but would meet all of the characteristics and qualities desirable including the appropriate size under the overhead wires. There was a condition of approval to approve that species as an acceptable street tree for the site and location. On the north side there would be Japanese Maples. No parking was being proposed. A detailed irrigation plan was provided to all the planting areas and would be tied into the existing irrigation system. Staff recommended approval.

Committee Member Davidson liked the inclusion of the agricultural theme as well as the lighting and grass. He was not sure if the Ivory Silk trees were the best choice for the area. They were more typically grown on the east coast. He thought it would struggle in that location and suggested using a different type of tree.

Jane Hansen, landscape architect for the applicant, said they thought the Ivory Silk was on the tree list. If the Committee thought it would struggle, they could choose another tree. The other tree they had considered was the Paperbark Maple.

Committee Member Sorenson said her neighbor had an Ivory Silk tree and it was doing fine.

Committee Member Davidson said he was not sure how they would do as street trees. They took time to get established and liked higher pH soil.

Committee Member Stephenson had never used that tree. He was not sure about the branching pattern and there was a lot of traffic on Linfield Avenue. He was concerned about the trees being susceptible to limbs being damaged by trucks.

Committee Member Sorenson said her neighbor's tree did not have those problems. It was 25 feet tall and the limbs were a flame shape.

Ms. Hansen said because of the electric lines, the trees could not have a big canopy. They were looking for something with a unique presence on the street that would do well.

Committee Member Sorenson commended the design in the seating area spaces. Committee Member Stephenson agreed.

Chair Hall thought it would be a good addition for the campus and community.

There was consensus to address the street tree in the future if the Committee thought it should be changed.

Chair Hall moved to approve L 9-21 with conditions. The motion was seconded by Committee Member Sorenson and passed unanimously.

D. L 6-21 – Street Tree Removal - 407 NE 13<sup>th</sup> Street

Associate Planner Fleckenstein explained the street tree removals on NE 13<sup>th</sup> Street. They were two Birch trees that were critically damaged in the ice storm. One received an emergency approval and had already been removed. The remaining tree was also in decline due to Birch Bore infestation. The applicant would replace the trees with two new street trees.

Chair Hall moved to approve L 6-21 with conditions. The motion was seconded by Committee Member Davidson and passed unanimously.

E. L 37-20 – Landscape Plan Review - 1300 NE Miller Street

Associate Planner Fleckenstein reviewed the landscape plan for an industrial development on NE Miller Street. This would be a multi-phased development and the first phase would be a new industrial building on the western portion of the property with a parking lot to the west along Miller Street. An access driveway would be on the north side of the property. The applicant proposed

a landscape area along Miller Street with evergreen huckleberry. In the parking lot there would be parking lot islands with Ivory Silk trees. On the south side of the building there would be deciduous shade trees, Native Hackberry and Magyar Ginkgo. There was a trash enclosure that would be screened by Pieris Japonica Mountain Fire. Along Riverside Drive there would be Sourwood trees as the street trees with spacing of 40 feet on center. The maximum allowed was 30 feet and there was a condition to require a 30 foot spacing of the street trees. No street trees were proposed for Miller Street due to the storm drain line below the planter strip. The groundcover in all of the landscape areas was Creeping Thyme. They were required to provide 7% landscaping and 10.9% was being proposed. The plan was compatible with the project and surrounding uses. Staff did think the proposal was a little sparse, especially the landscaping on the Miller Street side. There was more screening on the south side and the trash enclosure was screened. There were no existing trees or natural features on the site. Parking lot islands were included. An irrigation plan was provided to deliver water to all the landscape areas.

Committee Member Sorenson liked that there were trees in the parking islands since there were no street trees on Miller. She asked if the Hackberry would drop berries and cause problems on the sidewalks.

Associate Planner Fleckenstein said they would be far enough away from the sidewalk that they would not cause a problem.

Committee Member Stephenson did not think the groundcover was appropriate for a massive area like this. He thought weeds would become a huge issue. He also thought there should be more landscaping along the parking lot.

Committee Member Davidson asked how fast the Mountain Fire would grow to screen the trash enclosure. He thought it would take some time to fill in.

Committee Member Stephenson thought it would get cooked against the concrete wall.

Committee Member Davidson questioned the availability of finding the Hackberry in nurseries.

Chair Hall agreed there needed to be a different groundcover and they should increase the plantings along Miller Street.

Associate Planner Fleckenstein said the screening around the trash enclosure was supposed to be 3 feet tall at the time of installation.

There was consensus for the applicant to come back with a revised plan including an alternative ground cover, increased amount of plant material along Miller Street, consider a different tree than the Hackberry that might not be available, and an alternative plant for the trash enclosure screening.

Committee Member Sorenson moved to continue L 37-20 to the next meeting. The motion was seconded by Committee Member Stephenson and passed unanimously.

## **5. Discussion Items**

None

## **6. Old/New Business**

None

**7. Committee Comments**

None

**8. Staff Comments**

None

**9. Adjournment**

Chair Hall adjourned the meeting at 1:08 p.m.

DRAFT



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## EXHIBIT 2 - STAFF REPORT

DATE: May 19, 2021  
TO: Landscape Review Committee Members  
FROM: Jamie Fleckenstein, Associate Planner  
SUBJECT: Agenda Item 4A – Landscape Plan Review Application (L 37-20)

### 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

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### Report in Brief:

This proceeding is the continued review by the Landscape Review Committee of an application for a landscape plan (L 37-20) for a new industrial development at 1300 NE Miller Street. The LRC began review of the application on April 21, 2021 and continued the review to allow the applicant to respond to LRC comments regarding plant selection and spacing. Staff has reviewed the revised application for consistency with the applicable criteria, and recommends approval of the application, subject to the conditions specified in the attached Decision Document.

### Discussion:

#### ***Subject Site***

1300 NE Miller Street - Please refer to the Decision Document for vicinity and zoning maps.

#### ***Summary of Criteria & Issues***

The proposed development is on land zoned M-2PD (General Industrial Planned Development). McMinnville Municipal Code (MMC) Section 17.57.030 requires landscaping in the M-2 zone. MMC Section 17.58.100 requires street trees to be included in landscape plans as required by the zoning ordinance.

At the April 21, 2021 meeting of the LRC, the Committee continue the application and provided recommendations to the applicant to reconsider some proposed plant selections and plant spacing. Specifically, the LRC recommended reconsidering the selections of groundcover *Thymus praecox*, shrub

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#### *Attachments:*

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review for a New Industrial Development at 1300 NE Miller Street

*Pieris japonica* 'Mountain Fire' (Mountain Fire Pieris), and tree *Celtis reticulata* (Western Hackberry), and the spacing between plants on the western side of the lot between the parking lot and Miller Street.

### **Landscape Plans**

Please refer to the Decision Document and attachments for revised Landscape Plans and submittal materials.

### **Staff Review:**

In response to the Landscape Review Committee's recommendations from the April 21, 2021 meeting, the applicant has revised the previous landscape plan, providing alternative plant selections for potentially problematic plants and increasing the density of planting along the length of the parking area. The applicant has proposed *Vinca minor* (Periwinkle) and *Nepeta x faassenii* (Catmint) as groundcover to replace *Thymus praecox*; *Acer rubrum* 'Franksred' (Red Sunset Red Maple) to replace *Celtis reticulata* (Western Hackberry); and *Garrya fremontii* (Fremont Silktassel) to replace *Pieris japonica* 'Mountain Fire' (Mountain Fire Pieris). The revised landscape plan also proposes additional planting between the parking lot and Miller Street in the form of native evergreen shrubs *Vaccinium ovatum* (Evergreen Huckleberry), *Myrica californica* (Pacific Wax Myrtle), and *Mahonia aquifolium* (Oregon Grape).

