



City of McMinnville

PLANNING

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

Landscape Review Committee **Hybrid In-Person & ZOOM Online Meeting** **Wednesday, April 9, 2025 - 12:00 PM**

Please note that this meeting will be conducted in-person at the Community Development Center Large Conference Room, 231 NE Fifth Street, and via ZOOM.

Join ZOOM Meeting online via the following link:

<https://mcminnvilleoregon.zoom.us/j/88138973805?pwd=dPNSRKb5dMDcGssb2682lKX3j3iMVq.1>

Meeting ID: 881 3897 3805 Passcode: 766657

Or join ZOOM Meeting by phone via the following number: 1-669-44-9171

Committee Members	Agenda Items
Jamie Fleckenstein, Chair	1. Call to Order and Roll Call
Brian Wicks, Vice Chair	2. Citizen Comments
Carlton Davidson	3. Action Items A. L 4-25: Street Tree Plan and Landscape Plan Review for Hillcrest Phase 7, Tax Lot R4524 00801 (no site address), (Exhibit 1)
Lee McCollins	4. Discussion Items A. Arbor Day Event Update
Eva Reutinger	5. Committee Member Comments
	6. Staff Comments
	7. 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.

EXHIBIT 1 - STAFF REPORT

DATE: April 2, 2025
TO: Landscape Review Committee Members
FROM: Tom Schauer, Senior Planner
SUBJECT: Landscape Plan Review Application L 4-25

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 review by the Landscape Review Committee (LRC) of an application for a street tree plan and landscape plan submitted by the applicant's representative Maggie Gordon, AKS Engineering & Forestry, LLC on behalf of applicant and property owner Holt Holdings, LLC, c/o Josh Lang. The application was submitted on March 12, 2025. The subject property is a portion of tax lot R4524 00801. It is a vacant property and doesn't currently have an assigned site address. ***See Figure 1.***

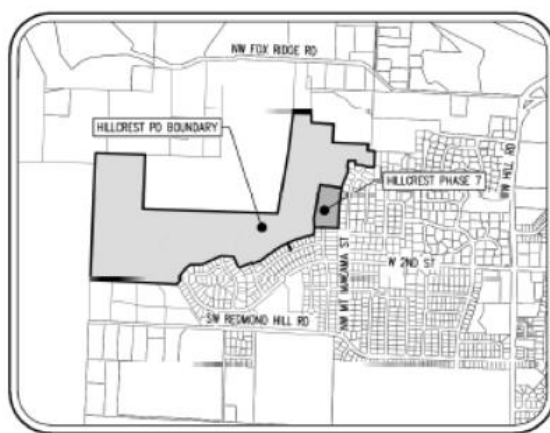
Staff has reviewed the application for consistency with the applicable criteria and recommends approval, subject to the conditions specified in the attached Decision Document.

Discussion:

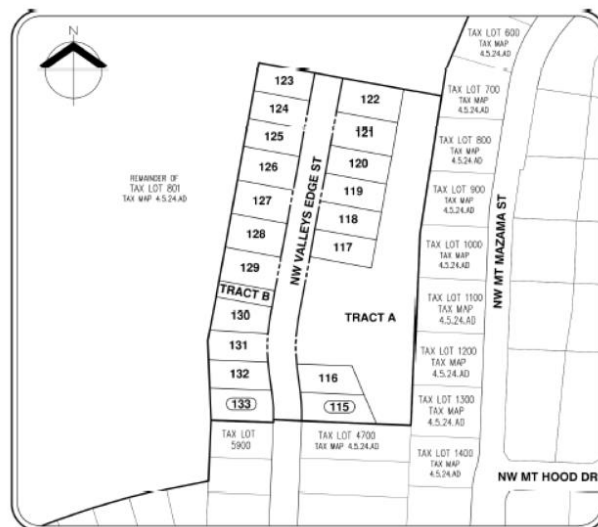
Please refer to the Decision Document for the conclusionary findings, additional maps, plans, and background information.

Application Summary

The application is for a street tree plan, and a landscape plan review for the open space tract, in Hillcrest Phase 7, one of the phases approved for the Hillcrest Planned Development and Subdivision (Dockets PDA 1-24 and S 3-24). The applications are submitted to address the conditions of approval.



VICINITY MAP
 1" = 1200'



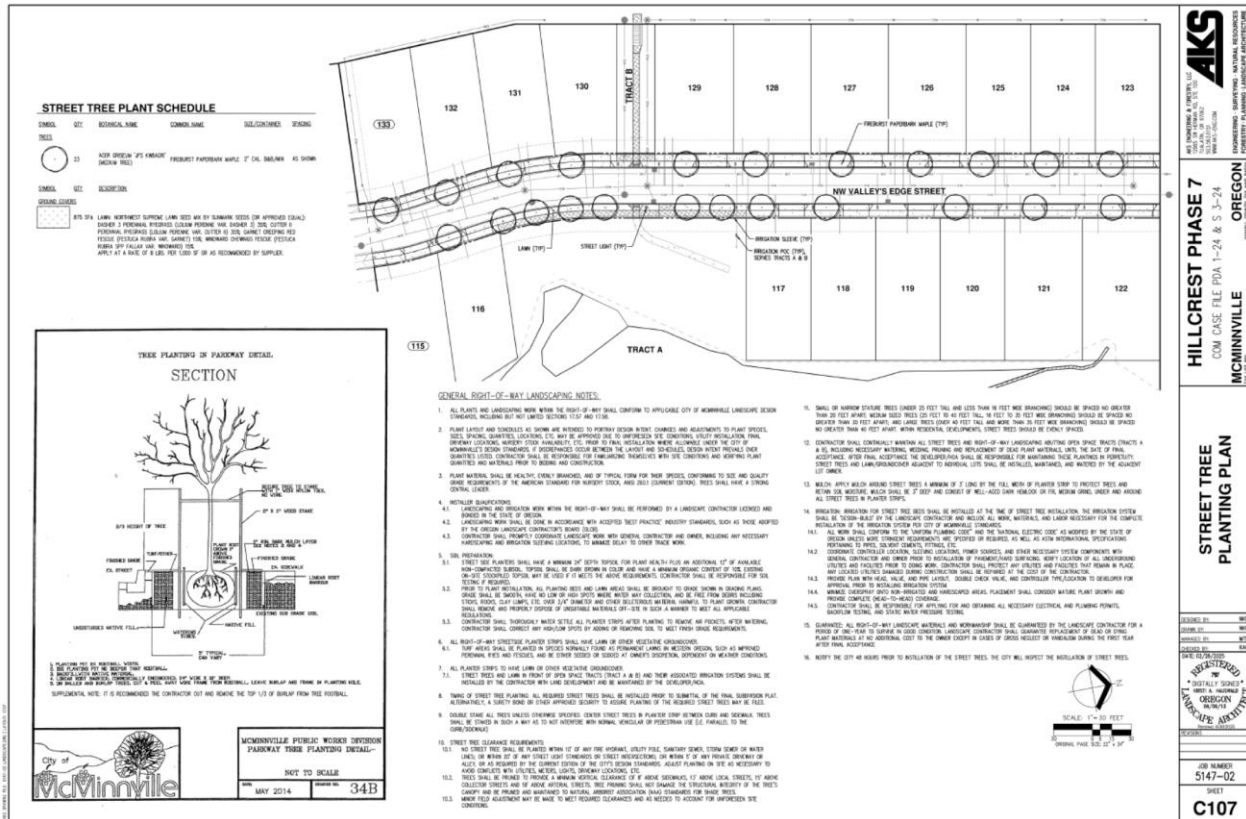
SITE MAP
 1" = 100'

Figure 2. Street Tree Plan and Landscape Plan

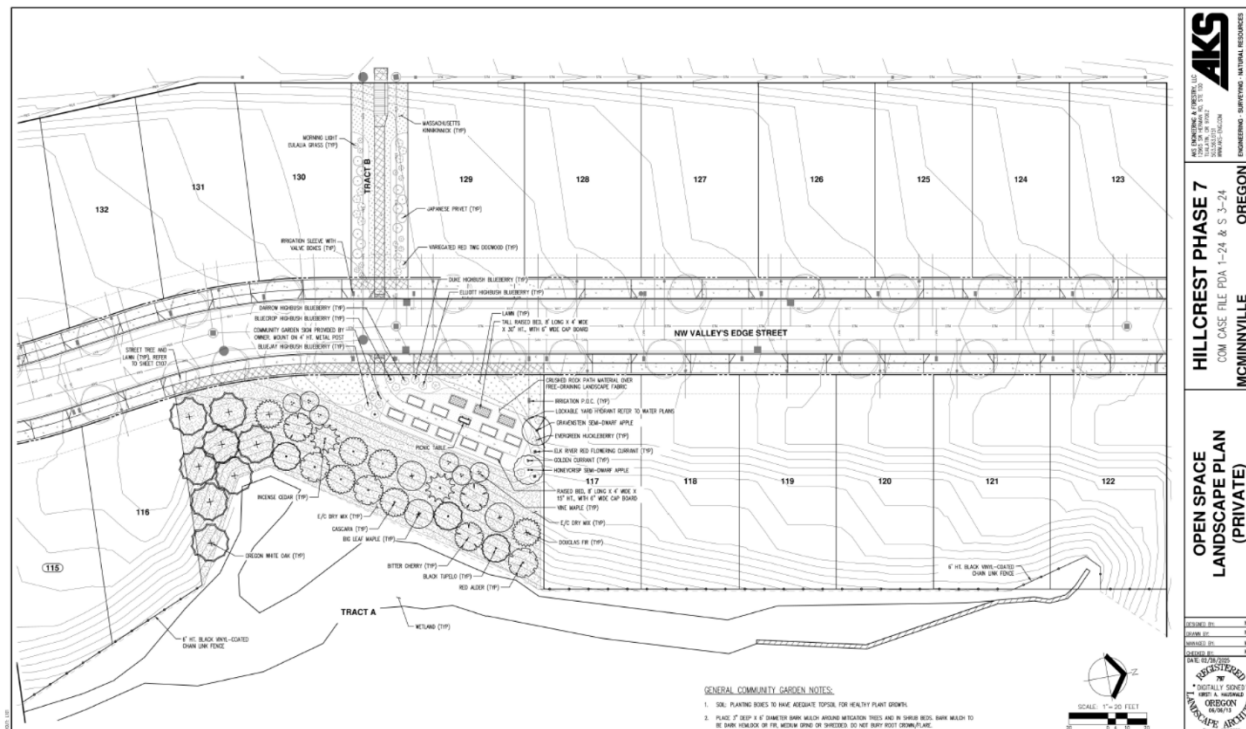
2a. Site Map



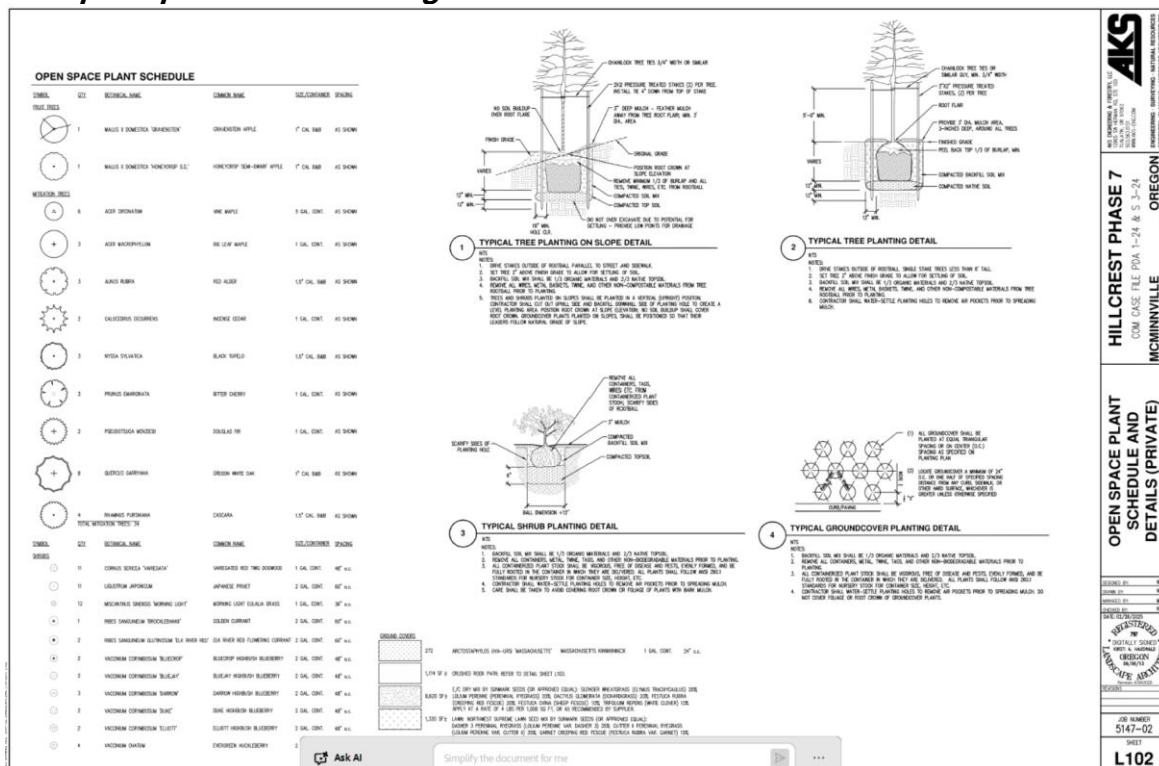
2b. Applicant's Street Tree Plan



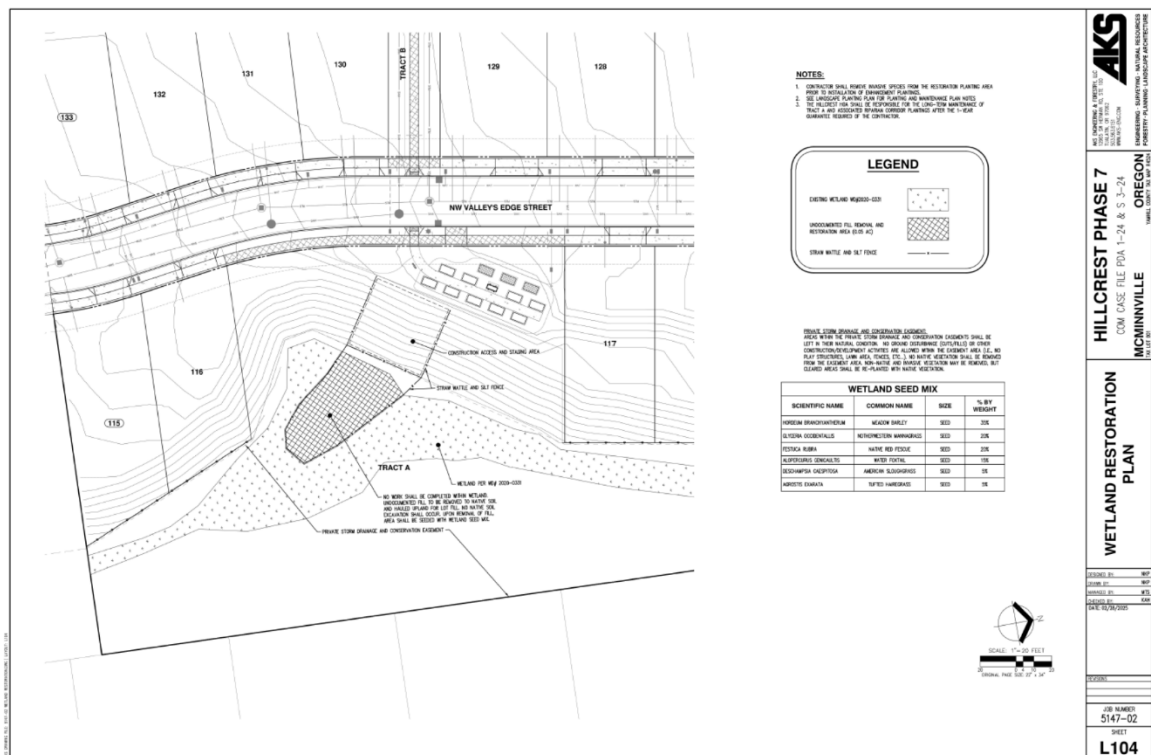
2c. Applicant's Landscape Plan for Open Space Tract



2d. Open Space Tract Planting Schedule and Details



2e. Applicant's Wetland Restoration Plan



Attachments:
Attachment A – L 4-25 Decision Document

Review Process

The application was submitted on March 12, 2025. An earlier draft of the Street Tree Plan was previously submitted to the Engineering Division with the Civil Plan set. Based on comments from reviewing agencies, the street tree plan was updated to address relationship to utilities.