Please refer to the Decision Document for findings for specific criteria and standards. A summary of key review factors is below:

#### **MMC 17.57.070(A)(3)**

	<b>Total Site Area (s.f.)</b>	<b>Landscape Provided (s.f.)</b>	<b>Percentage Provided</b>	<b>Percentage Required (Industrial)</b>
Industrial	111,078	12,068	10.9%	7.0%

#### **MMC 17.57.070(B)**

<b>Issue</b>	<b>Notes</b>	<b>Condition to Help Meet Criteria</b>
Compatibility with the project and surrounding properties and uses	<ul style="list-style-type: none"> <li>Landscaping proposed around south and west edges of site along ROWs</li> <li>Plant palette features many natives</li> <li>No conflicts with proposed uses or surrounding properties</li> </ul>	None
Screening the proposed use	<ul style="list-style-type: none"> <li>Shade trees on south sides of building provide screening</li> <li>Evergreen shrubs on west side provide screening of parking</li> <li>Parking lot trees provide some screening</li> </ul>	None
Retention of existing trees	<ul style="list-style-type: none"> <li>No existing trees/significant natural areas on site</li> </ul>	None
Parking lot islands and planting	<ul style="list-style-type: none"> <li>Parking endcaps and internal islands are planted with deciduous shade trees and groundcover</li> </ul>	None

#### **Attachments:**

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review for a New Industrial Development at 1300 NE Miller Street



Issue	Notes	Condition to Help Meet Criteria
Use of suitable street trees	<ul style="list-style-type: none"> <li>• Street trees proposed along Riverside Drive at 30-40' o.c.</li> <li>• No street trees along Miller Street due to underground utilities</li> </ul>	Condition #2: Requires maximum 30' spacing for proposed street tree species
Irrigation system or water facilities	<ul style="list-style-type: none"> <li>• Automatic irrigation to be provided to all planting areas</li> </ul>	None

**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.

**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 37-20 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 for a New Industrial Development at 1300 NE Miller Street*



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**DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A LANDSCAPE PLAN REVIEW FOR A NEW INDUSTRIAL DEVELOPMENT AT 1300 NE MILLER STREET**

**DOCKET:** L 37-20 (Landscape Plan Review)

**REQUEST:** Approval of a Landscape Plan for a new industrial development for at 1300 NE Miller Street

**LOCATION:** 1300 NE Miller Street (Tax Lot 3402, Section 15, T. 4. S., R. 4 W., W.M.)

**ZONING:** M-2PD (General Industrial Planned Development)

**APPLICANT:** Bryce Roberts, on behalf of Trumpt LLC

**STAFF:** Jamie Fleckenstein, PLA, Associate Planner

**DATE DEEMED COMPLETE:** December 28, 2020

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

**DECISION DATE & LOCATION:** May 19, 2021, Community Development Center, 231 NE 5<sup>th</sup> 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 37-20) **subject to the conditions of approval provided in this document.**

**DECISION: APPROVAL WITH CONDITIONS**

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## **I. APPLICATION SUMMARY:**

### ***Subject Property & Request***

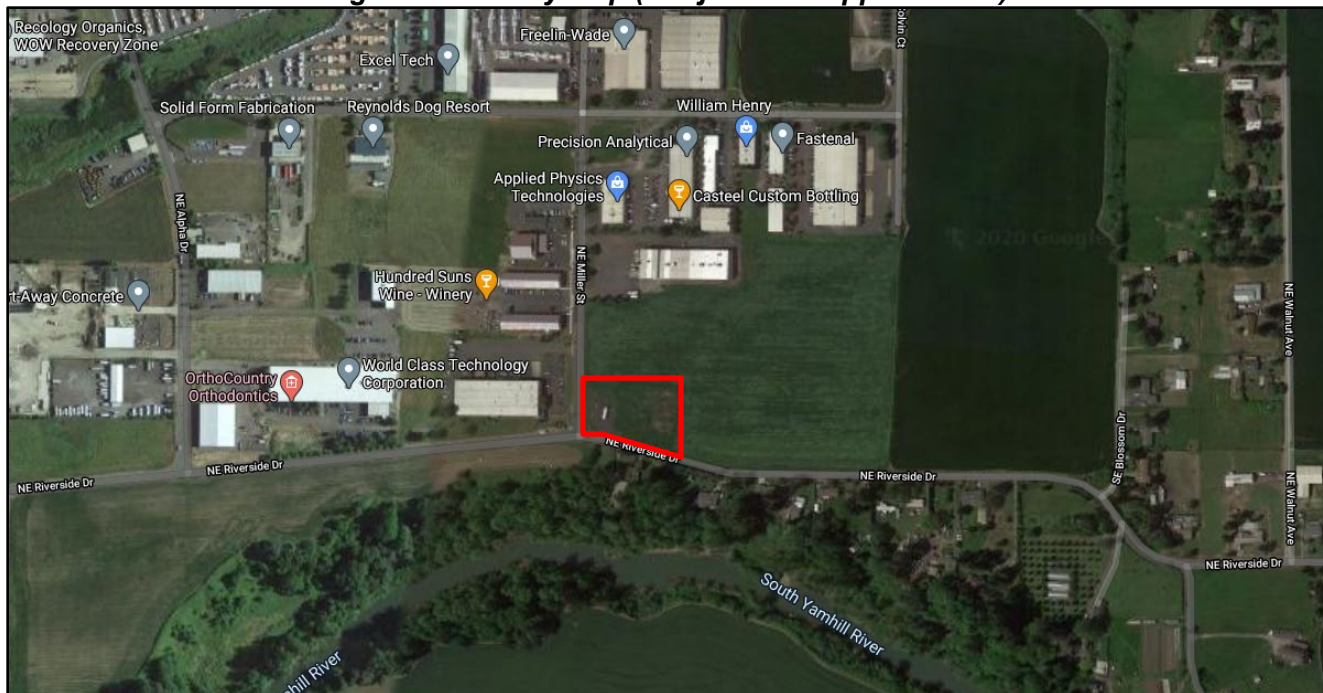
The applicant, Bryce Roberts of Trumpt LLC, submitted a landscape plan review application (Docket L 37-20) seeking approval of a landscape plan for a new industrial development.

The subject site is located at 1300 NE Miller Street and is more specifically described as Tax Lot 3402, Section 15, T. 4 S., R. 4 W., W.M. **See Figure 1 (Vicinity Map).** The property is zoned M-2PD (General Commercial Planned Development) and is within the Northeast Industrial Area Planned Development Overlay District (Ordinance 4135). **See Figure 2 (Zoning Map).**

The subject site is proposed Parcel 1 of the approved Partition MP 1-20. Parcel 1 is approximately 2.55 acres. Adjacent property to the north, east, and west is zoned M-2PD. Property to the southwest is industrially zoned and undeveloped. Property to the southeast is outside of City limits but is residentially developed. The adjacent property to the north and east is undeveloped. Oregon Lithoprint is located west of the subject site.

The subject site is currently undeveloped. The proposed site plan features building pad of approximately 16,181 square feet on the western half of the site, surrounded by asphalt surface. A future building pad is identified on the eastern portion of the site. Access to the site is taken from NE Miller Street. Proposed landscaping is focused on the property frontage along NE Miller Street and NE Riverside Drive. The future development area is identified as a grass area, but is not included in the landscape area calculations. **See Figure 3 (Landscape Plan), Figure 4 (Irrigation Plan), Figure 5 (Planting Plan), Figure 6 (Plant Schedule), and Figure 7 (Site Utility Plan).**

**Figure 1: Vicinity Map (Subject Site Approximate)**



### ***Attachments :***

Attachment 1 – Application and Attachments

Figure 2: Zoning Map

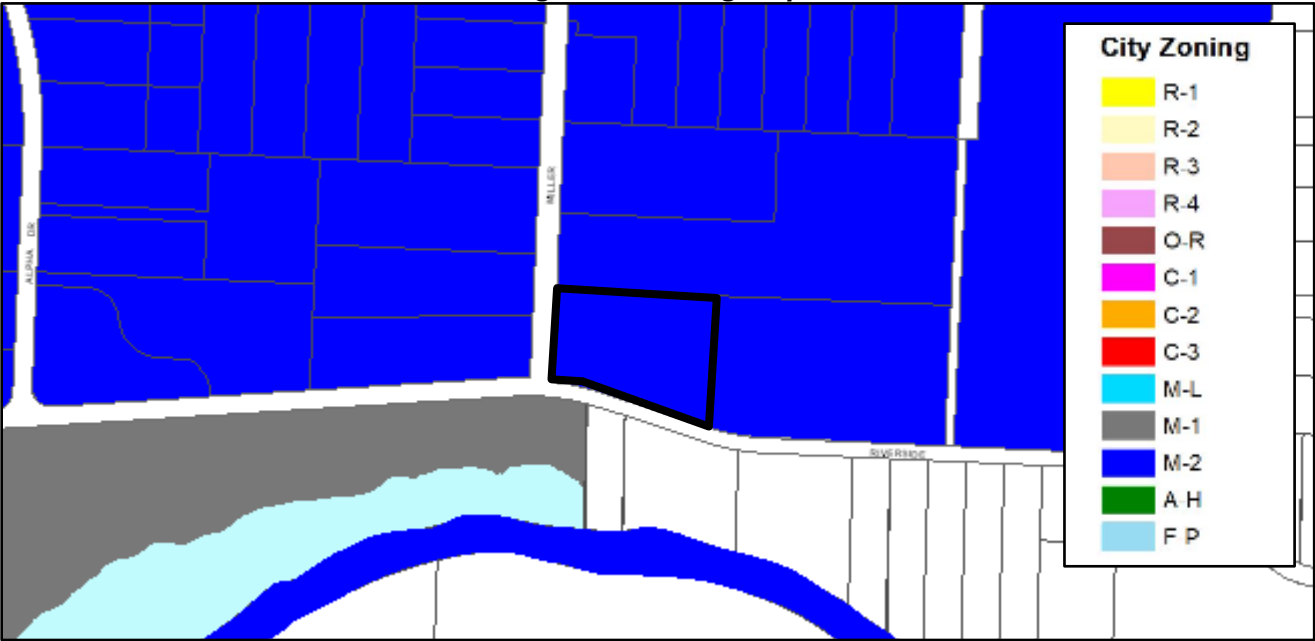


Figure 3: Landscape Plan

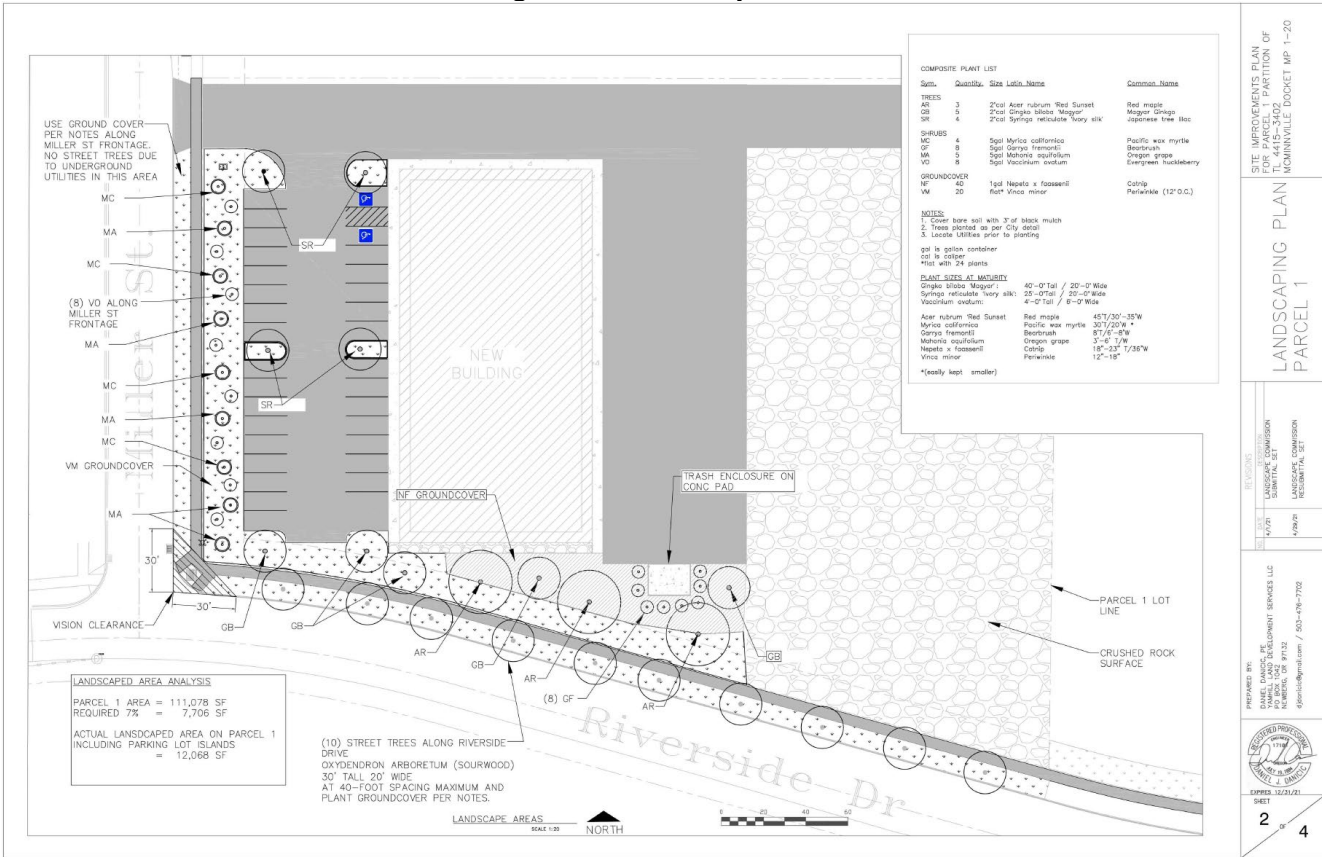




Figure 4: Irrigation Plan

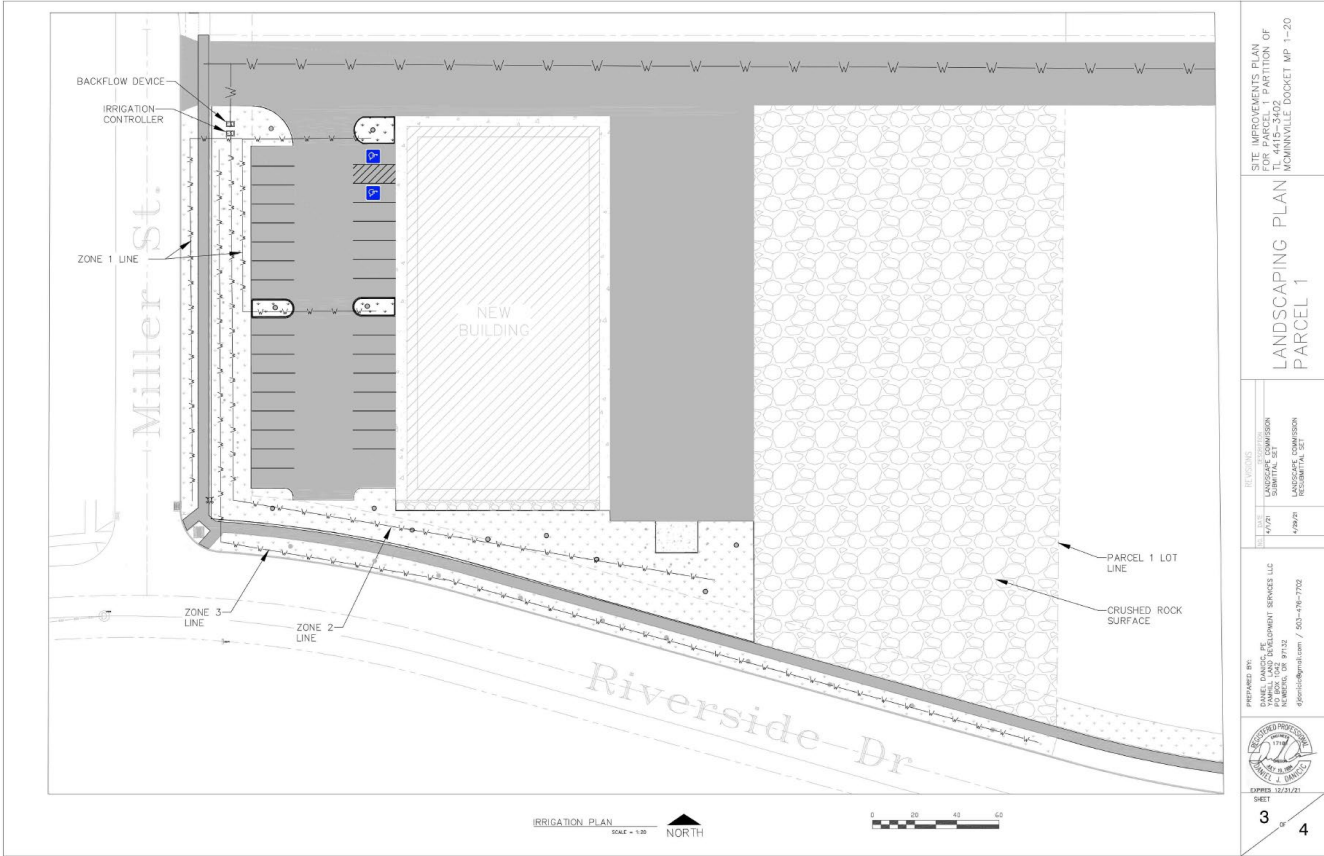
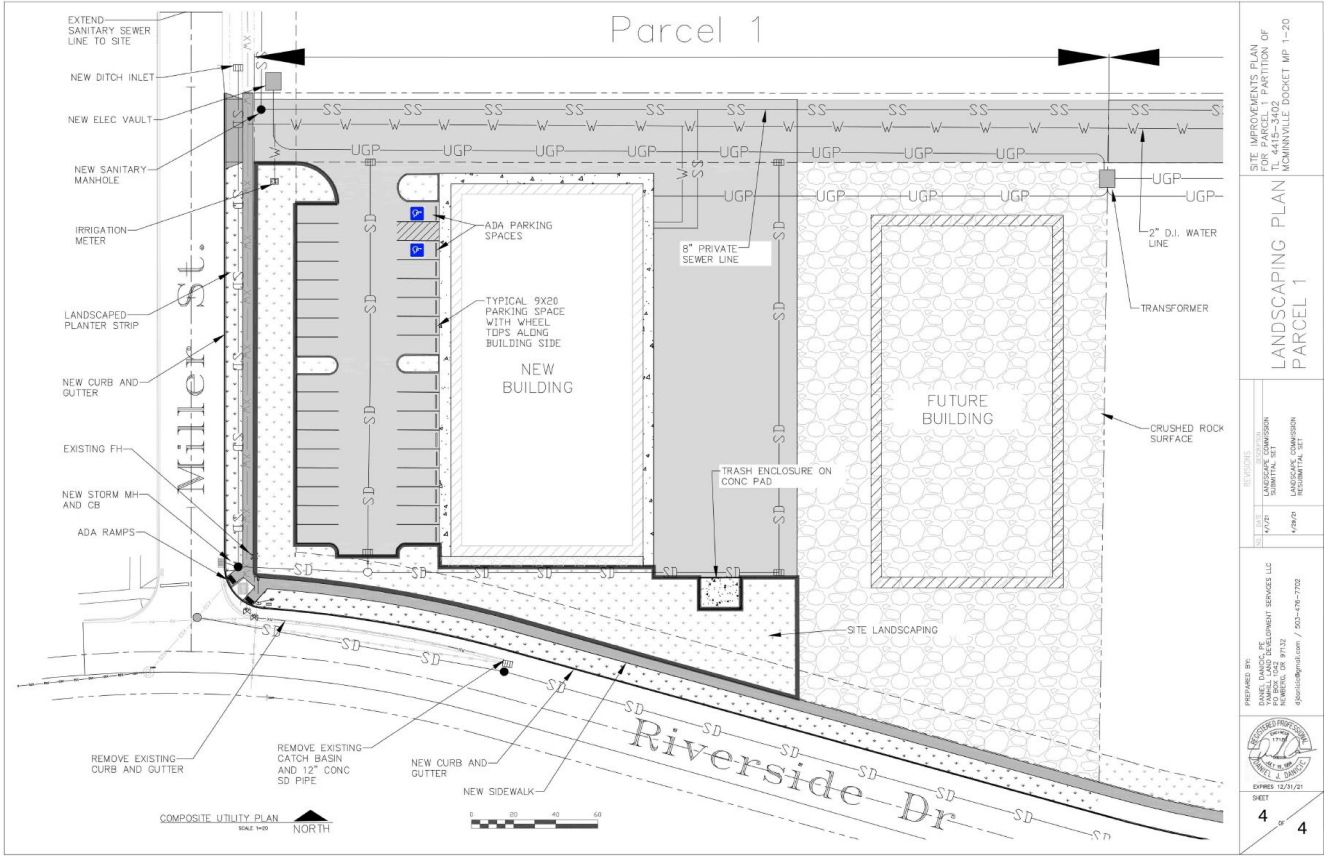