The City of McMinnville did not provide public notice of the application, as Landscape Plan Review applications are reviewed by the process described in Chapter 17.57 of the McMinnville Zoning Ordinance, which does not require public notification. No public comments were received prior to the public meeting.

Summary of Criteria and Issues

Decisions and/or recommendations for approval of the application depend on whether the applications meet state regulations, the McMinnville Comprehensive Plan, and the McMinnville Municipal Code (MMC), and any specific conditions of approval of associated land use decisions. 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.

Street Tree Plan applications are subject to Chapter 17.58. Landscape Plan Review applications are typically subject to Chapter 17.57 of the McMinnville Municipal Code (MMC). In this case, the landscape plan pertains to open space tracts within a subdivision and is subject to the conditions of approval of PDA 1-24 and S 3-24. Not all standards of Chapter 17.57 apply.

Attachments

1. Decision Document with Attachments

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.

Attachments:

Attachment A – L 4-25 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 4-25 SUBJECT TO THE CONDITIONS SPECIFIED IN THE DECISION DOCUMENT



**CITY OF MCMINNVILLE
COMMUNITY DEVELOPMENT**
231 NE FIFTH STREET
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DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A STREET TREE PLAN AND LANDSCAPE PLAN REVIEW FOR A PORTION OF TAX LOT R4524 00801 (NO SITE ADDRESS ASSIGNED)

DOCKET: L 4-25 (Street Tree Plan and Landscape Plan Review)

REQUEST: Application for a street tree plan, and a landscape plan review for the open space tract, in Hillcrest Phase 7, one of the phases approved for the Hillcrest Planned Development and Subdivision (Dockets PDA 1-24 and S 3-24). The applications are submitted to address the conditions of approval.

LOCATION: Tax Lot R4524 00801

ZONING/Overlay: R-2 PD

APPLICANT: Applicant's representative Maggie Gordon, AKS Engineering & Forestry, LLC on behalf of applicant and property owner Holt Holdings, LLC, c/o Josh Lang.

STAFF: Tom Schauer, Senior Planner

DATE RECEIVED: March 12, 2025

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

MEETING DATE & LOCATION: April 9, 2024, McMinnville Community Development Center, 231 NE 5th Street, and via Zoom online meeting

PROCEDURE: Landscape Plans and Street Tree Plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.050 for Landscape Plans (Plans-Submittal and review-Approval-Time limit for completion) and 17.58.100 for Street Tree Plans, of the McMinnville Zoning Ordinance.

CRITERIA: The applicable criteria that typically apply to a Landscape Plan Review are specified in Section 17.57.070 (Area Determination – Planning factors) of the McMinnville Zoning Ordinance; however, the landscape plan is for the open space tract in this [phase of the subdivision and is subject to consistency with the conditions of approval for dockets PDA 1-24 and S 3-24. Street Trees Plans are reviewed for compliance with the street tree standards in Chapter 17.58.

COMMENTS: The original landscape plan and street tree plan were submitted as part of the civile plans and received agency review through that review. As a result of agency review, a revisions were made as part of this application

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 Street Tree Plan and Landscape Plan (L 4-25) **subject to the conditions of approval provided in Section II of this document.**

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DECISION: APPROVAL WITH CONDITIONS

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Planning Staff: _____ Date: _____
Tom Schauer, Senior Planner

Planning Department: _____ Date: _____
Heather Richards, Community Development Director

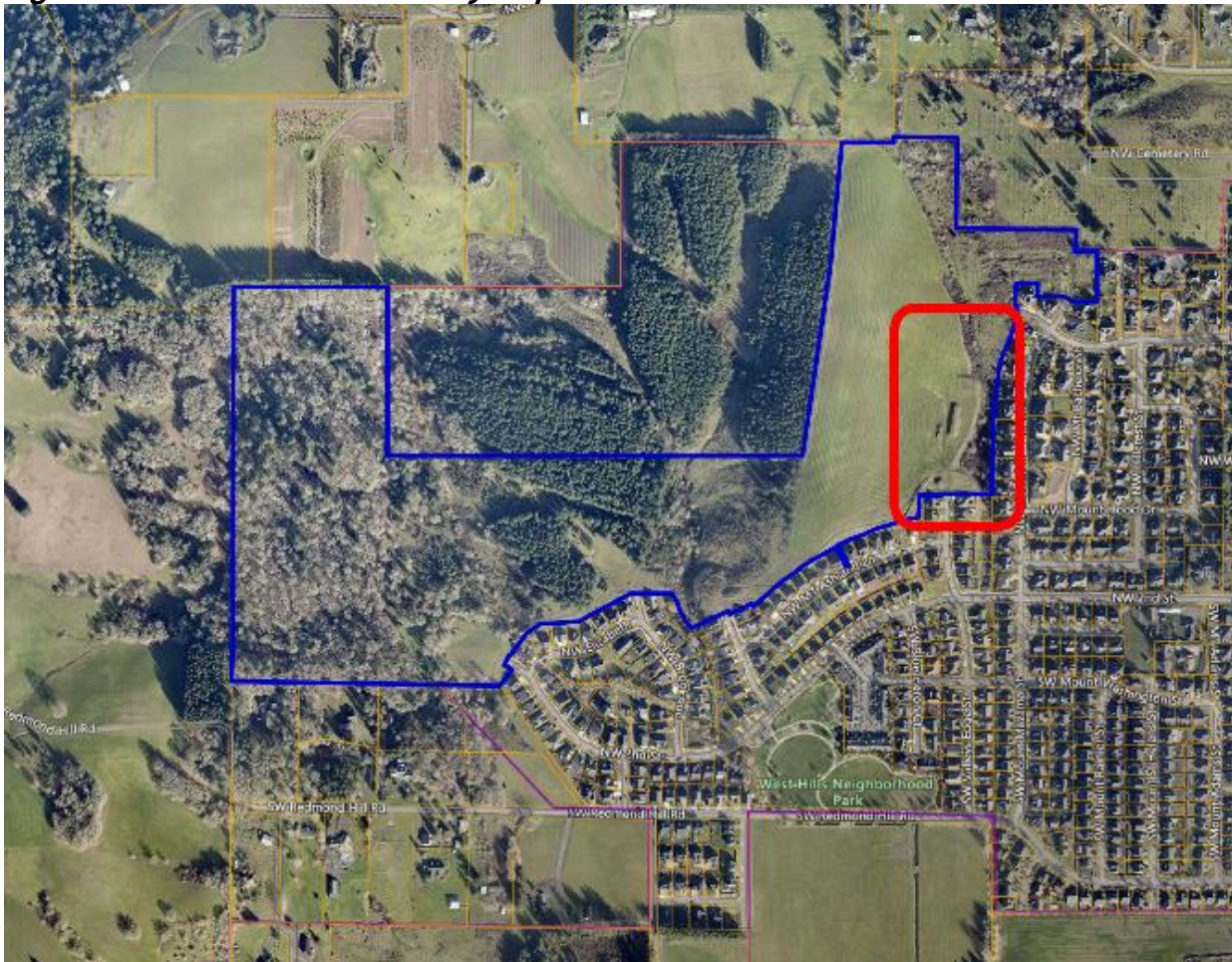
I. APPLICATION SUMMARY:

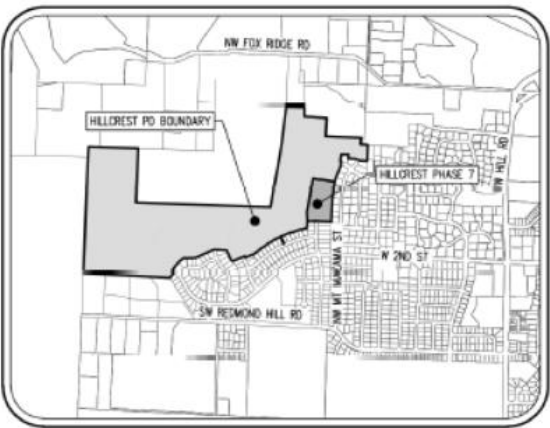
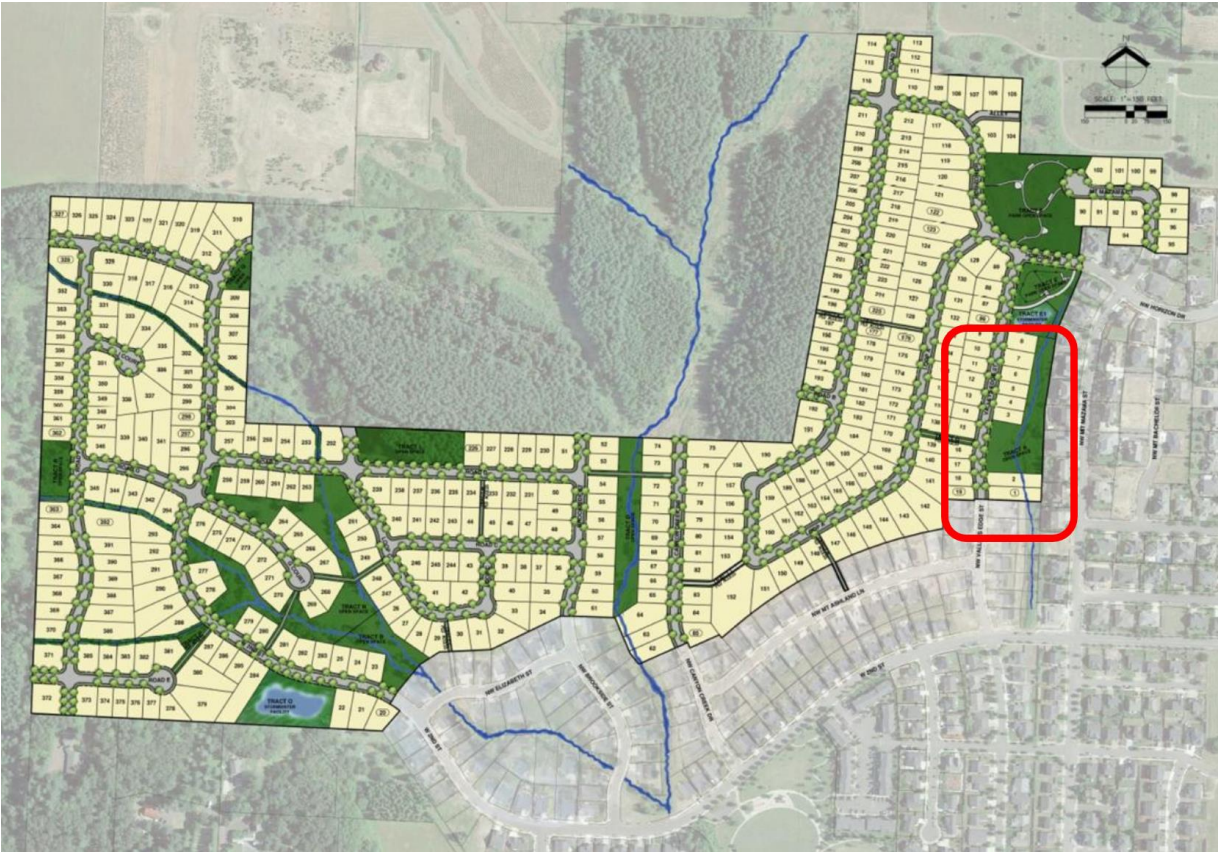
Subject Property

The application is for a street tree plan, and a landscape plan review for the open space tract, in Hillcrest Phase 7, one of the phases approved for the Hillcrest Planned Development and Subdivision (Dockets PDA 1-24 and S 3-24). The applications are submitted to address the conditions of approval.

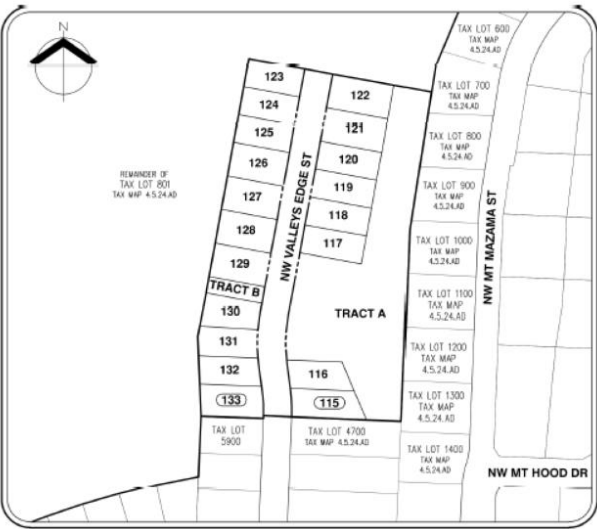
This application for a street tree plan and landscape plan was submitted by the applicant's representative Maggie Gordon, AKS Engineering & Forestry, LLC on behalf of applicant and property owner Holt Holdings, LLC, c/o Josh Lang. The application was submitted on March 12, 2025. The subject property is a portion of tax lot R4524 00801. It is a vacant property and doesn't currently have an assigned site address. It is zoned R-2 PD. ***See Figure 1 for Aerial Photo and Vicinity Maps See Figure 2 for Zoning Map.***

Figure 1. Aerial Photo and Vicinity Maps





VICINITY MAP
1" = 1200'



SITE MAP
1" = 100'