Figure 5: Site Utility Plan



**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 on land zoned M-2PD (General Industrial Planned Development). McMinnville Municipal Code (MMC) Section 17.57.030 requires landscaping in the M-2 zone. Therefore landscaping is required subject to the criteria and standards described in MMC Chapter 17.57-Landscaping.

No additional landscaping criteria and standards are required by the M-2 (General Industrial) base zone or in the Northeast Industrial Area Planned Development Overlay (Ordinance No. 4135).

**II. CONDITIONS:**

1. That the applicant shall install landscaping as shown on the landscape plans received by the Planning Department on May 3, 2021 and shall comply with required conditions of approval.
2. That *Oxydendron arboretum* (Sourwood) street trees shall be spaced at no greater than 30 feet apart.
3. 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. Tree trunks shall not be placed within ten (10) feet 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.
4. 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.
5. 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.
6. That the applicant is reminded that street 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.
7. 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 public sidewalk side of the tree and the curb side of the tree. The root barrier protection shall be provided to a minimum depth of eighteen (18) inches. In addition, irrigation of street trees is approved in lieu of the standard requirement to provide two (2) deep watering tubes.

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**Attachments :**

Attachment 1 – Application and Attachments

8. That the applicant shall contact Public Works (503-434-7316) for inspection of any tree plantings within the right-of-way or any root barrier protection placed within the right-of-way.
9. 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.
10. 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.

### **III. ATTACHMENTS:**

1. L 37-20 Application and Attachments (on file with the Planning Department)

### **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 were received:

- McMinnville Public Works Department (note: comments based on previous version of landscape plan)

#### **Site Review**

1. The existing site is a lot currently under development at the corner of NE Miller and NE Riverside Drive.
2. There are overhead power and communication facilities on the west side of NE Miller, across Miller Street from the site. There are overhead power and communication facilities on the south side of Riverside Drive across Riverside from the site.
3. The intersection of Riverside Drive and Miller Street is stop controlled for southbound traffic off Miller. Riverside Drive is a 35 MPH facility at that point. Required sight distance is 390' for a left turn movement and 335' for a right turn movement. Under existing conditions, sight distance is met for both left and right turn movements.

#### **Recommendations**

1. The submitted plan shows landscape improvements in the right of way as well as on private property. Public Works would have not comment on improvements proposed on private property, other than to note that the plan submittal does not reference an irrigation system for the improvements on private property.
2. The landscape plan calls out London Planetree "Bloodgood" as a street tree for both the Miller and Riverside frontages. This tree is listed on the City's recommended street tree list, with a minimum planter width of 8 feet. Per the submittals, it appears the park strip in this location is to 8' in width, and the spacing called out is 40'. Both are consistent with the street tree ordinance requirements.



3. However, trees planted near the intersection along the Riverside frontage may impact sight distance for a right turn movement (turning traffic looking east). The proposed London Planetree typically has a spread of 40'. This will negatively impact visibility at this intersection. We would recommend that either:
  - a. The applicant choose a more narrow, upright tree for the Riverside frontage or
  - b. The applicant be required to demonstrate how the proposed tree variety could be planted and spaced so as to maintain intersection sight distance.

The proposal will not impact existing sight distance for a left turn movement off Miller (turning traffic looking west).

4. Upon final approval of the street tree variety, we would recommend approval of this application, with the following conditions:
  - a. Trees be a minimum 2" caliper
  - b. Trees be planted as per approved City detail
  - c. Trees to be inspected by Public Works (503.434.7316) prior to backfill.
  - d. Utility locates required prior to any excavation.

- McMinnville Water and Light

MW&L has no comments on this application.

### **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**

1. The applicant, Bryce Roberts on behalf of Trumpt LLC, submitted a landscape plan review application on November 10, 2020. Additional application materials were submitted on December 3, 2020.
2. The application was deemed incomplete on December 22, 2020.
3. Revised application materials were submitted on December 28, 2020.
4. The application was deemed complete on December 29, 2020.
5. 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.
6. 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.
7. The applicant requested separate one month continuances on January 21, 2021, February 8, 2021, and March 8, 2021.
8. Revised application materials were submitted on April 6, 2021.

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### **Attachments :**

Attachment 1 – Application and Attachments

9. A public meeting was held by the Landscape Review Committee on April 21, 2021 to review the application and proposed landscape plan. The Landscape Review Committee voted to continue the application.
10. Revised application materials were submitted on May 3, 2021.
11. A public meeting was held by the Landscape Review Committee on May 19, 2021 to review the application and proposed landscape plan.

## **VI. FINDINGS OF FACT - GENERAL FINDINGS**

1. **Location:** 1300 NE Miller Street (Tax Lot 3402, Section 15, T.4 S., R. 4 W., W.M.)
2. **Size:** 2.55 acres
3. **Comprehensive Plan Map Designation:** Industrial
4. **Zoning:** M-2PD (General Industrial Planned Development)
5. **Overlay Zones/Special Districts:** Northeast Industrial Planned Development Overlay District (Ordinance 4135)
6. **Current Use:** Undeveloped
7. **Inventoried Significant Resources:**
  - a. **Historic Resources:** None
  - b. **Other:** None
8. **Other Features:**
  - a. **Slopes:** The site is relatively flat.
  - b. **Easements:** A 33 foot wide access and utility easement to future Parcels 2 and 3 of MP 1-20 is present along the northern property line. A 20 foot wide utility easement is present along the NE Miller Street and NE Riverside Drive frontages.
9. **Utilities:**
  - a. **Water:** The property is served by a water main in NE Miller Street. The treatment plant has sufficient treatment capacity.
  - b. **Sewer:** The property is served by a sewer main in NE Miller Street. The municipal water reclamation facility has sufficient capacity to accommodate expected waste flows resulting from the use.
  - c. **Stormwater:** The property is served by a stormwater sewer main in NE Miller Street.
  - d. **Other Services:** Other services are available to the property. Overhead utilities are present on the west side of NE Miller Street and the south side of NE Riverside Drive.
10. **Transportation:** NE Miller Street is classified as a Local Residential Street in the Transportation System Plan (TSP). The existing right-of-way is 60 feet wide. The street is improved with curb and gutter, sidewalk and planter strip on the west side, and no improvements on the east side adjacent to the site. NE Riverside Drive is classified as a major collector in the TSP. The existing Riverside Drive right-of-way is 50 feet in width. Improvements to NE Miller Street and NE Riverside Drive required by MP 1-20 include new curb and gutter, planter strip, and sidewalk along the development area's frontage.

## **VII. CONCLUSIONARY FINDINGS:**

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### **Attachments :**

Attachment 1 – Application and Attachments

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 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 IV 6: TO INSURE INDUSTRIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USES, THAT IS APPROPRIATELY LOCATED IN RELATION TO SURROUNDING LAND USES, AND THAT MEETS NECESSARY ENVIRONMENTAL STANDARDS.**

*Locational Policies:*

*Policy 54.00: The City of McMinnville shall establish industrial planned development ordinances which shall be placed over the future industrial areas designated on the McMinnville Comprehensive Plan Map, the industrial reserve area, and certain existing industrially designated areas within the city limits. The overlay shall also be applied to any areas which are in the future designated for future industrial use through an amendment to the comprehensive plan map. The overlays shall provide standards to control the nuisance and negative environmental effects of industries. These controls shall cover, but not be limited to, the following areas:*

- 1. Landscaping and screening*
- 2. Noise suppression*
- 3. Light and heat suppression*
- 4. Pollution control for air, water, and land*
- 5. Energy impacts*
- 6. Traffic impacts*

**APPLICANT'S RESPONSE:** None.

**FINDING: SATISFIED.** The subject site is within the Northeast Industrial Planned Development Overlay District (Ordinance No. 4135). Landscaping and screening requirements of the planned development overlay district shall apply.

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

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*Attachments :*

Attachment 1 – Application and Attachments

**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.
  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.

**17.57.030 Zones where required.** Landscaping shall be required in the following zones except as otherwise noted:

H. M-2 (General Industrial zone).

**APPLICANT'S RESPONSE:** None.

**FINDING: SATISFIED.** The proposed development is within the M-2 (General Industrial) zone, therefore landscaping is required subject to landscaping requirements of industrial uses and the criteria and standards described in Chapter 17.57 – Landscaping.

**17.57.070 Area Determination – Planning Factors.**

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

1. Industrial, 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 subject site is approximately 2.55 acres, or 111,078 square feet. The application indicates that 10,011 square feet of landscaping is provided over the entire site.

	Total Site Area (s.f.)	Landscape Provided (s.f.)	Percentage Proposed	Percentage Required
Industrial Development	111,078	12,068	10.9%	7.0%

The proposed landscaping area of 10.9 percent exceeds the seven (7) percent minimum landscaping requirement for industrial development. 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:

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**Attachments :**

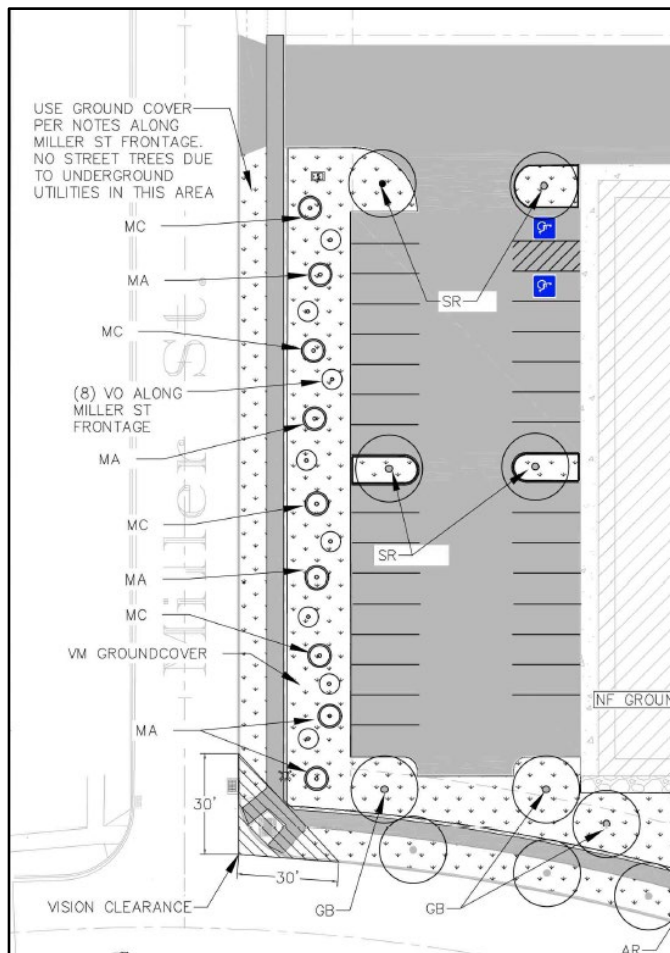
Attachment 1 – Application and Attachments

**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 site plan features a new building of approximately 16,181 square feet on the western half of the site, surrounded by asphalt surface. Two parking aisles are located between the building pad and NE Miller Street. A future building pad is identified on the eastern portion of the site. Access to the site is taken from NE Miller Street along the northern property line. Proposed landscaping is focused on the property frontage along NE Miller Street and NE Riverside Drive.

### ***Proposed Planting – NE Miller Street & Parking***



The landscape area adjacent to the NE Miller Street right-of-way is approximately 20 feet wide and runs the length of the frontage, south of the driveway access. Public improvement along Miller Street includes a new curb-side planter strip.

No street trees are proposed for the planter strip along Miller Street, and as discussed in findings below for Chapter 17.58-Trees, the presence of a storm drain line in the planter strip for the length of the Miller Street frontage would preclude street trees from the right-of-way adjacent to the property. The planting strip is proposed to be planted with *Vinca minor* (Periwinkle), an evergreen flowering groundcover.

Proposed planting in the landscape area between the sidewalk and parking lot includes native evergreen shrubs *Vaccinium ovatum* (Evergreen Huckleberry), *Myrica californica* (Pacific Wax Myrtle), and *Mahonia aquifolium* (Oregon Grape). Oregon Grape and Evergreen Huckleberry can reach six (6) feet tall and five (5) feet wide in maturity. Pacific Wax Myrtle is a larger shrub/small

tree, growing to at least 10 feet tall and wide. The plants are spaced approximately 10 to 12 feet apart. The evergreen vining groundcover *Vinca minor* (Periwinkle) is proposed to be planted at 12-inch spacing to provide full coverage of the planting area.

The landscape area extends into the parking lot via planting islands where the small deciduous tree *Syringa reticulata* 'Ivory Silk' (Ivory Silk Japanese Tree Lilac) is proposed. The planting islands are repeated on the opposite side of the parking lot adjacent to the building. Ivory Silk Japanese Tree grows to 25 feet tall and 20 feet wide. The planting islands will have *Vinca minor* (Periwinkle) as groundcover.

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**Attachments :**

Attachment 1 – Application and Attachments



**APPLICANT'S RESPONSE:** None.

**FINDING: SATISFIED.** Two aisles of parking are proposed in the parking area west of the proposed new industrial building. The westernmost parking aisle adjacent to the landscape area has 17 parking stalls, broken up by an internal planting island. The eastern parking aisle adjacent to the building has 16 parking stalls, also broken up by an internal parking lot island. The parking aisles are each capped at the ends with landscape areas. The northern endcaps and the internal planting islands each have an Ivory Silk Japanese Tree Lilac and *Vinca minor* groundcover. The southern endcaps are planted with Magyar Ginkgo trees and *Vinca minor* groundcover.

**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 industrial development is adjacent to NE Miller Street and NE Riverside Drive, where public improvements required by the approved partition of the property will include dedicated curb-side planter strips. As described in more detail in findings for Chapter 17.58-Trees, street trees are required. The landscape plan indicates that *Oxydendron arboreum* (Sourwood) trees are proposed in the eight (8) foot wide planter strip. Sourwood is a recommended small species on the McMinnville Street Tree List. The recommended minimum planter width for this tree is four (4) feet. Because the proposed street tree is a recommended tree from the McMinnville Street Tree List and appropriate for the width of the planter, the proposed street tree is suitable. No prohibited tree is proposed in the parking area.

**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.** An irrigation plan was provided showing irrigation lines in the planted landscape areas along the south and west property lines and in the planter strips adjacent to the property. The plan provides the location of the water meter, double check valve, and three water zones. Zone 1 includes the Miller Street planter strip and parking lot islands, Zone 2 includes the larger landscape areas along the west and south property lines, and Zone 3 includes the Riverside Drive planter strip.

**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 #9.** 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 continually maintained, including necessary watering, weeding, pruning, mowing, and replacement.

**Chapter 17.58. Trees****Attachments :**

Attachment 1 – Application and Attachments



**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 subject property. 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 industrial development is adjacent to NE Miller Street and NE Riverside Drive, where public improvements required by the approved partition of the property will include dedicated curb-side planter strips.

**17.58.090 Street Tree Standards.**

**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 *Oxydendron arboreum* (Sourwood). Sourwood is Recommended Small 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 #5.** 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. Within commercial and industrial development staggered, or irregular spacing is permitted, as may be approved by the McMinnville Landscape Review Committee. [...]

**APPLICANT'S RESPONSE:** None.

**FINDING: SATISFIED WITH CONDITION #2.** The proposed street tree, *Oxydendron arboretum* (Sourwood) will grow to 30 feet tall and 20 feet wide and is therefore considered a medium sized street tree based on the standards of this section. The landscape plan indicates they are spaced between 30 and 40 feet apart, exceeding the maximum spacing for a medium sized street tree species in some locations. Therefore, a condition is included to require that the proposed street tree species be spaced at no greater than 30 feet apart.