Figure 2. Zoning Map

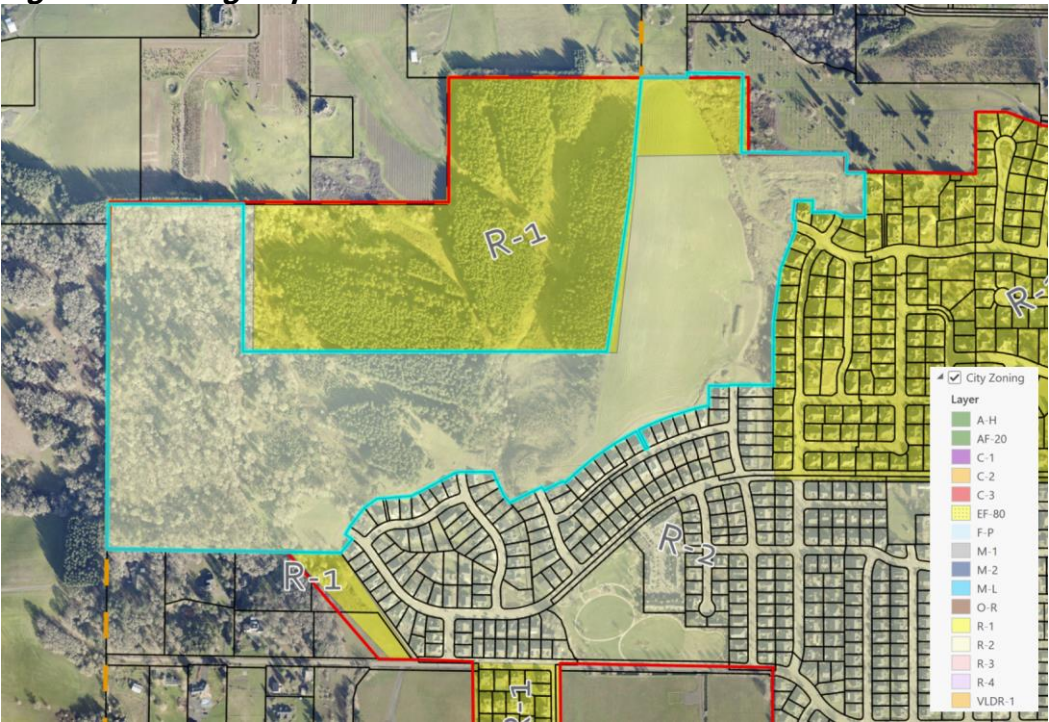
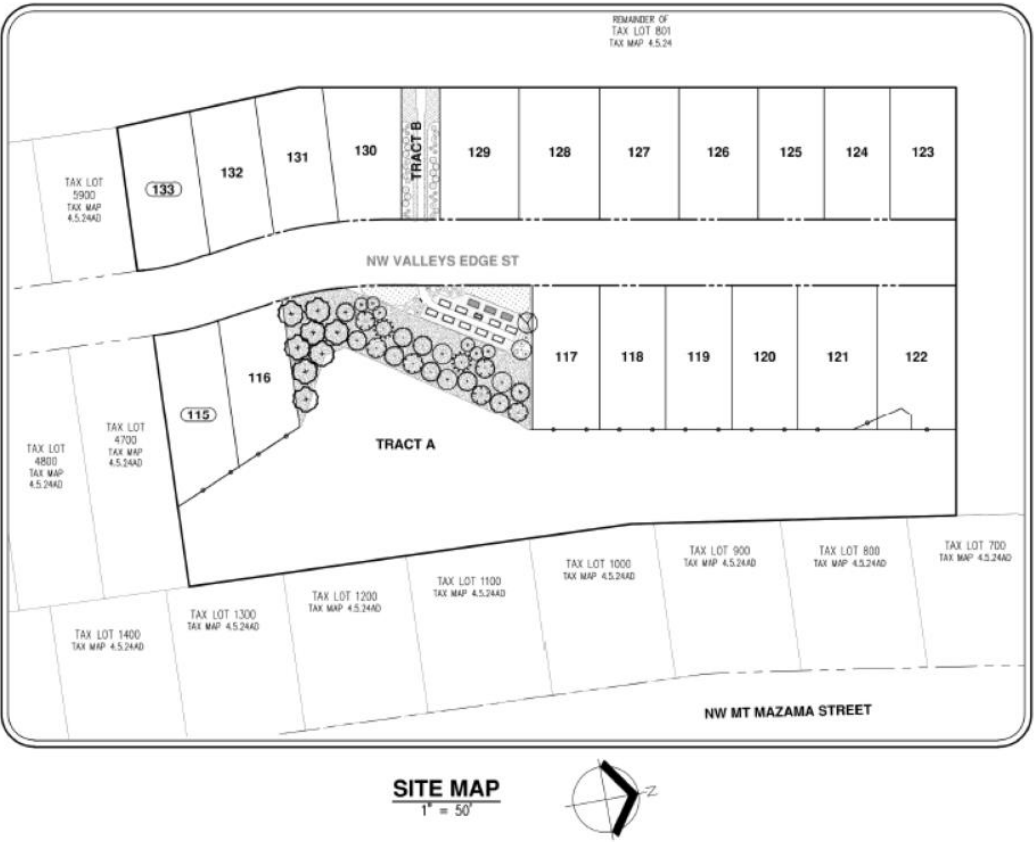


Figure 3. Street Tree Plan and Landscape Plan

3a. Site Map



[illegible][illegible]

OPEN SPACE PLANT SCHEDULE				
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/CONTAINER/SPACING
TREETYPES				
1	1	WALNUT 5' DIAMETER THINCRUSTY	ORIENTAL WALNUT	1" CAL. 500 40' SPACING
2	1	WALNUT 5' DIAMETER THINCRUSTY E.C.	HONGKONG TEAK-THINCRUSTY WALNUT	1" CAL. 500 40' SPACING
MEDIUM TREES				
3	1	ACER THINCRUSTY	WAX MAPLE	1.5 CAL. 1000 40' SPACING
4	1	ACER MICROCRUSTY	WAX MAPLE	1.5 CAL. 1000 40' SPACING
5	1	ALNUS RUBRA	RED ALDER	1.5" CAL. 500 40' SPACING
6	1	CALOCYBUS THINCRUSTY	WAXY CEDAR	1.5 CAL. 1000 40' SPACING
7	1	WILLOW THINCRUSTY	BLACK WILLOW	1.5" CAL. 500 40' SPACING
8	1	PRUNUS THINCRUSTY	BITTER CHERRY	1.5 CAL. 1000 40' SPACING
9	1	PRUNUS THINCRUSTY	DOGWOOD	1.5 CAL. 1000 40' SPACING
10	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1" CAL. 500 40' SPACING
11	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
TREETYPES				
12	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
13	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
14	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
15	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
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17	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
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19	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
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21	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
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24	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
25	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
26	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
27	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
28	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
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41	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
42	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
43	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
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48	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
49	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
50	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
51	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
52	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
53	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
54	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
55	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
56	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
57	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
58	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
59	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
60	1	QUERCUS THINCRUSTY	GRAND WHITE OAK	1.5" CAL. 500 40' SPACING
61	1			

[illegible]

Summary of Criteria

Decisions and/or recommendations for approval of the land use application are dependent upon whether 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 street tree plan is subject to the standards in Chapter 17.58. For the landscape plan, since this is for an open space tract in a subdivision, some of the provisions of 17.57 don't apply, while certain conditions of approval for the Planned Development and Subdivision apply.

II. CONDITIONS:

1. The applicant shall submit a revised street tree plan and landscape plan with the following for approval:
 - a. Street Tree Plan.
 - i. Based on the spacing of street trees, the applicant shall select different street trees from the City's street tree list which have wider canopy at maturity, consistent with MMC 17.58.090(C). Trees shall be selected from the large trees on the list with specifications for mature height and width consistent with the spacing and suitable for the planter strip size.
 - ii. The applicant shall coordinate with Engineering and McMinnville Water & Light to relocate the proposed water service to Lot 119 further north to allow for a street tree on the south side of the driveway of Lot 119 to recue the street tree spacing from 100 feet.
 - iii. The applicant shall coordinate with Engineering and McMinnville Water & Light to relocate the proposed sewer service to Lot 115 further south to allow for a street tree on the south side of the driveway of Lot 115 to reduce the street tree spacing.
 - iv. Where spacing of driveways is 35 feet or greater, the applicant may also consider planting two smaller trees between each pair of driveways to achieve spacing of 20 feet with trees planted five feet away from the driveway aprons, which may require adjustments to locations of utility services, to be approved by Engineering and McMinnville Water & Light.
 - v. The applicant shall update the street tree planting specification in the plan set to the City's current specification. The current specification provides for the root barrier along the back of curb and along the sidewalk to be 10 feet in width, centered at the street tree.
 - vi. Street tree planting spec is wrong spec. Shall updated with current spec, which requires 10-wide root barrier.
 - vii. Existing trees within this phase, including those to be retained and removed, shall be shown on the plan. Tree retention and removal shall be consistent with the Planning Development and Subdivision conditions of approval.
 - b. Landscape Plan.
 - i. The applicant shall specify a different picnic table which shall be accessible to wheelchairs.

- ii. The applicant shall specify a wheelchair accessible raised planter box for at least two of the raised planter beds, with a cleat area beneath the raised planter box or an inwardly-sloping side to the raised planter box.
- iii. Show any proposed on-site lighting. Indicate the method of shielding/downcast lighting to demonstrate artificial lighting which may be provided shall be deflected as not to shine or create glare in any residential zone or on any adjacent dwelling. (MMC 17.57.070(B)(1))

2. Prior to final plat:

- a. The applicant shall install landscaping per the approved landscape plan or shall provide financial surety equal to 120% of the installed cost of landscaping as evidenced by a quote, and the applicant shall complete landscaping within 6 months of final plat and prior to release of surety. Landscaping shall be inspected by the Planning Director or designee and found to be in compliance with the approved plans. Minor alternations to the landscape plan may be allowed as determined by the Planning Director or designee, as long as they do not alter the character and aesthetics of the approved plans.
- b. An automatic irrigation system shall be installed consistent with the design/build provisions described in the application, including ability to isolate the irrigation for the community garden from the rest of the site. Note: landscaping and irrigation are the responsibility of the applicant. Ongoing maintenance of the private open space tract is the responsibility of a Homeowner's Association
- c. Per Condition 3(h) of S 3-24, street trees shall be planted in accordance with the approved street tree plan. All required trees shall be installed by the applicant prior to final platting, or security equal to 120 percent of the cost of installing the required street trees shall be posted with the City. The amount and for of security shall be as required by the Planning Director.

For trees not installed prior to final platting, each year the applicant/owner shall install street trees, from November 1 to March 1, adjacent to those properties on which a structure has been constructed and has received final occupancy, or adjacent to any non-buildable tracts for which street trees are required. This planting schedule shall continue until all platted lots have been planted with street trees.

It shall be the applicant's responsibility to relocate trees as may be necessary to accommodate individual building plans. The applicant shall also be responsible for the maintenance of the street trees, and for the replacement of any trees that may die due to neglect or vandalism, for two years from the date of planting.

- d. The applicant shall complete the remediation of the wetland where fill was previously placed, consistent with the plan submitted by the applicant and authorized by the Oregon Department of State Lands (DSL). **Note:** *The applicant will need to submit photographs of the completed work to DSL.*

3. The applicant should call for locates (dial 811) for all underground utilities prior to digging. This is a free service, and upon request, utility locations can be flagged without marking up hard surfaces.

4. 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. (MMC Section 17.58.090(B)).
5. The trees shall be planted to spacing standards established in Section 17.58.090(E) of the [Zoning Ordinance](#), 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.Variations to these distances may be granted by the Public Works Director and as may be required to ensure adequate clear vision.
6. The applicant shall contact Public Works Operations (503-434-7316) for planting inspection prior to backfilling the planted trees.
7. Landscaping shall be continually maintained consistent with the approved plan and shall remain in compliance with vision clearance standards of MMC Chapter 17.54
8. Street trees shall be continually maintained for one full growing season following planting by the developer or property owner, including necessary watering, weeding, pruning, and replacement. (MMC 17.58.120(A))
9. Street trees shall be maintained in perpetuity, and if they must be replaced, appropriate permits shall be obtained, and they shall be maintained by the adjacent property owner or developer with a tree of a species from the McMinnville Street Tree list. (MMC 17.58.120(B))
10. Street trees shall be maintained continually per MMC 17.58.120(D):
 - a. This includes necessary watering, weeding, pruning, and replacement.
 - b. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.
 - c. Street trees, as they grow, shall be pruned to provide at least 8 feet of clearance above sidewalks and 13 feet above local 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.
 - d. A permit shall be obtained prior to the removal or major pruning (removal of 20 percent of the tree canopy, tree topping, or disturbance of 10 percent of the root system) of any street tree.

III. ATTACHMENTS:

1. (L 4-25) Application and Attachments (on file with the Planning Department)
2. DSL Correspondence

IV. COMMENTS:

Agency Comments

The Street Tree Plan and Landscape Plan were previously submitted as part of the Civil Plan set for this phase of the subdivision. The Engineering Divisions reviewed the plans and included other departments and agencies in that review process. Adjustments were made to the street tree plan before this application submittal to address issues related to agency comments pertaining to street tree locations relative to utilities.

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. Street Tree plans are reviewed per 17.58.100 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 application was received on March 12, 2025. Based on that date, the application is subject to a 30-day review timeframe of April 11, 2025.
2. The Street Tree Plan and Landscape Plan were previously submitted as part of the Civil Plan set for this phase of the subdivision. The Engineering Divisions reviewed the plans and included other departments and agencies in that review process. Adjustments were made to the street tree plan before this application submittal to address issues related to agency comments pertaining to street tree locations relative to utilities.
4. No public notice of the application was provided by the City of McMinnville, as Street Tree Plan and Landscape Plan Review applications are reviewed by the process described in Sections 17.57.050 and 17.58.100 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 April 9, 2024, to review the application and proposed street tree plan and landscape plan.

VI. FINDINGS OF FACT - GENERAL FINDINGS

1. **Location:** (No site address assigned), part of Tax Lot R4524 00801
2. **Size:** Tax Lot 801 is approximately 106 acres. This is the street tree plan and landscape plan for the first phase that multi-phase planned development and subdivision.
3. **Comprehensive Plan Map Designation:** Residential
4. **Zoning:** R-2 PD
5. **Current Use:** Undeveloped
6. **Inventoried Significant Resources:**
 - a. **Historic Resources:** None identified within this phase.
 - b. **Other:** None identified within this phase.
7. **Other Features:**
 - a. Wetlands. This property has delineated wetlands.
 - b. Trees. Existing trees are present along the eastern portion of the property within the proposed open space tract.
 - c. Topography. The property is steeply sloping.
8. **Utilities:** Utilities will be extended as part of the subdivision.
9. **Transportation:** Streets will be extended as part of the subdivision. The street in this phase will have a functional classification as a local residential street.

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 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:

CHAPTER X. CITIZEN INVOLVEMENT AND PLAN AMENDMENT

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: N/A

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.

CHAPTER IX. URBANIZATION

GREAT NEIGHBORHOOD PRINCIPLES

1. ***Natural Feature Preservation.*** *Great Neighborhoods are sensitive to the natural conditions and features of the land.*
 - a. *Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees.*

APPLICANT'S RESPONSE: N/A

FINDING: SATISFIED WITH CONDITIONS. As a condition of approval, the applicant shall complete the remediation of the wetland where fill was previously placed consistent with the plan submitted by the applicant and authorized by DSL.

Note: The applicant will need to submit photographs of the completed work to DSL.

...

7. Accessibility. *Great Neighborhoods are designed to be accessible and allow for ease of use for people of all ages and abilities.*

a. To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.

APPLICANT'S RESPONSE: N/A

FINDING: SATISFIED WITH CONDITIONS. As a condition of approval, the applicant shall specify a different picnic table which accommodates wheelchairs.

As a condition of approval, the applicant shall specify a wheelchair accessible raised planter for at least two of the raised planter beds with a clear area beneath the raised planter box or an inwardly-sloped side to the raised planter box.

McMinnville Zoning Ordinance

The following Sections of the McMinnville Zoning Ordinance 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: N/A.

FINDING: SATISFIED WITH CONDITIONS. Subject to conditions of approval detailed below, the proposed landscape plan is consistent with the purpose of this chapter.

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

- A. *R-4 (Multiple-Family Residential zone, except the construction of a Single-Family or Two-Family Residential unit);*
- B. *C-1 (Neighborhood Business zone);*
- C. *C-2 (Travel Commercial zone);*
- D. *C-3 (General Commercial zone);*
- E. *O-R (Office/Residential zone);*
- F. *M-L (Limited Light Industrial zone);*
- G. *M-1 (Light Industrial zone);*
- H. *M-2 (General Industrial zone).*

APPLICANT'S RESPONSE: N/A.