**CONDITION FOR FINDING:** That *Oxydendron arboretum* (Sourwood) street trees shall be spaced at no greater than 30 feet apart.

**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.

**FINDING: SATISFIED.** NE Miller Street is classified as a Local Residential Street in the Transportation System Plan (TSP). NE Riverside Drive is classified as a major collector in the TSP. Improvements to NE Miller Street and NE Riverside Drive required by MP 1-20 include new curb and gutter, planter strip, and sidewalk along the development area's frontage. The new planting strip in the NE Miller Street and NE Riverside Drive right-of-way is 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 #6.** The site utility plan indicates that a storm drain line is located within the entirety of the planter strip along Miller Street adjacent to the subject site. The required setback from a storm line is ten (10) feet. Therefore, there is not sufficient space in the eight (8) foot wide planter strip along Miller Street to accommodate street trees. Additionally, a condition of approval has been included to ensure that setbacks from utilities to street trees 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 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 #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.

#### **Chapter 17.61 Solid Waste and Recycling Enclosure Plan**

**17.61.030(C)** *Any trash or recycling enclosure which is visible from the street must provide landscaping around three (3) sides of the structure. Climbing vines and screening shrubs or hedges are appropriate and landscaping must be a minimum of three-feet (3) in height at the time of planting.*

**APPLICANT'S RESPONSE:** None.

**FINDING: SATISFIED.** The landscape plan shows a trash enclosure located east of the proposed building in a location visible from the Riverside Drive right-of-way. Planting is proposed around the three sides visible from the right-of-way in the form of *Garrya fremontii* (Fremont Silktassel). *Garrya fremontii* is a native evergreen shrub that can reach at least nine (9) feet tall and wide. At the spacing provided around the trash enclosure, the proposed planting will grow into a continuous evergreen screen.

JF



**Planning Department**

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

569-20-000636-Plng

<b>Office Use Only:</b>	
File No.	L-37-20
Date Received	11-10-2020
Fee	\$801.35
Receipt No.	
Received by	gt

## Landscape Plan Review Application

### Applicant Information

**Applicant is:** ☐ Property Owner ☐ Contract Buyer ☐ Option Holder ☐ Agent ☐ Other \_\_\_\_\_

Applicant Name Trumpet LLC Phone \_\_\_\_\_

Contact Name Bryce Roberts Phone 971-241-0072  
(If different than above)

Address 9155 SW Laughter Lane

City, State, Zip Amity, OR 97101

Contact Email bryce@gpelectric.com

### Property Owner Information

Property Owner Name Same Phone \_\_\_\_\_  
(If different than above)

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

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

Property Address Parcel 3 of Partition Plat 2001-35 1300 NE Miller St

Assessor Map No. R4 415 - 03402 Total Site Area \_\_\_\_\_

Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Comprehensive Plan Designation Ind Zoning Designation M-2PD

### **Landscaping Information**

1. Total Landscaped Area: 10,011 SF
2. Percent Landscaped: 9%
3. Building Floor Area:  
New Structure: 16,181 SF Existing Structure:                      Addition:
4. Architect Name Habitat Concepts Phone                       
(Landscape Architect; Engineer; or Other Designer)  
Contact Name Dennis O'Connor Phone 503-317-6553  
Address 15211 NW Decatur Way  
City, State, Zip Portland, OR 97229  
Contact Email habitatconcepts@gmail.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.**

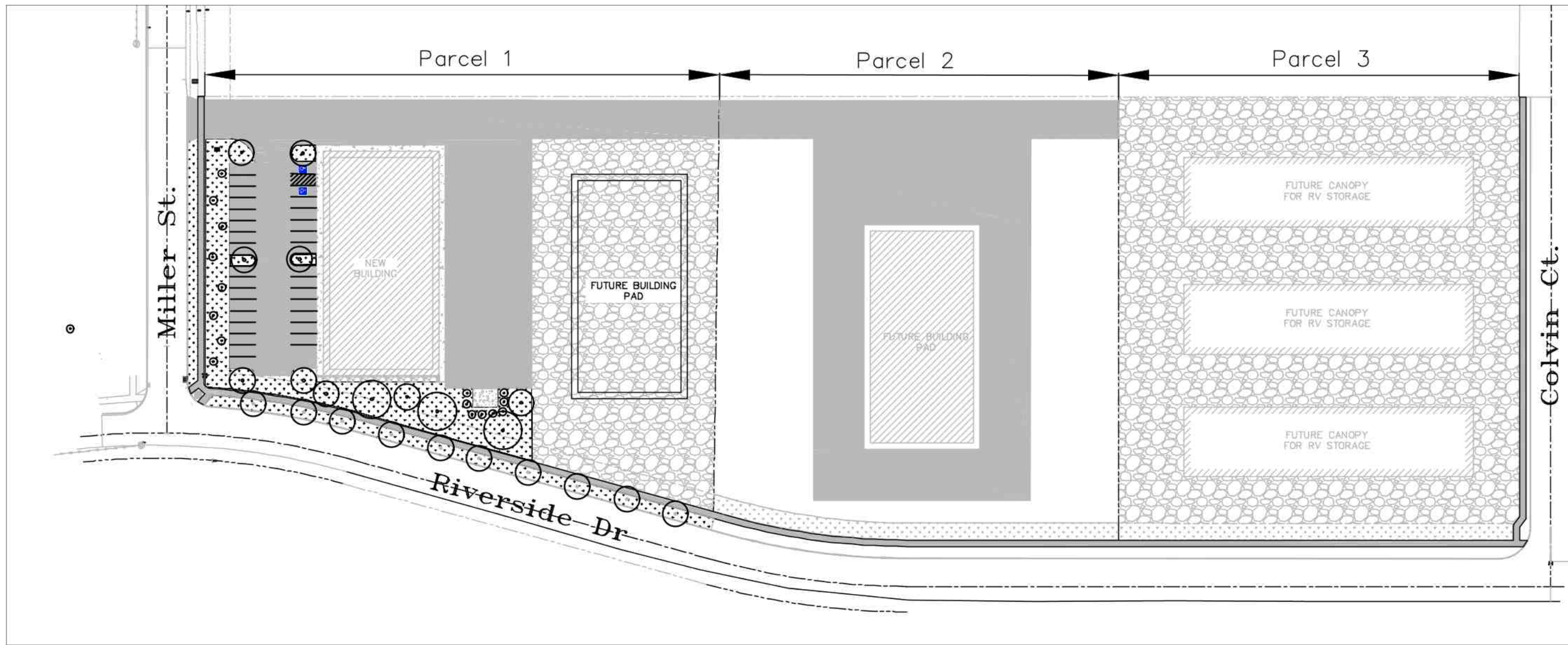
\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's Signature