FINDING: SATISFIED. The landscape plan application is for the private open space tract. The above provisions wouldn't require a landscape plan for the residential development. However, the property is within a residential Planned Development (PDA 1-24, Ordinance 5155). Condition #20 specifies:

20. Prior to start of construction of the first phase, the applicant shall submit an application for a landscape plan review to the Planning Division that provides detailed plans for the specific design and amenities for the open space tracts consistent with the facilities described in the application which shall demonstrate compliance with the MMC 17.11.110.

For the open space tracts, the developer shall provide a landscape plan identifying all of the landscaping and amenities planned for both the active and passive open space tracts that would be appropriate for serving approximately 1,200 people, including playground equipment, shelters, lighting, signage, benches, tables, landscaping and any other amenities planned. The active open space should include a playlot for pre-school children, apparatus for older children, open space for informal games and play activities, shaded areas, shelter, passive seating areas, etc. All equipment (furnishings and playground) will need to be commercially grade with focused play events that serve 2-5 years old and 5-12 years old.

The landscape plan for this phase is consistent with the above condition. Private open space tracts in future phases will provide other amenities consistent with this condition.

17.57.040 Specific Uses Requiring Landscaping.

- A. Churches, subject to the landscaping requirements of a multiple-dwelling development when in a residential zone and subject to the landscaping requirements of a commercial development when in a zone other than residential;
- B. Utility substations, subject to the landscaping requirements of commercial uses.
- C. Mobile home park, subject to the requirements of a multiple-dwelling development;
- D. Multiple-dwelling, commercial, and industrial uses in residential planned developments, subject to the landscaping requirements of the type of use in the planned development.

APPLICANT'S RESPONSE: N/A.

FINDING: SATISFIED. The landscape plan application is for the private open space tract. The above provisions wouldn't require a landscape plan for the residential development. However, the property is within a residential Planned Development (PDA 1-24, Ordinance 5155). Condition #20 required a landscape plan and landscaping consistent with this condition (see above).

17.57.050 Plans - Submittal and Review – Approval – Completion Time Limit.

17.57.050(A). At the time the applicant applies for a building permit, they shall submit, for the Landscape Review Committee, two copies of a landscaping and plot plan. If the plot plan and landscaping plan are separate documents, two copies of each shall be submitted. These may be submitted to the Building Department to be forwarded to the Planning Department.

- 1. No building permit shall be issued until the landscaping plan has been approved.
- 2. The landscaping plan may be used as the plot plan required for a building permit, provided all information required for a building permit is provided;

APPLICANT'S RESPONSE: N/A.

FINDING: SATISFIED WITH CONDITIONS. The landscape plan application is for the private open space tract. The above provisions wouldn't require a landscape plan for the residential development. However, the property is within a residential Planned Development (PDA 1-24, Ordinance 5155). Condition #20 required submittal of a landscape plan prior to start of construction of the first phase. As a condition or approval, the applicant shall provide a revised landscape plan consistent with the conditions of approval prior to start of construction of this phase.

17.57.050(B). *Landscaping review shall occur within 30 (thirty) days of submission of the plans. The applicant shall be notified of the time and place of the review and is encouraged to be present, although their presence shall not be necessary for action to be taken on the plans. A failure to review within 30 (thirty) days shall be considered as approval of the plan;*

APPLICANT'S RESPONSE: N/A.

FINDING: SATISFIED. The application and fee were received on March 12, 2025. Within 30 days of submission, the Landscape Review Committee met and heard on the proposal on April 9, 2024. The applicant was notified of the time and place of review.

17.57.050(C). *The landscaping plan shall be approved if it is found to be compatible with the purpose, intent, and requirements of this chapter. Approval of the landscaping plan shall be indicated upon the plot plans. Any modifications shall be specified on the plans and agreed to in writing by the applicant prior to the issuance of a building permit. One copy of said approved plan shall be retained by the Planning Department and included within the permanent file;*

APPLICANT'S RESPONSE: N/A.

FINDING: SATISFIED WITH CONDITIONS. The proposed conditions of approval make the landscape plan compatible with this chapter's purpose, intent, and applicable requirements. Some of the standards of this chapter are not applicable to the landscape plan for this open space tract, but are subject to the conditions of approval for the planned development and subdivision approval. As a condition of approval, the applicant shall submit a revised landscape plan consistent with the conditions of approval.

17.57.050(D). *Occupancy permits may be issued prior to the complete installation of all required landscaping if security equal to 120 percent of the cost of landscaping, as determined by the Planning Director is filed with the City assuring such installation within a time specified by the Planning Director, but not to exceed six months after occupancy. The applicant shall provide the estimates of landscaping materials and installation to the satisfaction of the Planning Director prior to approval of the security. "Security" may consist of a faithful performance bond payable to the City, cash, certified check, time certificate of deposit, or assignment of a savings account, and the form shall meet with the approval of the City Attorney. If the installation of the landscaping is not completed within the period specified by the Planning Director, or within an extension of time authorized by the Landscape Review Committee, the security may be used by the City to complete the installation. Upon completion of the installation, inspection, and approval, any portion of the remaining security deposited with the City shall be returned. The final landscape inspection shall be made prior to any security being returned. Any portions of the plan not installed, not installed properly, or not properly maintained shall cause the final inspection and/or approval to be postponed until the project is completed or cause the security to be used by the City;*

APPLICANT'S RESPONSE: N/A.

FINDING: SATISFIED WITH CONDITIONS. This landscape plan for the private open space tract pertains to a subdivision rather than a building permit. Therefore, as a condition of approval, landscaping shall be completed prior to final plat rather than occupancy, or security provided prior to final plat, with landscaping to be completed within 6 months of final plat.

17.57.050(E). *All completed landscape projects shall be inspected by the Planning Director or their designee. Said projects shall be found to be in compliance with the approved plans prior to the issuance of an occupancy certificate for the structure, or prior to any security or portion thereof being refunded to the applicant. Minor changes in the landscape plan shall be allowed, as determined by the Planning Director or their designee, as long as they do not alter the character and aesthetics of the original plan.*

APPLICANT'S RESPONSE: N/A.

FINDING: SATISFIED WITH CONDITIONS. Prior to final plat or release of security, landscaping shall be inspected by the Planning Director or designee and found to be in compliance with the approved plans. Minor alterations to the landscape plan may be allowed as determined by the Planning Director or their designee as long as they do not alter the character and aesthetics of the approved plans. (MMC 17.57.050(E))

17.57.060 Plans - *Information to be Included. The following information shall be included in the plans submitted under Section 17.57.050:*

- A. Existing locations of trees over six inches in diameter, their variety (common or botanical name) and indication of whether they are to remain or to be removed from the site. In the event a large number of trees are to be retained and if no construction or construction access is required through or within the rip line of the trees, the general area with the number of trees involved may be given in lieu of listing and locating each tree;*
- B. The location in which new plantings will be made and the variety (common or botanical name), and size of all new trees, shrubs, groundcover and lawns;*
- C. The percentage of the gross area to be landscaped;*
- D. Any equipment proposed for recreation uses;*
- E. All existing and proposed site features including walkways, graveled areas, patios, courts, fences, decks, foundations, potted trees, raised planters, or other open spaces so that the review committee may be fully knowledgeable of the project when discussing the application;*
- F. The location of watering facilities or irrigation systems, or construction notes on the landscape plan detailing the type of watering facilities or irrigation systems that will be installed;*
- G. All of the information on the plot plan for the building permit.*

APPLICANT'S RESPONSE: N/A.

FINDING: SATISFIED WITH CONDITIONS. The applicant shall submit a revised landscape plan consistent with the conditions of approval. Existing trees within this phase, including those to be retained and removed, shall be shown on the plan.

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.)*
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.)*
3. *Multiple-dwelling, twenty-five percent of the gross area. This may be reduced to not less than fifteen 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.)*
4. *A parking lot or parking structure built in any zone providing parking spaces as required by the zoning ordinance shall be landscaped in accordance with the commercial requirements set forth above in subsection 2 of this section.*
5. *Any addition to or expansion of an existing structure or parking lot which results in additional lot coverage shall be landscaped as follows: Divide the amount of additional lot coverage (building area, not including basement or upper floors, plus required parking and loading zones) by the amount of the existing lot coverage (building area, not including basement or upper floors, plus required parking and loading zones), multiply by the percentage of landscaping required in the zone, multiply by the total lot area of both the original development and the addition; however, the total amount of the landscaping shall not exceed the requirements set forth in this subsection.*
 - a.

ALC (additional			
lot coverage	X	% of landscaping	X
ELC (Existing		required	Total lot area
Lot Coverage)			
 - b. *Landscaping to be installed on an addition or expansion may be spread over the entire site (original and addition or expansion projects) with the approval of the review committee;*

APPLICANT'S RESPONSE: N/A.

FINDING: SATISFIED. This provision doesn't apply to this landscape plan. Instead, the minimum open space area requirements of MMC 17.11.110 apply. The proposed multi-phase planned development and subdivision were found to comply with those area requirements for the phases in total. There is no parking lot proposed as part of the open space tract.

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: N/A.

FINDING: SATISFIED. The proposed uses of the open space tract are consistent with the Planned Development and Subdivision approvals. The more active area, with the raised planter beds and picnic table, is near the pedestrian connection to the west, near the northwest corner of the tract outside of the wetland area and abutting slope, and screened from Lot 117 to the north with trees and shrubs.

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: N/A.

FINDING: SATISFIED. The proposed uses of the open space tract are consistent with the Planned Development and Subdivision approvals. The more active area, with the raised planter beds and picnic table, is near the pedestrian connection to the west, near the northwest corner of the tract outside of the wetland area and abutting slope, and screened from Lot 117 to the north with trees and shrubs.

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: N/A.

FINDING: SATISFIED WITH CONDITIONS. On a revised plan, the applicant shall show the location of existing trees, including those to be retained and removed, on a revised landscape plan. Tree retention and removal shall be consistent with the Planned Development and Subdivision conditions of approval. The grade of the open space tract will be preserved to the maximum practical degree.

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

APPLICANT'S RESPONSE: N/A.

FINDING: NOT APPLICABLE. No parking areas are proposed.

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: N/A.

FINDING: SATISFIED WITH CONDITIONS. No parking areas are proposed. See conditions of approval for the street tree plan. The proposed street trees are on the approved street tree list, but a condition of approval of the street tree plan requires selection of different trees from the street tree list which will have a wider canopy at maturity.

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

APPLICANT'S RESPONSE: N/A.

FINDING: SATISFIED. The landscape plan indicates an automatic irrigation system (design/build), with the ability to isolate the irrigation for the community garden from the rest of the system. The private open space tract will be privately maintained by a Homeowner's Association.

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: N/A.

FINDING: SATISFIED WITH CONDITIONS. This is a requirement of the Zoning Ordinance and has also been incorporated as a condition of approval.

Chapter 17.58 Trees

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: N/A.

FINDING: APPLICABLE. This is an application for a street tree plan for Phase 7 of the Hillcrest Subdivision and was required as a condition of approval for the subdivision. Therefore, as required by this section, a street tree plan per MMC 17.58.100 is required and is subject to the standards of MMC 17.58.090.

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 RESPONSE: N/A.

FINDING: SATISFIED WITH CONDITIONS The proposed street trees are on the City's street tree list. The applicant lists them as a "medium" tree, but they are included in the "small" trees on the street tree list. However, based on the height and canopy provisions described in the street tree list for this tree (25 feet tall mature height, 18 feet wide mature canopy), for spacing purposes discussed in 17.58.090(C), the trees are described as "medium" trees, and the provisions of that section are applied based on the definitions in that section.

McMinnville Street Tree List

Recommended Small Tree Species

Scientific Name Common Name	Minimum Planter Width (ft.)	Under Wires?	Mature Height (ft.)	Canopy Width (ft.)	Tree Form	Flowers	Fall Color	Native	Comments
<i>Acer buergerianum</i> Trident Maple	4	No	30	25		n/a			Tolerant of many urban conditions; year-round interest
<i>Acer griseum</i> Paperbark Maple	4	Yes	25	20		n/a			Attractive peeling coppery bark
<i>Acer griseum</i> 'JFS-KW8AGRI' Fireburst Paperbark Maple	4	Yes	25	18		n/a			Outstanding form and fall color, coppery peeling bark

As a condition of approval, based on the proposed spacing of the street trees, the applicant will need to select different street trees from the approved street tree list which have wider canopy at maturity.

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 RESPONSE: N/A.

FINDING: SATISFIED WITH CONDITIONS. The applicant's plan specifies 2-inch caliper trees. This code provision regarding the health and characteristics of the street trees is also incorporated as a condition of approval.

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. When planting replacement trees within the Downtown Tree Zone, consideration shall be given to the height of adjacent buildings.*

APPLICANT RESPONSE: N/A.

FINDING: SATISFIED WITH CONDITIONS. Per the street tree list, the selected trees have a mature height of 25 feet and a mature width of 18 feet. Therefore, maximum spacing is 30 feet apart.

Nearly all trees are shown to have a spacing of between 50 feet and 60 feet apart, with some being as much as 100 feet apart. Only the trees along the open space tract have spacing of approximately 30 feet.

To retain the current spacing, the applicant shall select a tree from the street tree list that has a mature size consistent with the large trees described in this section (mature height over 40 feet and mature width over 35 feet) and suitable for planting in the planter strip width specified on the street tree list.

The applicant shall coordinate with Engineering and McMinnville Water & Light to relocate the proposed water service to Lot 119 further to the north to allow for a street tree on the south side of the driveway of Lot 119 to reduce the street tree spacing from 100 feet.

The applicant shall coordinate with Engineering and McMinnville Water & Light to relocate the proposed sewer service to Lot 115 further to the south to allow for a street tree on the south side of the driveway of Lot 115 to reduce the street tree spacing.

Where spacing between driveways is 35 feet or greater, the applicant may also consider planting two smaller trees between each pair of driveways to achieve spacing of 20 feet with trees planted 5 feet away from the driveway aprons, which may require adjustments to locations of utility services, to be approved by Engineering and McMinnville Water & Light.

The proposed street tree plan shows generally even spacing of street trees.

17.58.090(D). *Except as provided in this Section, street trees shall be planted within a curbside planter strip or tree wells consistent with the applicable standards and dimensions of the City's adopted Complete Street standards, with the street trees centered between back of curb and front of sidewalk. However, where a street with sidewalk was previously constructed to a different standard, the Manager may authorize deviation to the street tree planting standards, with street trees planted in a narrower planter strip or behind the sidewalk. Except when authorized by the Manager, street trees shall not be planted within a curbside landscape strip narrower than four (4) feet in width between the sidewalk and curb. When nonconforming conditions do not allow for trees to be planted in tree wells or planter strips along major collector or arterial streets per the adopted Complete Street standards, street trees adjacent to major collector streets or arterial streets shall be placed a minimum of five (5) feet from the back edge of the sidewalk. Except when authorized by the Director, a street tree shall not be planted closer than two and one-half (2 1/2) feet from the face of a curb. These standards may be superseded by design drawings and specifications as periodically developed and adopted by the City.*

APPLICANT RESPONSE: N/A.

FINDING: SATISFIED. The applicant's plan provides for planting of street trees within a planter strip consistent with the City's complete street standards.

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 RESPONSE: N/A.

FINDING: SATISFIED WITH CONDITIONS. The applicant's plan demonstrates compliance with these separation requirements. The revisions required as conditions of approval shall demonstrate compliance with these separation requirements.

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 RESPONSE: N/A.

FINDING: SATISFIED/NOT APPLICABLE. There are no existing street trees to be retained.

17.58.100 Street Tree Plans

A. Submittal.

17.58.100(A)(1). *Subdivisions and Partitions: Street tree planting plans shall be submitted to the Landscape Review Committee for review and approval prior to the filing of a final subdivision or partition plat.*

APPLICANT'S RESPONSE: N/A.

FINDING: SATISFIED. The street tree plan submittal fulfills this requirement.

17.58.100(A)(2). *Commercial, Industrial, Parking Lots, and Multi-dwelling Residential Development: Landscape plans, to include street tree planting as may be required by this ordinance, shall be submitted to the Landscape Review Committee for review and approval prior to the issuance of a building permit.*

APPLICANT'S RESPONSE: N/A.

FINDING: NOT APPLICABLE.

17.58.110 Street Tree Planting

17.58.110(A). *Residential subdivisions and partitions.*

1. Planting Schedule: Street trees required of residential subdivisions and partitions shall be installed prior to submittal of a final subdivision plat or partition plat. As an alternative the applicant may file a surety bond or other approved security to assure the planting of the required street trees, as prescribed in Section 17.53.153.

APPLICANT'S RESPONSE: N/A.

FINDING: SATISFIED WITH CONDITIONS. As a condition of approval, street trees shall be installed or financial surety shall be provided consistent with applicable code.

17.58.110(B). *Commercial, Industrial, Multi-dwelling, Parking Lot Development.*

1. Planting Schedule: Street trees required of a commercial, industrial, multi-dwelling, or parking lot development shall be installed at the time all other required landscaping is installed.

APPLICANT'S RESPONSE: N/A.

FINDING: 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: N/A

FINDING: SATISFIED WITH CONDITIONS. The provisions of this section are applicable code requirements. In addition, conditions of approval have been included to ensure that the street trees are continually maintained consistent with the provisions of this section.

17.58.040(H). *The planting of street trees shall be subject to the design drawings and specifications developed by the City in May 2014, as may be subsequently amended. Specific design drawings and specifications have been developed for trees outside the Downtown Tree Zone. Such design specifications may be periodically updated by the City to include specifications such as tree root barriers, watering tubes or structures, tree grates, and removable pavers, and shall graphically describe the proper method for planting trees to minimize the potential for sidewalk / tree root conflict.*

APPLICANT'S RESPONSE: N/A.

FINDING: SATISFIED WITH CONDITIONS. The City street tree specification shown on the applicant's landscape plan is not the current specification. As a condition of approval, the applicant shall update the street tree plan to include the current specification. The current specification provides for the root barrier along the back of curb and along the sidewalk to be 10 feet in width, centered at the street tree.

Chapter 17.54. General Provisions

APPLICANT'S RESPONSE: N/A.

FINDING: SATISFIED WITH CONDITIONS. The installation of landscaping is subject to standards found within Chapter 17.54 General Provisions, including Section 17.54.080 Clear Vision Area. As proposed, no plant exceeds the maximum permitted height within a clear vision area.

17.11.110. Planned Development Residential Design and Development Standards.

...

(C). Required Elements, Common Open Space

...

3. Fundamental Requirements.

- a. A common open space shall be provided that is centrally located and designed with a clear function that enhances the livability of residents in the planned development. These functions shall include passive and active uses. The open space shall be accessible to all residents and if possible be fronted by clearly defined unit entrances. The common open space shall serve as the focus of surrounding buildings. Entries and windows shall face the common open space to provide informal surveillance. Common open space shall be accessible to all residents.
- b. Common open space shall be a minimum of 15 percent of the planned development. Passive open space shall not be more than 5 percent of the planned development.
- c. When vehicular areas are located between dwellings and common open space, clearly defined pathways shall be provided to enhance pedestrian safety.
- d. Pathway surface shall be clearly marked and differentiated from the vehicular area with paint or alternative paving material.
- e. Common open space shall have a minimum dimension of 20 feet at the narrowest part.
- f. Walkways are required between dwellings and common open space.

APPLICANT'S RESPONSE: N/A.

FINDING: SATISFIED WITH CONDITIONS. The open space tracts were previously approved as part of the Planned Development and Subdivision.

The design of the landscape plan for this tract is subject to Landscape Plan review consistent with this section.

As a condition of approval, the picnic table and a minimum of two raised planter boxes shall be designed to be accessible to wheelchairs.



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. L 4-25

Date Received 3/12/2025

Fee \$2,055.00

Receipt No. 211156

Received by AW

569-25-000058-PLNG

Landscape Plan Review Application

Applicant Information

Applicant is: ☒ Property Owner ☐ Contract Buyer ☐ Option Holder ☐ Agent ☐ Other _____

Applicant Name Holt Holdings OR, LLC Phone _____

Contact Name Josh Lang Phone Please contact applicant's Rep
(If different than above)

Address 1301 SE Tech Center Drive, Suite 150

City, State, Zip Vancouver, WA 98686

Contact Email Please contact applicant's Rep

Applicant's Representative
AKS Engineering & Forestry, LLC
Maggie Gordon
503.563.6151
gordonm@aks-eng.com

Property Owner Information

Property Owner Name Holt Holdings OR, LLC Phone _____
(If different than above)

Contact Name Josh Lang Phone Please contact applicant's Rep

Address 1301 SE Tech Center Drive, Suite 150

City, State, Zip Vancouver, WA 98686

Contact Email Please contact applicant's Rep

Site Location and Description

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

Property Address No Address - Hillcrest Phase 7

Assessor Map No. R4 - 524 - Tax Lot 801 Total Site Area _____

Subdivision Hillcrest Block _____ Lot Tax Lot 801

Comprehensive Plan Designation Residential Zoning Designation R-2

Landscaping Information

1. Total Landscaped Area: 16,240 SF
2. Percent Landscaped: 7.8%
3. Building Floor Area:
 New Structure: N/A Existing Structure: N/A Addition: N/A
4. Architect Name AKS Engineering & Forestry, LLC Phone
(Landscape Architect, Engineer, or Other Designer)
 Contact Name Kirsti Hauswald Phone 503.563.6151
 Address 12965 SW Herman Road, Suite 100
 City, State, Zip Tualatin, OR 97062
 Contact Email kirstif@aks-eng.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.

Signed by:

 53B77832226C4AF
 Applicant's Signature

3/11/2025

Date

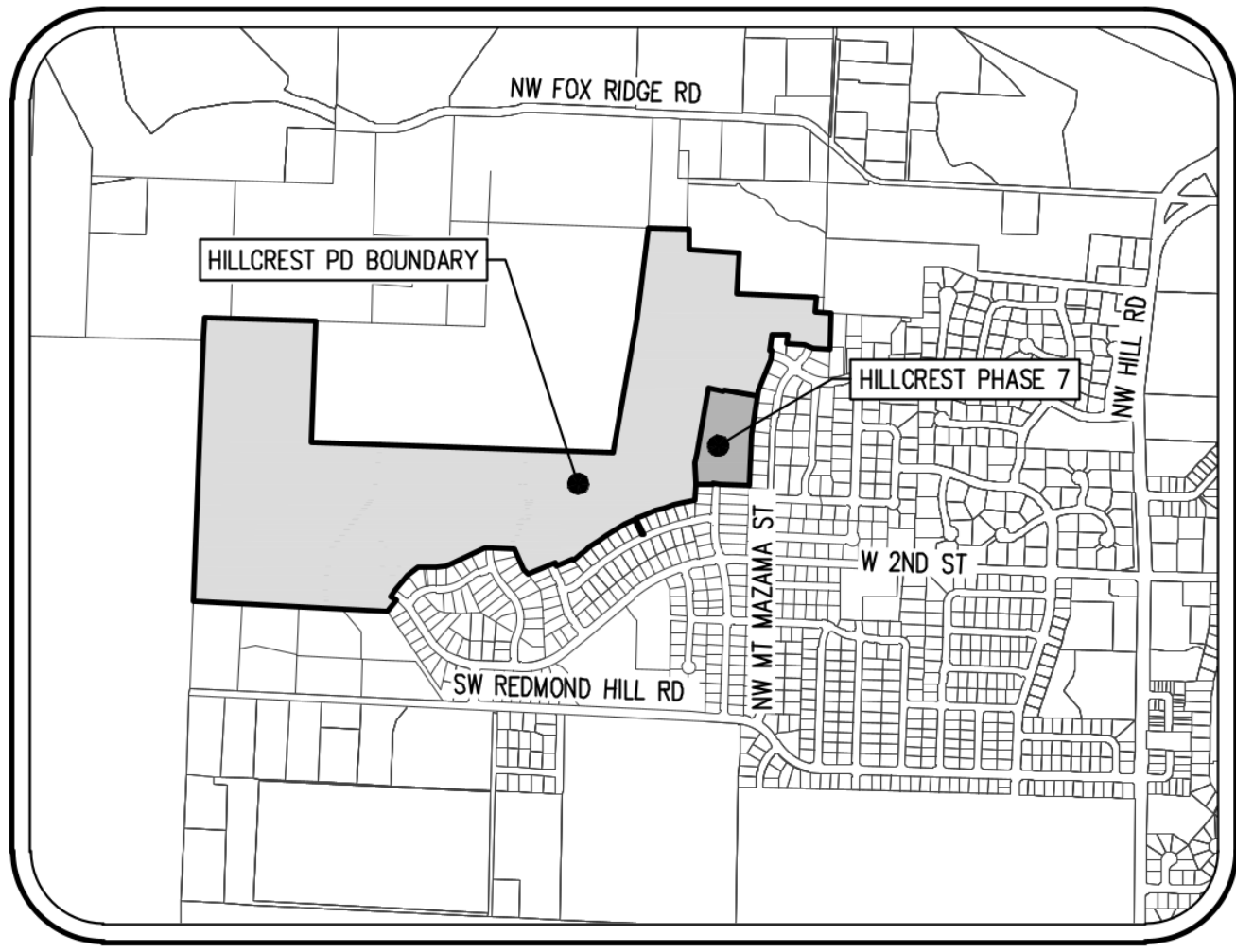
DocuSigned by:

 3A222AB211944AB
 By: Holt Group Holdings, LLC,
 a Delaware limited liability company
 Its: Sole Member
 Jared Dusha
 Property Owner's Signature

3/11/2025

Date

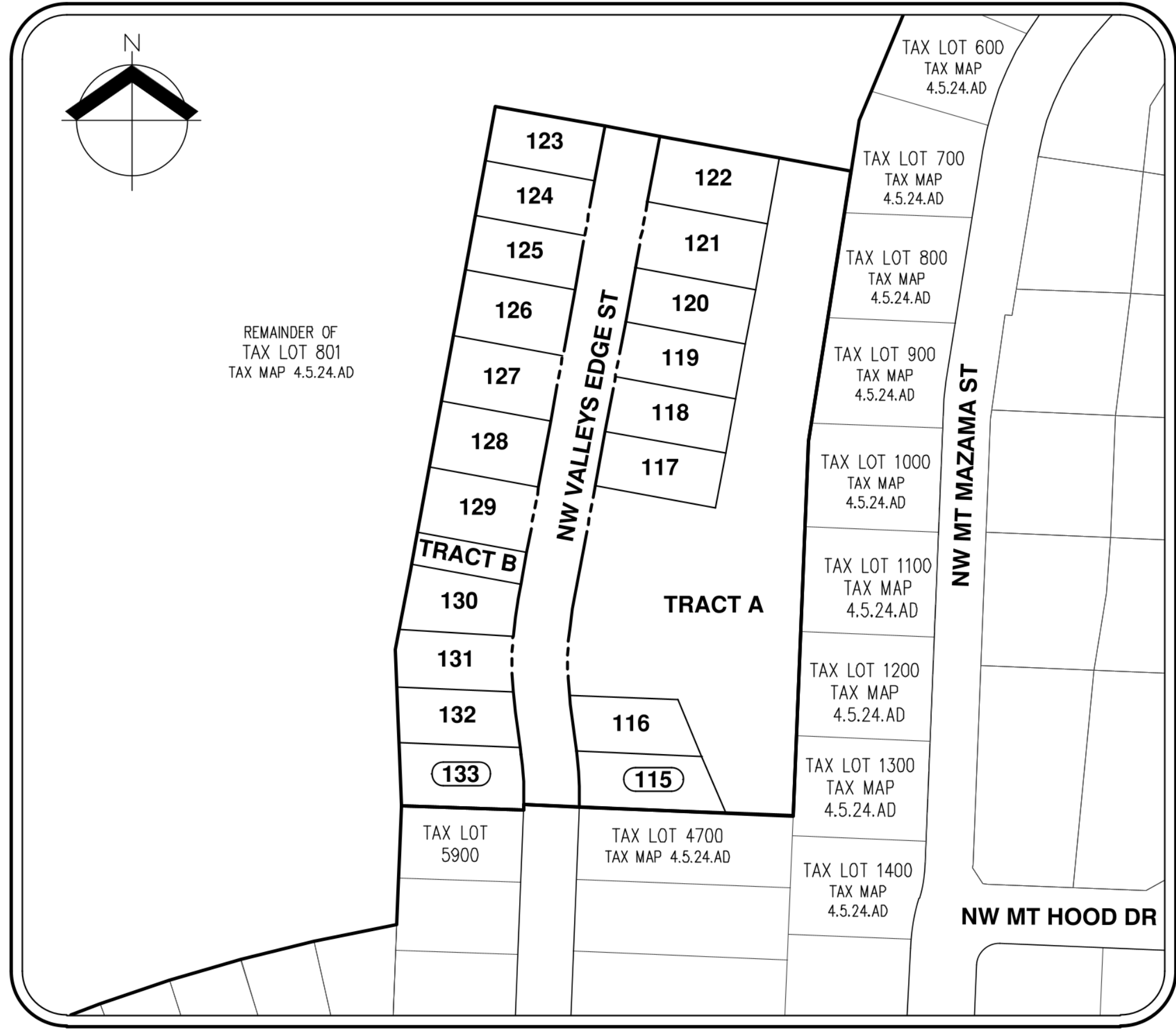
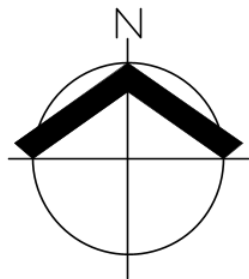
HILLCREST PHASE 7

ENGINEERING CONSTRUCTION PLANS



VICINITY MAP

1" = 1200'



SITE MAP

1" = 100'

SHEET INDEX

GENERAL PLANS

- C000 COVER SHEET WITH SITE, VICINITY MAP, LEGEND, AND SHEET INDEX
- C001 GENERAL NOTES
- C002 EXISTING CONDITIONS PLAN
- C003 PRELIMINARY PLAT

EROSION CONTROL PLANS

- C050 EROSION & SEDIMENT CONTROL PLAN (ESCP) COVER SHEET
- C051 CLEARING AND DEMOLITION ESCP - OVERVIEW
- C051A CLEARING AND DEMOLITION ESC
- C051B CLEARING AND DEMOLITION ESC
- C051C CLEARING AND DEMOLITION ESC
- C052 MASS GRADING & STABILIZATION ESCP - OVERVIEW
- C052A MASS GRADING & STABILIZATION ESCP
- C052B MASS GRADING & STABILIZATION ESCP
- C052C MASS GRADING & STABILIZATION ESCP
- C053 STREET & UTILITY - CONSTRUCTION ESCP - OVERVIEW
- C053A STREET & UTILITY - CONSTRUCTION ESCP
- C053B STREET & UTILITY - CONSTRUCTION ESCP
- C053C STREET & UTILITY - CONSTRUCTION ESCP
- C054 VERTICAL CONSTRUCTION & FINAL STABILIZATION - OVERVIEW
- C054A VERTICAL CONSTRUCTION & FINAL STABILIZATION
- C054B VERTICAL CONSTRUCTION & FINAL STABILIZATION

DEVELOPER/OWNER

HOLT HOMES, INC
CONTACT: JOSHUA LANG
1301 SE TECH CENTER DRIVE, SUITE 150
VANCOUVER, WA 98683
PHONE: 971-276-9169

GEOTECHNICAL ENGINEER

COLUMBIA WEST ENGINEERING, INC.
CONTACT: ALAN RUTHERFORD
11917 NE 95TH STREET
VANCOUVER, WA 98682
PHONE: 360-823-2900

UTILITY CONTACTS

POWER, WATER, LIGHTING

MCMINNVILLE WATER AND LIGHT
CONTACT: RYAN TIMM
855 NE MARSH LANE
MCMINNVILLE, OR 97128
PHONE: 503-472-6919 EXT.3

PUBLIC WORKS

CITY OF MCMINNVILLE
CONTACT: JAMES LOFTON, P.E.
1900 ME RIVERSIDE DR.
MCMINNVILLE, OR 97128
PHONE: 503-474-5119

CABLE

COMCAST CABLE
CONTACT: PHIL CURTIS
150 NW LEWISBURG AVENUE
CORVALLIS, OR 97330
PHONE: 541-230-0079

PROPERTY DESCRIPTION:

TAX LOT 801 (YAMHILL COUNTY TAX MAP R4524) LOCATED IN THE CENTER OF THE EAST 1/2 OF SECTION 45, CITY OF MCMINNVILLE, YAMHILL COUNTY, OREGON

VERTICAL DATUM:

VERTICAL DATUM: ELEVATIONS ARE BASED ON CITY OF MCMINNVILLE BENCHMARK AT THE INTERSECTION OF 2ND STREET AND WEST HILLS DRIVE, WITH A NGVD 29 ELEVATION OF 170.38 FEET.