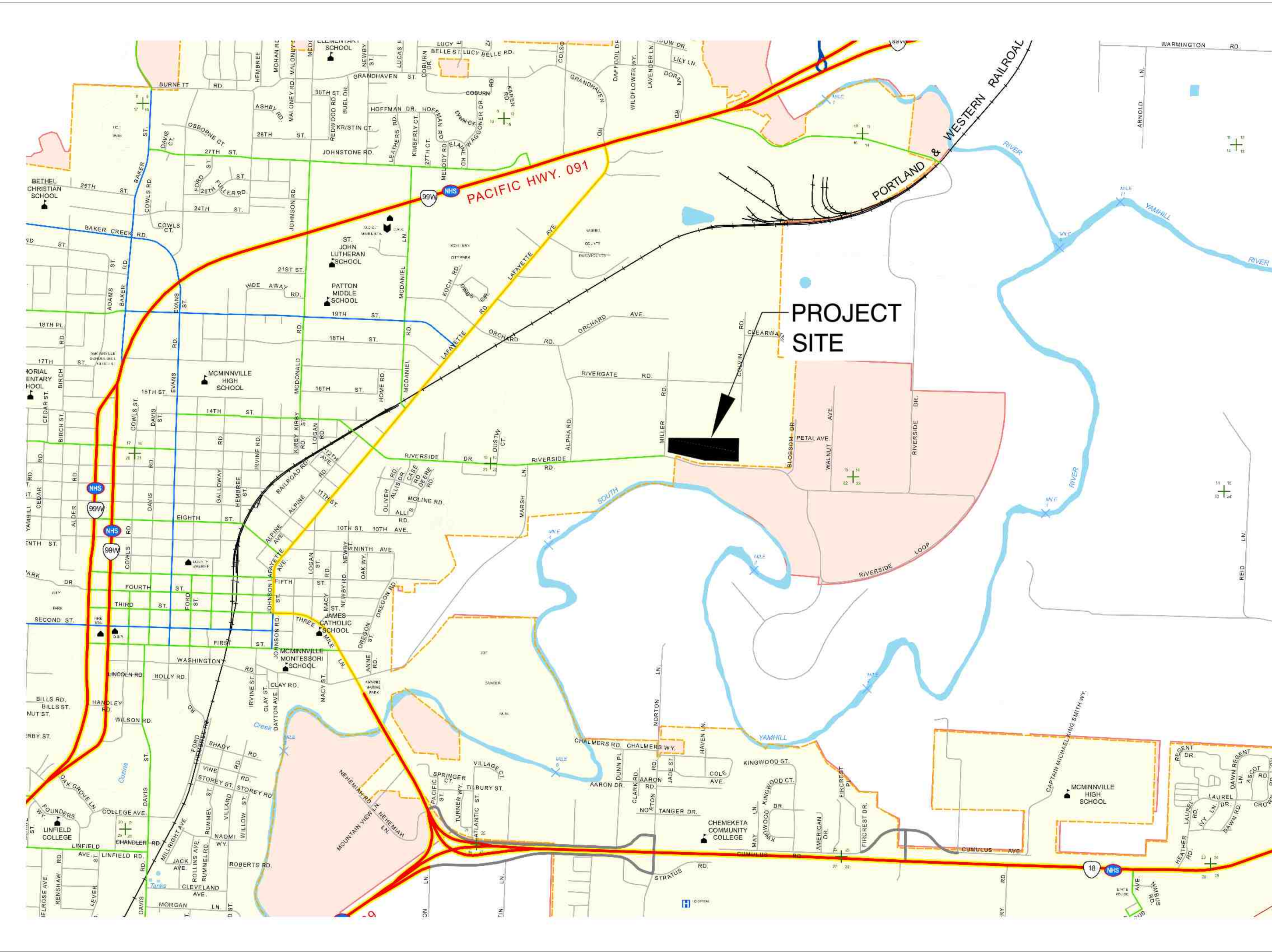
\_\_\_\_\_  
Date





FUTURE PARTITION PLAN

NOT TO SCALE



PROJECT CONTACTS

OWNER:  
BRYCE ROBERTS  
TRUMPT LLC  
9155 SW LAUGHTER LANE  
AMITY, OR 97101

ENGINEER:  
YAMHILL LAND DEVELOPMENT SERVICES LLC  
PO BOX 1042  
NEWBERG, OR 97132  
DANIEL DANICIC, PE  
503-563-0330

SURVEYOR:  
Leland MacDonald & Assoc., LLC  
Formerly dba Matt Dunkel & Assoc.  
3765 Riverside Drive  
McMinnville, Oregon 97128  
503-472-7904  
lee@macdonaldsurveying.com

ENGINEER'S NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

NOTICE TO EXCAVATORS

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN DAR 952-001-0010 THROUGH DAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS  
**Dig Safely.**  
Call the Oregon One-Call Center  
DIAL 811 or 1-800-332-2344

DRAWING INDEX

- 1 COVER SHEET
- 2 PLANTING PLAN
- 3 IRRIGATION PLAN
- 4 SITE IMPROVEMENTS AND UTILITY PLAN

PREPARED BY:  
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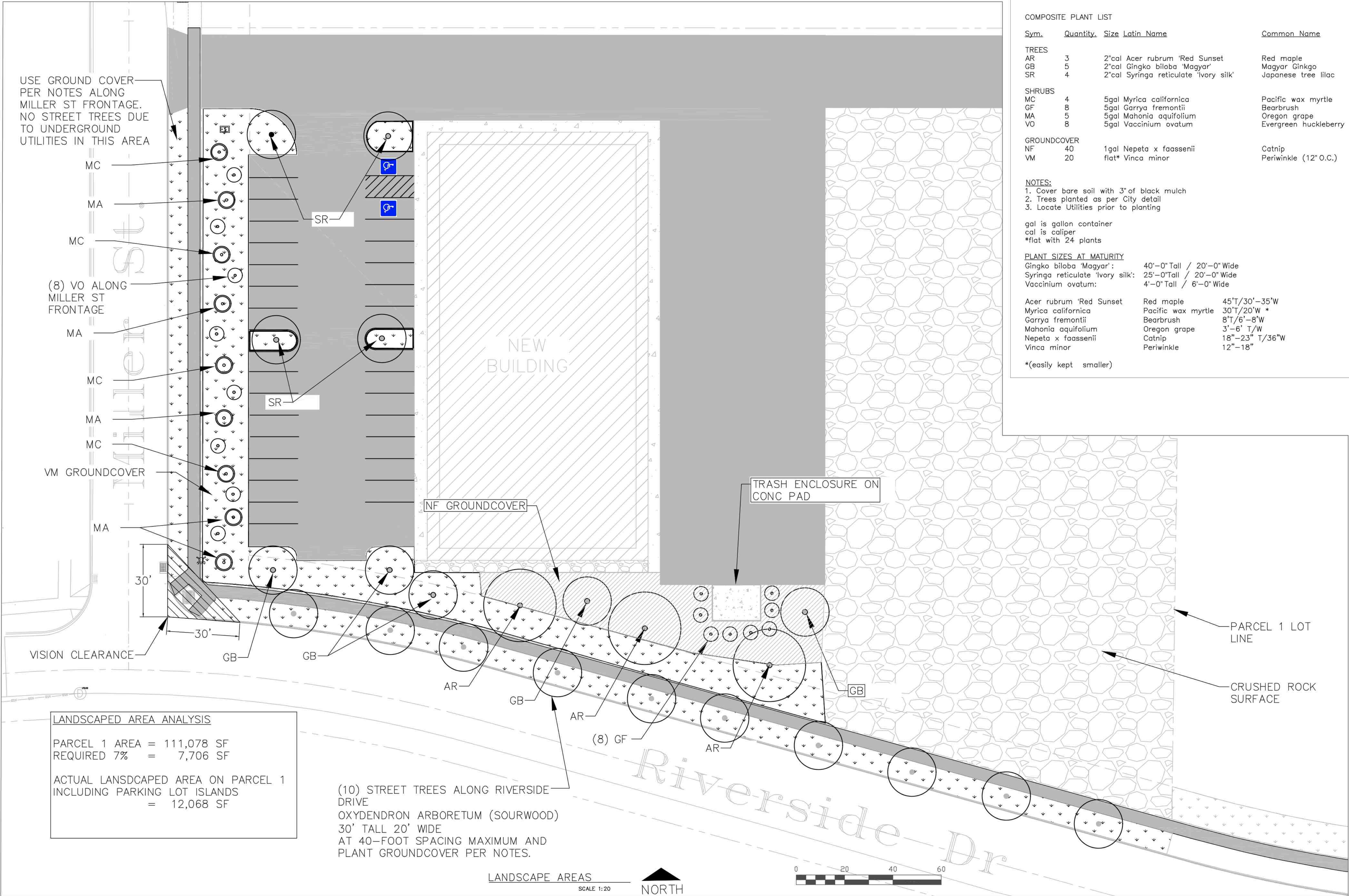
EXPIRES 12/31/21  
SHEET

1 OF 4

LANDSCAPING PLAN  
PARCEL 1

SITE IMPROVEMENTS PLAN  
FOR PARCEL 1 PARTITION OF  
TL 4415-3402  
MCMINNVILLE DOCKET MP 1-20





COMPOSITE PLANT LIST				
Sym.	Quantity	Size	Latin Name	Common Name
TREES				
AR	3	2"cal	Acer rubrum 'Red Sunset	Red maple
GB	5	2"cal	Gingko biloba 'Magyar'	Magyar Ginkgo
SR	4	2"cal	Syringa reticulata 'Ivory silk'	Japanese tree lilac
SHRUBS				
MC	4	5gal	Myrica californica	Pacific wax myrtle
GF	8	5gal	Garrya fremontii	Bearbrush
MA	5	5gal	Mahonia aquifolium	Oregon grape
VO	8	5gal	Vaccinium ovatum	Evergreen huckleberry
GROUNDCOVER				
NF	40	1gal	Nepeta x faassenii	Catnip
VM	20	flat*	Vinca minor	Periwinkle (12" O.C.)
NOTES:				
1. Cover bare soil with 3" of black mulch				
2. Trees planted as per City detail				
3. Locate Utilities prior to planting				
gal is gallon container				
cal is caliper				
*flat with 24 plants				
PLANT SIZES AT MATURITY				
Gingko biloba 'Magyar': 40'-0" Tall / 20'-0" Wide				
Syringa reticulata 'Ivory silk': 25'-0" Tall / 20'-0" Wide				
Vaccinium ovatum: 4'-0" Tall / 6'-0" Wide				
Acer rubrum 'Red Sunset				
Myrica californica				
Garrya fremontii				
Mahonia aquifolium				
Nepeta x faassenii				
Vinca minor				
Red maple				
Pacific wax myrtle				
Bearbrush				
Oregon grape				
Catnip				
Periwinkle				
45'T/30'-35'W				
30'T/20'W *				
8'T/6'-8'W				
3'-6' T/W				
18"-23" T/36"W				
12"-18"				
*(easily kept smaller)				

SITE IMPROVEMENTS PLAN  
FOR PARCEL 1 PARTITION OF  
TL 4415-3402  
MCMINNVILLE DOCKET MP 1-20

LANDSCAPING PLAN  
PARCEL 1

REVISIONS		DESCRIPTION	
NO.	DATE	DESCRIPTION	DATE
	4/1/21	LANDSCAPE COMMISSION SUBMITTAL SET	
	4/29/21	LANDSCAPE COMMISSION RESUBMITTAL SET	