ENGINEERING/ SURVEYING/LANDSCAPE ARCHITECTURE FIRM

AKS ENGINEERING AND FORESTRY, LLC
CONTACT: M. TREVOR SYNKELMA, PE, LSIT
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PHONE: 503-563-6151
EMAIL: TREVORS@AKS-ENG.COM

GAS

NW NATURAL GAS
220 NW 2ND AVENUE
PORTLAND, OR 97209
CONTACT: BRIAN KELLEY
PHONE: 503-226-4211 x2427
EMERGENCY:
PHONE: 503-226-4211 x3213

TELEPHONE

ZIPPLY COMMUNICATIONS
CONTACT: JOHN BIELEC
4155 SW CEDAR HILLS BLVD
BEAVERTON, OR 97005
PHONE: 503-991-6520

PROJECT LOCATION:

LOCATED NORTH OF NW 2ND ST,
WEST OF MT MAZAMA ST,
SOUTH OF NW FOX RIDGE RD,
MCMINNVILLE, OREGON

EXISTING LAND USE:

VACANT LAND

PROJECT PURPOSE:

PHASE 7 OF HILLCREST RESIDENTIAL
PLANNED DEVELOPMENT SUBDIVISION WITH
19 SINGLE-FAMILY LOTS.
COM CASE FILE PDA 1-24 & S 3-34

STORMWATER PLANS

- C200 STORMWATER COVER SHEET AND NOTES
- C201 STORMWATER 1 PLAN AND PROFILE
- C202 STORMWATER 2 PLAN AND PROFILE
- C203 STORMWATER DETAILS
- C204 STORMWATER A AND B PLAN (PRIVATE)
- C205 STORMWATER DETAILS (PRIVATE)

SANITARY SEWER PLANS

- C300 SANITARY SEWER COVER SHEET AND NOTES
- C301 SANITARY SEWER A PLAN AND PROFILE
- C302 SANITARY SEWER B PLAN AND PROFILE
- C303 SANITARY SEWER DETAILS

WATER PLANS

- C400 WATER COVER SHEET AND NOTES
- C401 WATER PLAN
- C402 WATER DETAILS
- C403 WATER DETAILS

LANDSCAPING PLANS (PRIVATE)

- L100 LANDSCAPE COVER SHEET AND NOTES (PRIVATE)
- L101 OPEN SPACE LANDSCAPE PLAN (PRIVATE)
- L102 OPEN SPACE PLANT SCHEDULE AND DETAILS (PRIVATE)
- L103 COMMUNITY GARDEN AND FENCING DETAILS (PRIVATE)



Know what's below.
Call before you dig.

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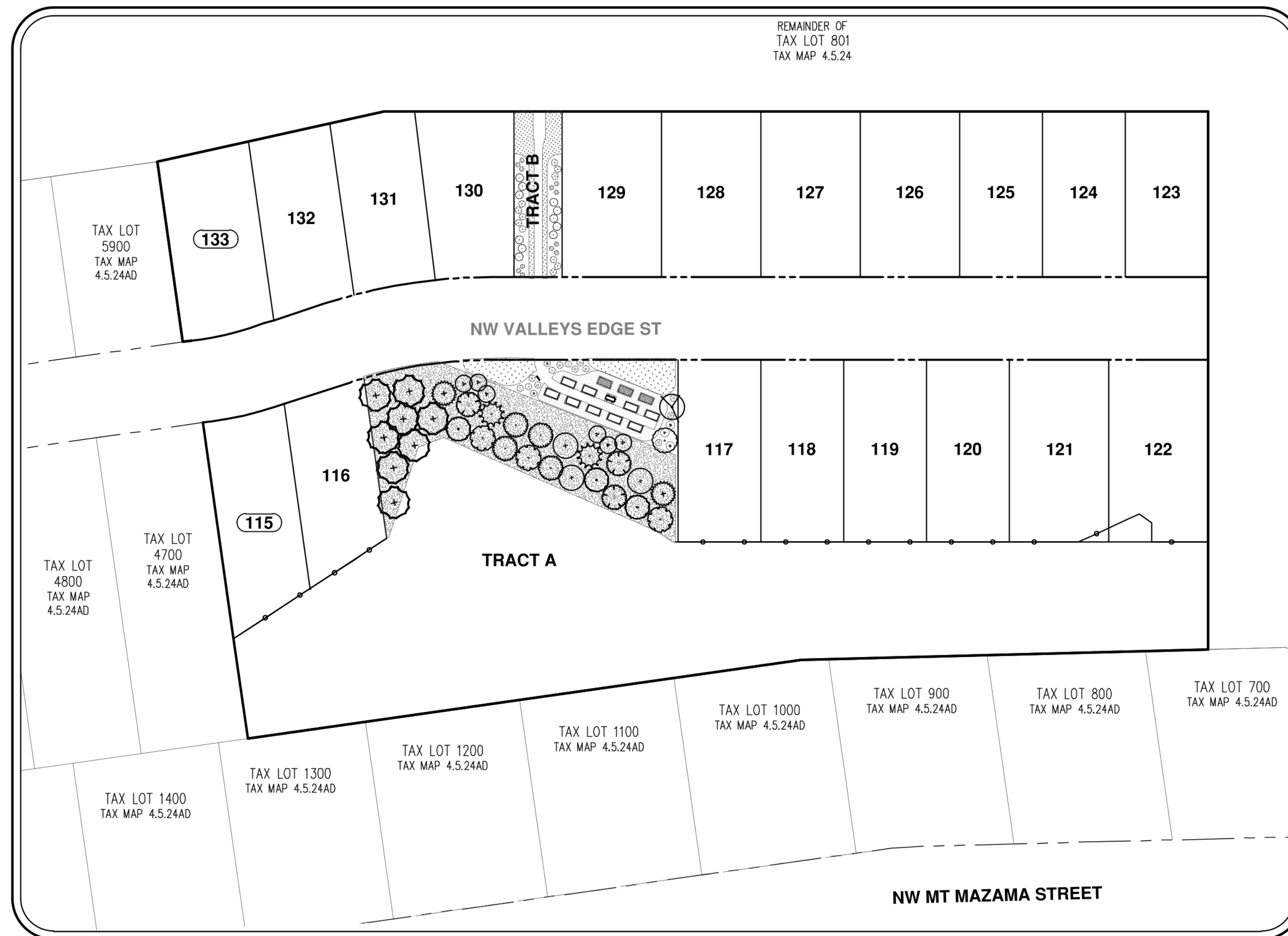
OREGON LAW REQUIRES CONTRACTOR TO COMPLY WITH RULES ADOPTED BY OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. COPIES OF RULES MAY BE OBTAINED BY CONTACTING THE UTILITY LOCATE CENTER AT (503) 232-1987.

HILLCREST PHASE 7

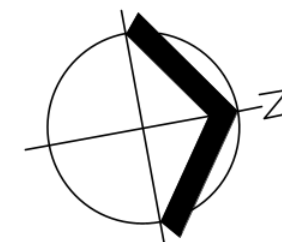
LANDSCAPE COVER SHEET (PRIVATE)

ON-SITE (PRIVATE) LANDSCAPE CONSTRUCTION NOTES

1. ALL ON-SITE PLANTS AND LANDSCAPING/IRRIGATION WORK SHALL CONFORM TO APPLICABLE CITY OF McMINNVILLE LANDSCAPE DESIGN STANDARDS, INCLUDING BUT NOT LIMITED TO SECTION 17.57 AND 17.58.
2. PLANT LAYOUT AND SCHEDULES AS SHOWN ARE INTENDED TO PORTRAY DESIGN INTENT. CHANGES AND ADJUSTMENTS TO THE PLANT SPECIES, SIZES, AND SPACING, MAY BE APPROVED DUE TO UNFORESEEN SITE CONDITIONS, UTILITY INSTALLATION, NURSERY STOCK AVAILABILITY, ETC. PRIOR TO FINAL INSTALLATION WHERE ALLOWABLE UNDER THE CITY OF McMINNVILLE'S DESIGN STANDARDS. IF DISCREPANCIES OCCUR BETWEEN THE LAYOUT AND SCHEDULES, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH SITE CONDITIONS AND VERIFYING PLANT QUANTITIES AND MATERIALS PRIOR TO BIDDING AND CONSTRUCTION.
3. FINAL SITE FURNISHINGS AND FINISHES SHALL BE SELECTED BY DEVELOPER.
4. PLANT MATERIAL SHALL BY HEALTHY, EVENLY BRANCHED, AND OF TYPICAL FORM FOR THEIR SPECIES, CONFORMING TO SIZE AND QUALITY GRADE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (CURRENT EDITION).
5. INSTALLER QUALIFICATIONS:
 - 5.1. OPEN SPACE LANDSCAPING AND IRRIGATION WORK SHALL BE PERFORMED BY A LANDSCAPE CONTRACTOR LICENSED AND BONDED IN THE STATE OF OREGON.
 - 5.2. LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH ACCEPTED "BEST PRACTICE" INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB).
 - 5.3. CONTRACTOR SHALL PROMPTLY COORDINATE LANDSCAPE WORK WITH GENERAL CONTRACTOR AND DEVELOPER, INCLUDING ANY NECESSARY HARDCAPING AND IRRIGATION SLEEVING LOCATIONS, TO MINIMIZE DELAY TO OTHER TRADE WORK.
6. SOIL PREPARATION:
 - 6.1. ALL PLANTING AREAS WITHIN OPEN SPACE TRACTS SHALL HAVE SUFFICIENT SOIL DEPTH AND FERTILITY TO SUPPORT HEALTHY PLANT GROWTH. TOPSOIL MAY BE NON-COMPACTED, NATIVE EXISTING TOPSOIL, FROM CLEAN STOCKPILED SOURCES ON SITE, OR FROM IMPORTED SOURCES IF REQUIRED. ANY REQUIRED TOPSOIL AND CLEAN BASE MATERIAL SHALL HAVE SUFFICIENT ORGANIC CONTENT FOR PLANT GROWTH, BE FREE-DRAINING, AND FREE OF ROOTS, WEEDS/WEED SEEDS, CLAY LUMPS, DEBRIS, ROCKS, LARGE WOOD MATERIAL, AND OTHER EXTRANEOUS, NON-ORGANIC MATERIAL HARMFUL TO PLANT GROWTH OR A HINDRANCE TO SUBSEQUENT SMOOTH GRADING AND MAINTENANCE OPERATIONS. INSTALL AND/OR AMEND NEW PLANTING AREAS (EXCLUDING AREAS WITH NATIVE VEGETATION TO REMAIN UNDISTURBED IF APPLICABLE) TO MEET ASTM D5268 STANDARDS. CONTRACTOR SHALL VERIFY QUANTITY AND QUALITY OF TOPSOIL PRIOR TO PLANT INSTALLATION. A SOIL FERTILITY TEST IS RECOMMENDED.
 - 6.2. POCKET PLANT MITIGATION TREES IN TRACT A INTO EXISTING SOIL. BACKFILL PLANTING HOLES WITH 1/3 COMPOSTED ORGANICS AND 2/3 NATIVE SOIL.
 - 6.3. LANDSCAPE AREAS AROUND THE TRACT A COMMUNITY GARDEN AREA AND ALONG TRACT B PATH SHALL HAVE A MINIMUM OF 12" OF TOPSOIL IN PLANTING BEDS (TREES, SHRUBS, GROUNDCOVERS AREAS) AND 8" IN LAWN AREAS. TOPSOIL IN THESE AREAS MAY BE NEW/IMPORTED, RELOCATED, OR EXISTING UNDISTURBED NATIVE SOIL MEETING THE REQUIREMENTS LISTED ABOVE. INSTALL AND/OR AMEND SOIL AS NEEDED TO MEET QUALITY AND QUANTITY REQUIREMENTS.
 - 6.4. PRIOR TO PLANT INSTALLATION, ALL PLANTING BEDS AND LAWN AREAS SHALL BE BROUGHT TO GRADE SHOWN IN GRADING PLANS. GRADE SHALL BE SMOOTH, AND FREE FROM DEBRIS AND LOW OR HIGH SPOTS WHERE WATER MAY COLLECT. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF OFF-SITE ALL ORGANIC AND/OR UNSUITABLE MATERIALS INCLUDING TREES, STUMPS, ROOTS, BRUSH AND GRASS IN SUCH A MANNER TO MEET ALL APPLICABLE REGULATIONS.
7. TURF GRASS SHALL BE PLANTED IN SPECIES NORMALLY FOUND AS PERMANENT LAWNS IN WESTERN OREGON, SUCH AS IMPROVED PERENNIAL RYES AND FESCUES, AND BE EITHER SEEDED OR SOODED AT DEVELOPER'S DISCRETION, DEPENDENT ON WEATHER CONDITIONS.
8. MULCH: APPLY 3" DEEP WELL-AGED MEDIAN GRIND OR SHREDDED DARK HEMLOCK OR FIR BARK MULCH UNDER AND AROUND ALL TREES, SHRUBS, AND GROUNDCOVER TO RETAIN SOIL MOISTURE. CARE SHALL BE TAKEN TO AVOID COVERING FOLIAGE OR ROOT CROWNS OF PLANTS. PLANTS SHALL BE PLANTED AT A DEPTH TO ACCOMMODATE BARK MULCH APPLICATION.
9. IRRIGATION: IRRIGATION FOR ALL NEW PLANTING AREAS SHALL BE INSTALLED AT TIME OF PLANT MATERIAL INSTALLATION. THE IRRIGATION SYSTEM SHALL BE "DESIGN-BUILD" BY THE LANDSCAPE CONTRACTOR AND INCLUDE ALL WORK, MATERIALS, AND LABOR NECESSARY FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM PER CITY OF McMINNVILLE STANDARDS.
 - 9.1. ALL WORK SHALL CONFORM TO THE "UNIFORM PLUMBING CODE" AND THE "NATIONAL ELECTRIC CODE" AS MODIFIED BY THE STATE OF OREGON UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED OR REQUIRED, AS WELL AS ASTM INTERNATIONAL SPECIFICATIONS PERTAINING TO PIPES, SOLVENT CEMENTS, FITTINGS, ETC.
 - 9.2. COORDINATE CONTROLLER LOCATION, SLEEVING LOCATIONS, POWER SOURCES, AND OTHER NECESSARY SYSTEM COMPONENTS WITH GENERAL CONTRACTOR AND OWNER PRIOR TO INSTALLATION OF PAVEMENT/HARD SURFACING. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO DOING WORK. CONTRACTOR SHALL PROTECT ANY UTILITIES AND FACILITIES THAT REMAIN IN PLACE. ANY LOCATED UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE COST OF THE CONTRACTOR.
 - 9.3. PROVIDE PLAN WITH HEAD, VALVE, AND PIPE LAYOUT, DOUBLE CHECK VALVE, AND CONTROLLER TYPE/LOCATION TO DEVELOPER FOR APPROVAL PRIOR TO INSTALLING IRRIGATION SYSTEM.
 - 9.4. MINIMIZE OVERSPRAY ON NON-IRRIGATED AREAS. PLACEMENT SHALL CONSIDER MATURE PLANT GROWTH AND PROVIDE COMPLETE (HEAD-TO-HEAD) COVERAGE.
 - 9.5. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY ELECTRICAL AND PLUMBING PERMITS, BACKFLOW TESTING, AND STATIC WATER PRESSURE TESTING.
10. GUARANTEE: ALL RIGHT-OF-WAY LANDSCAPE MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE-YEAR TO SURVIVE IN GOOD CONDITION. LANDSCAPE CONTRACTOR SHALL GUARANTEE REPLACEMENT OF DEAD OR DYING PLANT MATERIALS AT NO ADDITIONAL COST TO THE OWNER EXCEPT IN CASES OF GROSS NEGLIGENCE OR VANDALISM DURING THE FIRST YEAR AFTER FINAL ACCEPTANCE.



SITE MAP

$$1'' = 50'$$


SHEET INDEX

- L100 LANDSCAPE COVER SHEET AND NOTES (PRIVATE)
L101 OPEN SPACE LANDSCAPE PLAN (PRIVATE)
L102 OPEN SPACE PLANT SCHEDULE AND DETAILS (PRIVATE)
L103 COMMUNITY GARDEN AND FENCING DETAILS (PRIVATE)

ATTENTION EXCAVATORS

OREGON LAW REQUIRES CONTRACTOR TO COMPLY WITH
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THROUGH 952-001-0090. COPIES OF RULES MAY BE
OBTAINED BY CONTACTING THE UTILITY LOCATE CENTER AT
(503) 232-1987.



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Call before you dig.

DESIGNED BY:	NKP
DRAWN BY:	NKP
MANAGED BY:	MTS
CHECKED BY:	KAH

DATE: 02/28/2025



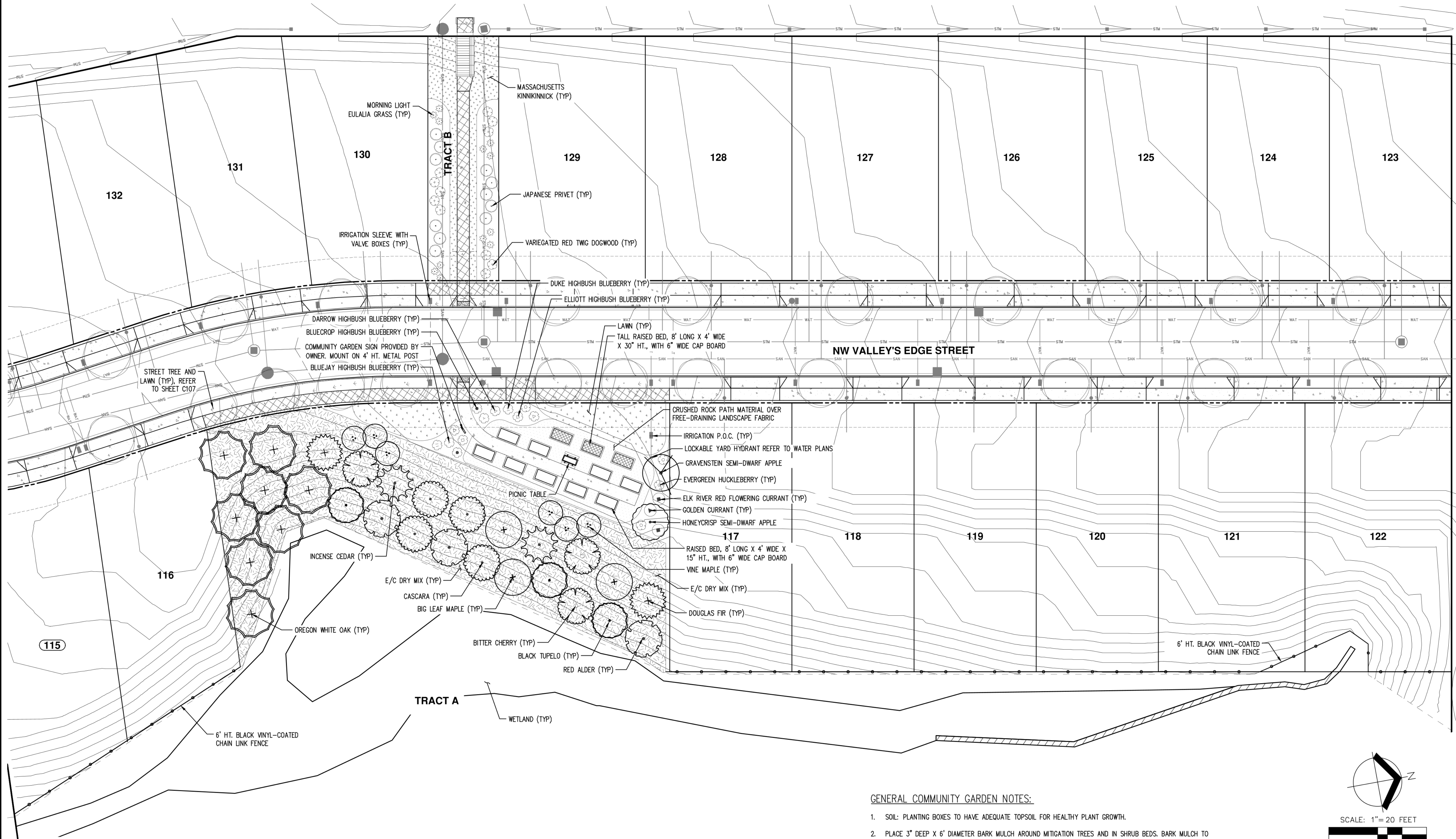
RENEWS: 06/30/2025

REVISIONS

JOB NUMBER
5147-02

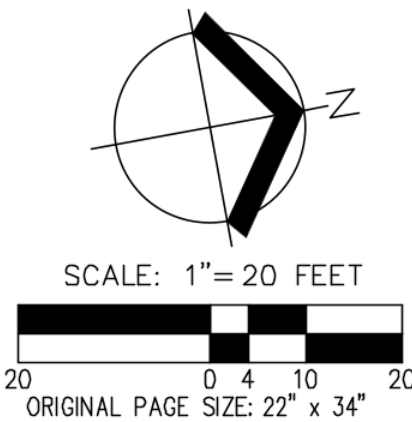
SHEET
L100

AKS DRAWING FILE: 5147-02 LANDSCAPE.DWG | LAYOUT: L101



GENERAL COMMUNITY GARDEN NOTES:

- SOIL: PLANTING BOXES TO HAVE ADEQUATE TOPSOIL FOR HEALTHY PLANT GROWTH.
- PLACE 3" DEEP X 6' DIAMETER BARK MULCH AROUND MITIGATION TREES AND IN SHRUB BEDS. BARK MULCH TO BE DARK HEMLOCK OR FIR, MEDIUM GRIND OR SHREDDED. DO NOT BURY ROOT CROWN/FLARE.
- IRRIGATION: CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING A "DESIGN-BUILD" DRIP IRRIGATION SYSTEM TO WATER ALL NEW PLANTING BOXES, INCLUDING ALL COMPONENTS (DOUBLE CHECK VALVES, HEADS, PIPES, SLEEVING, ETC.) NECESSARY FOR EFFICIENT OPERATION AND JURISDICTIONAL REQUIREMENTS. QUICK COUPLER VALVES TO BE LOCATED ON OPPOSITE SIDES OF BED. IRRIGATION OF COMMUNITY GARDEN PLANTING BOXES SHALL BE INTEGRATED INTO THE TRACT A LANDSCAPE SYSTEM BUT SHALL BE SEPARATELY ZONED FROM OTHER LANDSCAPE IRRIGATION AREAS IN TRACT A SO THAT IT CAN BE ISOLATED.



AKS

AKS ENGINEERING & FORESTRY, LLC
12045 SW HERMAN RD., STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

HILLCREST PHASE 7

COM CASE FILE PDA 1-24 & S 3-24

MCMINNVILLE

OREGON

YAMHILL COUNTY TAX MAP R4524

OPEN SPACE
LANDSCAPE PLAN
(PRIVATE)

DESIGNED BY: NKP
DRAWN BY: NKP
MANAGED BY: MTS
CHECKED BY: KAH
DATE: 02/28/2025

REGISTERED
797

DIGITALLY SIGNED
KIRSTI A. HAUSWALD
OREGON
06/06/13
Renews: 6/30/2025

REVISIONS

JOB NUMBER
5147-02

SHEET
L101

Page 39 of 46

OPEN SPACE PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
FRUIT TREES					
	1	MALUS X DOMESTICA 'GRAVENSTEIN'	GRAVENSTEIN APPLE	1" CAL B&B	AS SHOWN
	1	MALUS X DOMESTICA 'HONEYCRISP S.D.'	HONEYCRISP SEMI-DWARF APPLE	1" CAL B&B	AS SHOWN
MITIGATION TREES					
	6	ACER CIRCINATUM	VINE MAPLE	5 GAL. CONT.	AS SHOWN
	3	ACER MACROPHYLLUM	BIG LEAF MAPLE	1 GAL. CONT.	AS SHOWN
	3	ALNUS RUBRA	RED ALDER	1.5" CAL. B&B	AS SHOWN
	2	CALOCEDRUS DECURRENS	INCENSE CEDAR	1 GAL. CONT.	AS SHOWN
	3	NYSSA SYLVATICA	BLACK TUPELO	1.5" CAL. B&B	AS SHOWN
	3	PRUNUS EMARGINATA	BITTER CHERRY	1 GAL. CONT.	AS SHOWN
	2	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	1 GAL. CONT.	AS SHOWN
	8	QUERCUS GARRYANA	OREGON WHITE OAK	1" CAL B&B	AS SHOWN
	4	RHAMNUS PURSHIANA	CASCARA	1.5" CAL. B&B	AS SHOWN
TOTAL MITIGATION TREES: 34					

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
SHRUBS					
	11	CORNUS SERICEA 'VARIEGATA'	VARIEGATED RED TWIG DOGWOOD	1 GAL. CONT.	48" o.c.
	11	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	2 GAL. CONT.	60" o.c.
	12	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	1 GAL. CONT.	36" o.c.
	1	RIBES SANGUINEUM 'BROCKLEBANKII'	GOLDEN CURRANT	2 GAL. CONT.	60" o.c.
	2	RIBES SANGUINEUM GLUTINOSUM 'ELK RIVER RED'	ELK RIVER RED FLOWERING CURRANT	2 GAL. CONT.	60" o.c.
	2	VACCINIUM CORYMBOSUM 'BLUECROP'	BLUECROP Highbush Blueberry	2 GAL. CONT.	48" o.c.
	2	VACCINIUM CORYMBOSUM 'BLUEJAY'	BLUEJAY Highbush Blueberry	2 GAL. CONT.	48" o.c.
	3	VACCINIUM CORYMBOSUM 'DARROW'	DARROW Highbush Blueberry	2 GAL. CONT.	48" o.c.
	2	VACCINIUM CORYMBOSUM 'DUKE'	DUKE Highbush Blueberry	2 GAL. CONT.	48" o.c.
	2	VACCINIUM CORYMBOSUM 'ELLIOTT'	ELLIOTT Highbush Blueberry	2 GAL. CONT.	48" o.c.
	4	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL. CONT.	48" o.c.

GROUND COVERS

	272	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNICKINICK	1 GAL. CONT.	24" o.c.
	1,114 SF ±	CRUSHED ROCK PATH, REFER TO DETAIL SHEET L103.			
	9,620 SF ±	E/C DRY MIX BY SUNMARK SEEDS (OR APPROVED EQUAL): SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS) 20%; LOLIUM PERENNE (PERENNIAL RYEGRASS) 20%; DACTYLIS GLOMERATA (OCHARDGRASS) 20%; FESTUCA RUBRA (CREEPING RED FESCUE) 20%; FESTUCA OVINA (SHEEP FESCUE) 10%; TRIFOLIUM REPENS (WHITE CLOVER) 10%. APPLY AT A RATE OF 4 LBS PER 1,000 SQ FT, OR AS RECOMMENDED BY SUPPLIER.			
	1,320 SF ±	LAWN: NORTHWEST SUPREME LAWN SEED MIX BY SUNMARK SEEDS (OR APPROVED EQUAL): DASHER 3 PERENNIAL RYEGRASS (LOLIUM PERENNE VAR. DASHER 3) 35%; CUTTER II PERENNIAL RYEGRASS (LOLIUM PERENNE VAR. CUTTER II) 35%; GARNET CREEPING RED FESCUE (FESTUCA RUBRA VAR. GARNET) 15%; WINDWARD CHEWINGS FESCUE (FESTUCA RUBRA SPP FALLAX VAR. WINDWARD) 15%. APPLY AT A RATE OF 8 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER.			

1

TYPICAL TREE PLANTING ON SLOPE DETAIL

- NTS
NOTES:
1. DRIVE STAKES OUTSIDE OF ROOTBALL PARALLEL TO STREET AND SIDEWALK.
 2. SET TREE 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLING OF SOIL.
 3. BACKFILL SOIL MIX SHALL BE 1/3 ORGANIC MATERIALS AND 2/3 NATIVE TOPSOIL.
 4. REMOVE ALL WIRES, METAL BASKETS, TWINE, AND OTHER NON-COMPOSTABLE MATERIALS FROM TREE ROOTBALL PRIOR TO PLANTING.
 5. TREES AND SHRUBS PLANTED ON SLOPES SHALL BE PLANTED IN A VERTICAL (UPRIGHT) POSITION. CONTRACTOR SHALL CUT OUT UPHILL SIDE AND BACKFILL DOWNHILL SIDE OF PLANTING HOLE TO CREATE A LEVEL PLANTING AREA. POSITION ROOT CROWN AT SLOPE ELEVATION; NO SOIL BUILDUP SHALL COVER ROOT CROWN. GROUNDCOVER PLANTS PLANTED ON SLOPES, SHALL BE POSITIONED SO THAT THEIR LEADERS FOLLOW NATURAL GRADE OF SLOPE.

3

TYPICAL SHRUB PLANTING DETAIL

- NTS
NOTES:
1. BACKFILL SOIL MIX SHALL BE 1/3 ORGANIC MATERIALS AND 2/3 NATIVE TOPSOIL.
 2. REMOVE ALL CONTAINERS, METAL, TWINE, TAGS, AND OTHER NON-BIODEGRADABLE MATERIALS PRIOR TO PLANTING.
 3. ALL CONTAINERIZED PLANT STOCK SHALL BE VIGOROUS, FREE OF DISEASE AND PESTS, EVENLY FORMED, AND BE FULLY ROOTED IN THE CONTAINER IN WHICH THEY ARE DELIVERED. ALL PLANTS SHALL FOLLOW ANSI Z60.1 STANDARDS FOR NURSERY STOCK FOR CONTAINER SIZE, HEIGHT, ETC.
 4. CONTRACTOR SHALL WATER-SETTLE PLANTING HOLES TO REMOVE AIR POCKETS PRIOR TO SPREADING MULCH.
 5. CARE SHALL BE TAKEN TO AVOID COVERING ROOT CROWN OR FOLIAGE OF PLANTS WITH BARK MULCH.