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REGISTERED PROFESSIONAL ENGINEER  
17184  
OREGON  
DANIEL J. DANCIC  
JULY 19, 1998

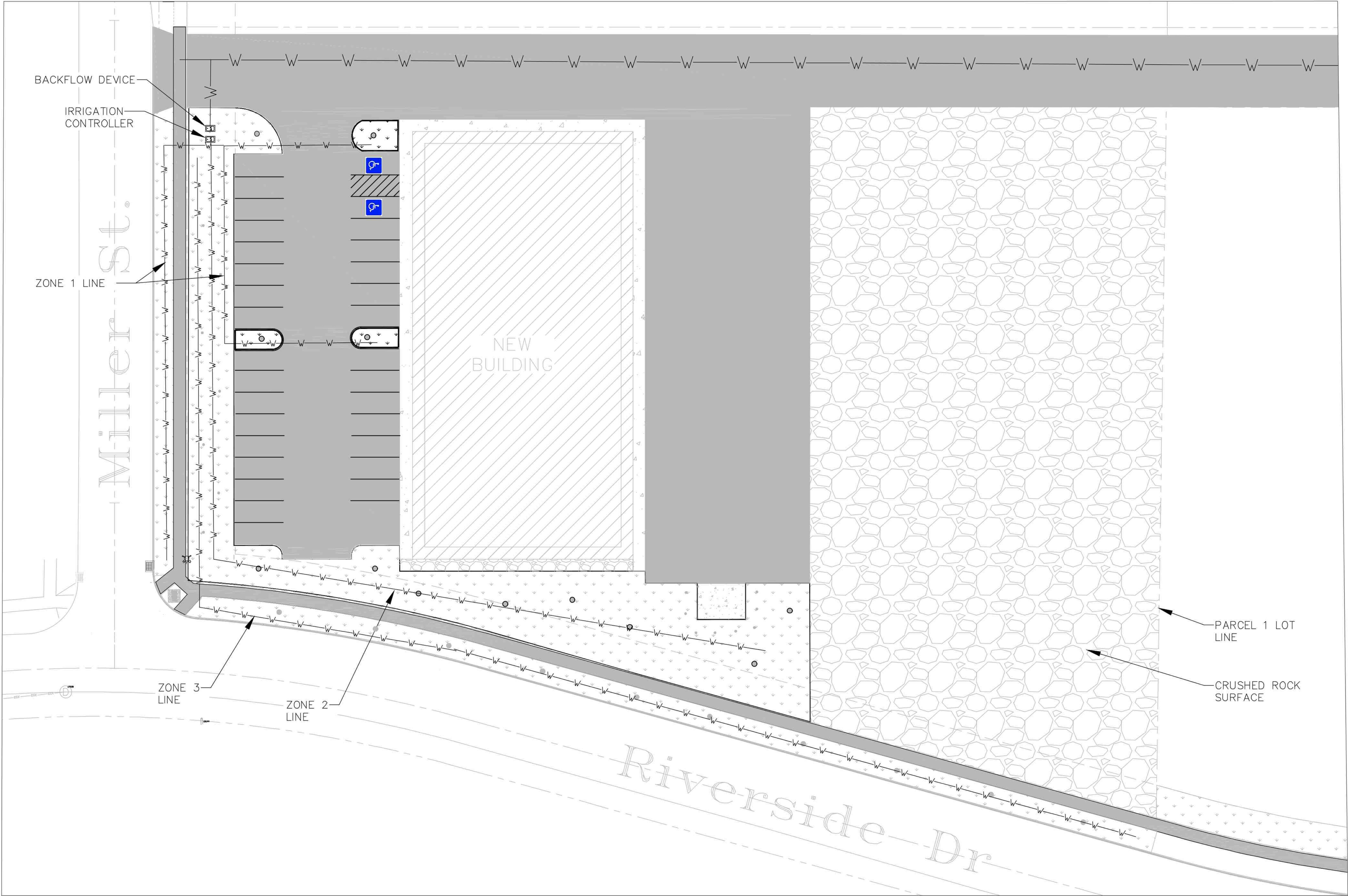
EXPIRES 12/31/21

2

OF

4





IRRIGATION PLAN  
SCALE = 1:20  
NORTH

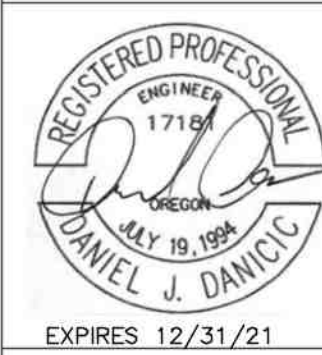


SITE IMPROVEMENTS PLAN  
FOR PARCEL 1 PARTITION OF  
TL 4415-3402  
MCMINNVILLE DOCKET MP 1-20

LANDSCAPING PLAN  
PARCEL 1

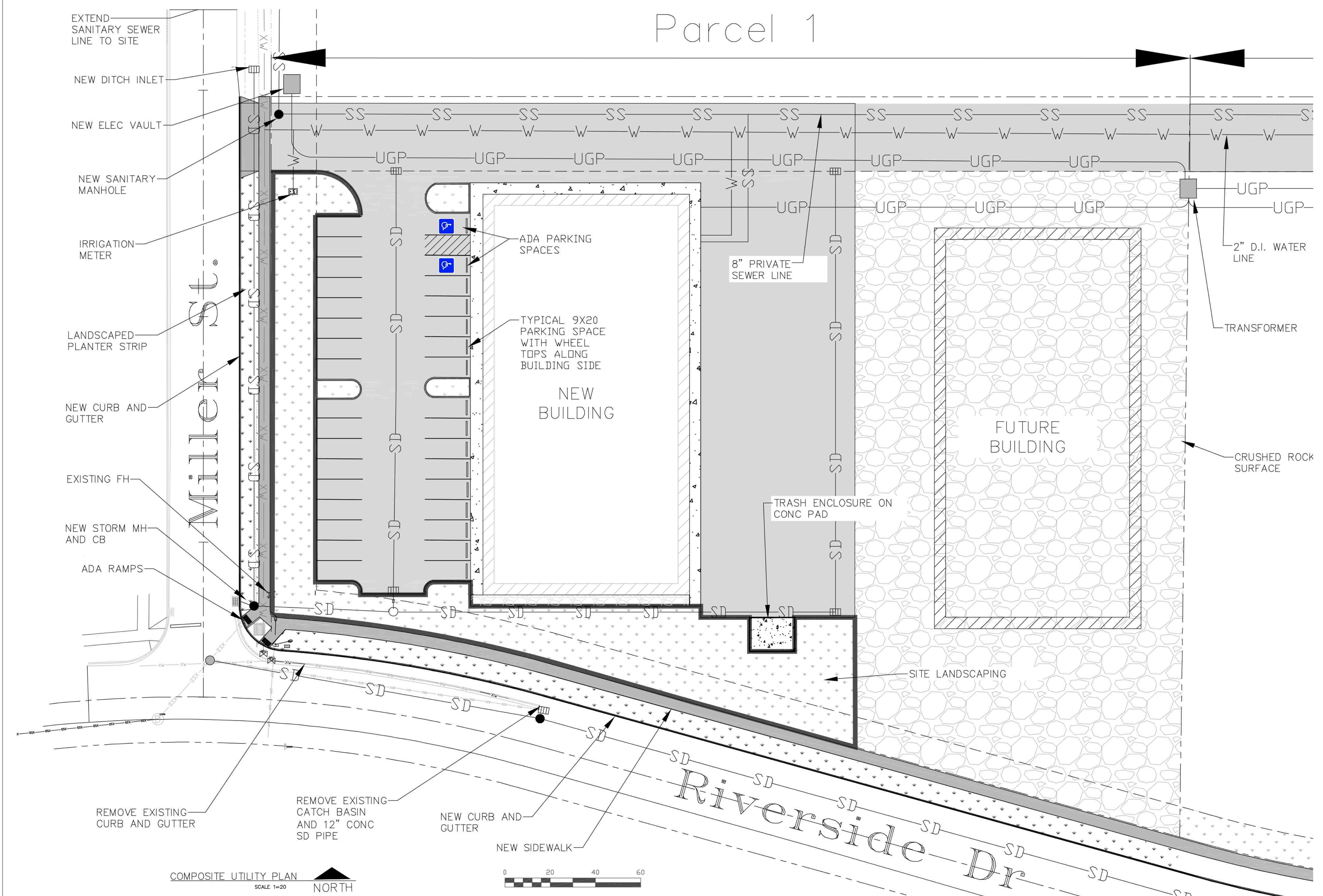
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Parcel 1



SITE IMPROVEMENTS PLAN  
FOR PARCEL 1 PARTITION OF  
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LANDSCAPING PLAN  
PARCEL 1

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