2

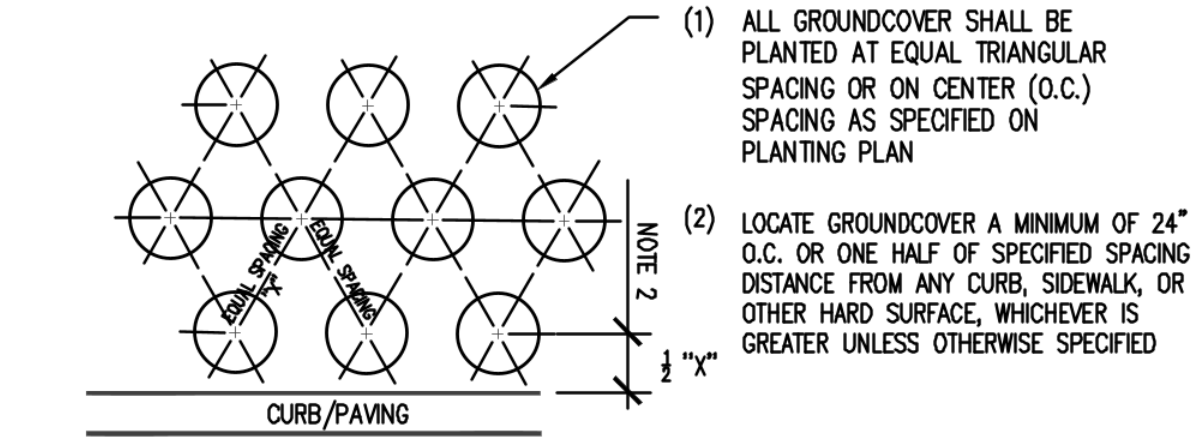
TYPICAL TREE PLANTING DETAIL

- NTS
NOTES:
1. DRIVE STAKES OUTSIDE OF ROOTBALL. SINGLE STAKE TREES LESS THAN 6' TALL.
 2. SET TREE 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLING OF SOIL.
 3. BACKFILL SOIL MIX SHALL BE 1/3 ORGANIC MATERIALS AND 2/3 NATIVE TOPSOIL.
 4. REMOVE ALL WIRES, METAL BASKETS, TWINE, AND OTHER NON-COMPOSTABLE MATERIALS FROM TREE ROOTBALL PRIOR TO PLANTING.
 6. CONTRACTOR SHALL WATER-SETTLE PLANTING HOLES TO REMOVE AIR POCKETS PRIOR TO SPREADING MULCH.

4

TYPICAL GROUNDCOVER PLANTING DETAIL

- NTS
NOTES:
1. BACKFILL SOIL MIX SHALL BE 1/3 ORGANIC MATERIALS AND 2/3 NATIVE TOPSOIL.
 2. REMOVE ALL CONTAINERS, METAL, TWINE, TAGS, AND OTHER NON-BIODEGRADABLE MATERIALS PRIOR TO PLANTING.
 3. ALL CONTAINERIZED PLANT STOCK SHALL BE VIGOROUS, FREE OF DISEASE AND PESTS, EVENLY FORMED, AND BE FULLY ROOTED IN THE CONTAINER IN WHICH THEY ARE DELIVERED. ALL PLANTS SHALL FOLLOW ANSI Z60.1 STANDARDS FOR NURSERY STOCK FOR CONTAINER SIZE, HEIGHT, ETC.
 4. CONTRACTOR SHALL WATER-SETTLE PLANTING HOLES TO REMOVE AIR POCKETS PRIOR TO SPREADING MULCH. DO NOT COVER FOLIAGE OR ROOT CROWN OF GROUNDCOVER PLANTS.



HILLCREST PHASE 7

COM CASE FILE PDA 1-24 & S 3-24

MCMINNVILLE

TAX LOT 801

OPEN SPACE PLANT SCHEDULE AND DETAILS (PRIVATE)

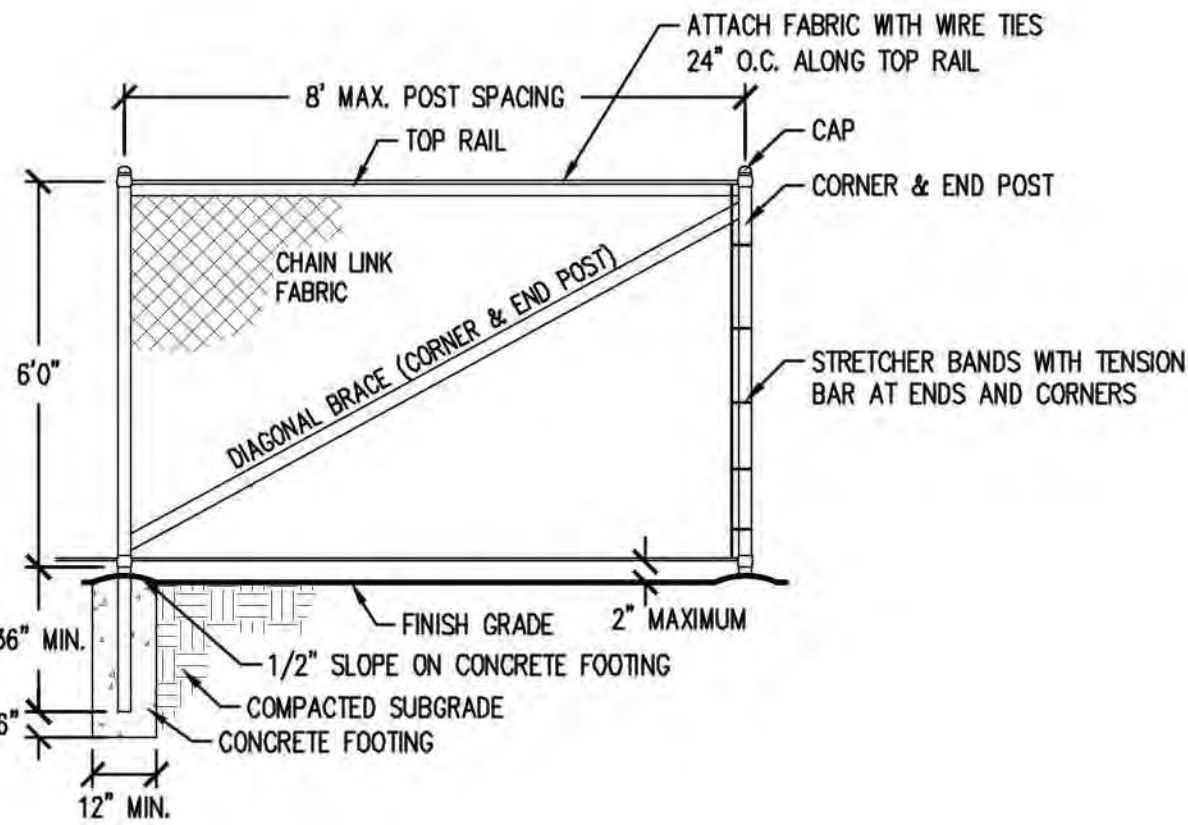
DESIGNED BY: NKP
DRAWN BY: NKP
MANAGED BY: MTS
CHECKED BY: KAH

DATE: 02/28/2025
REGISTERED 797
DIGITALLY SIGNED
KIRSTI A. HAUSWALD
OREGON 06/06/13
Renews: 6/30/2025
REVISIONS

JOB NUMBER
5147-02

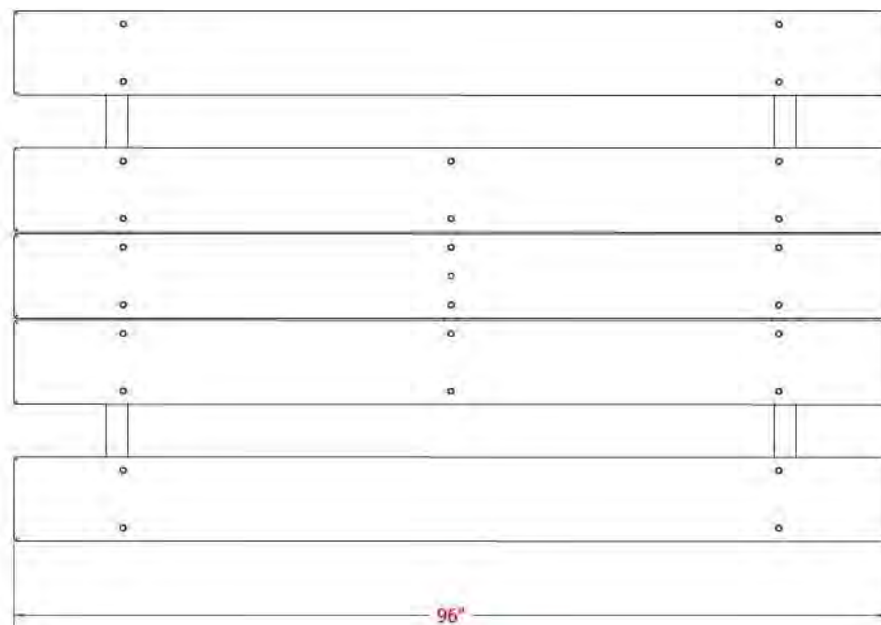
SHEET
L102

AKS
AKS ENGINEERING & FORESTRY, LLC
12065 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM
ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

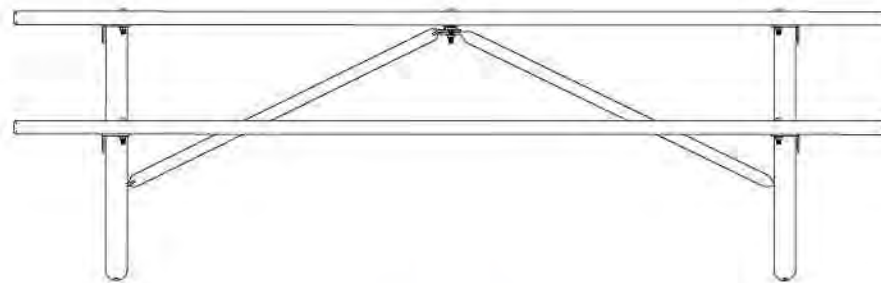


1 TYPICAL 6' HT. CHAIN LINK FENCE

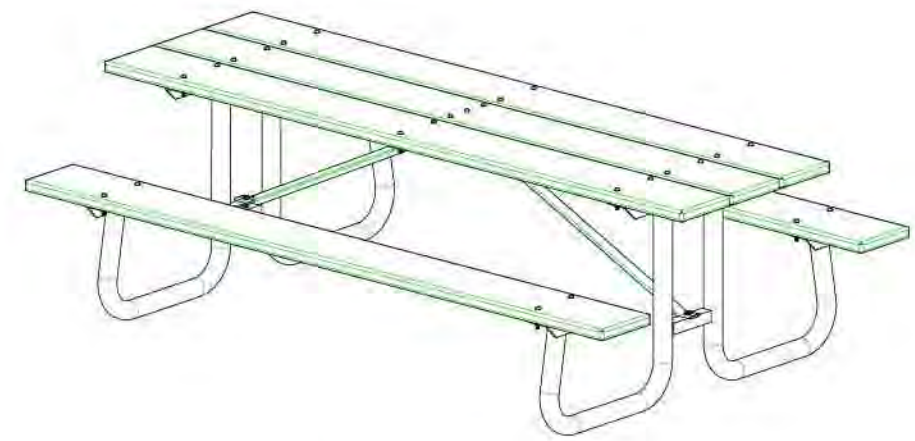
- NTS
NOTE:
1. FENCE MATERIAL SHALL BE NO. 11 GAUGE GALVANIZED STEEL FABRIC WITH BONDED VINYL COATING (BLACK).
 2. FENCE POSTS SHALL BE GALVANIZED STEEL WITH TOP CAPS, AND SET 2 FEET DEEP IN CONCRETE.
 3. CROSS BARS SHALL CONNECT ADJACENT FENCE POSTS WITH DIAGONAL BRACES AT CORNERS AND ENDS.
 4. SEE PLAN FOR LOCATION OF FENCE.
 5. ALL FENCING MATERIALS (INCLUDING CHAIN LINK FABRIC, POSTS, RAILS, ETC.) SHALL BE COVERED WITH BLACK-COLORED VINYL COATING. THE COLOR SHOULD BE THE SAME FOR ALL FENCING MATERIALS.
 6. 6' HIGH FENCE: CONCRETE POST BASE SHALL BE 12" MINIMUM DIAMETER X 36" DEEP, 3,000 PSI CONCRETE.



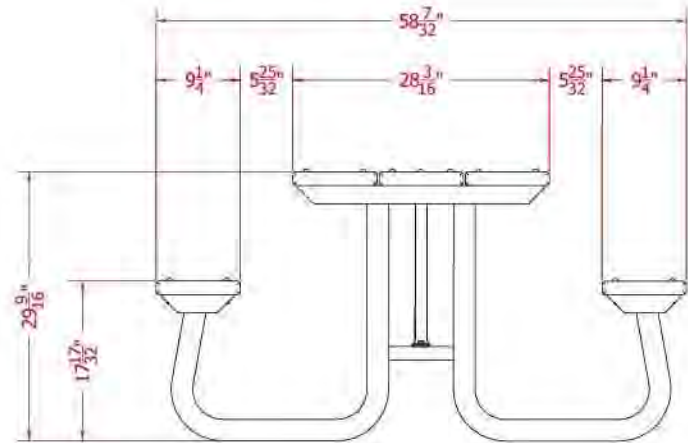
TOP VIEW



FRONT VIEW



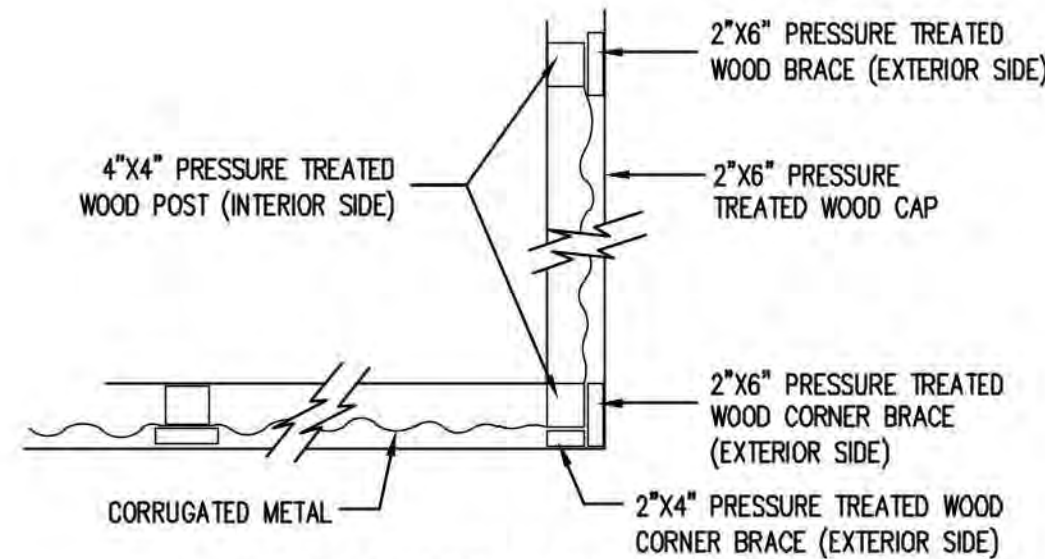
PERSPECTIVE



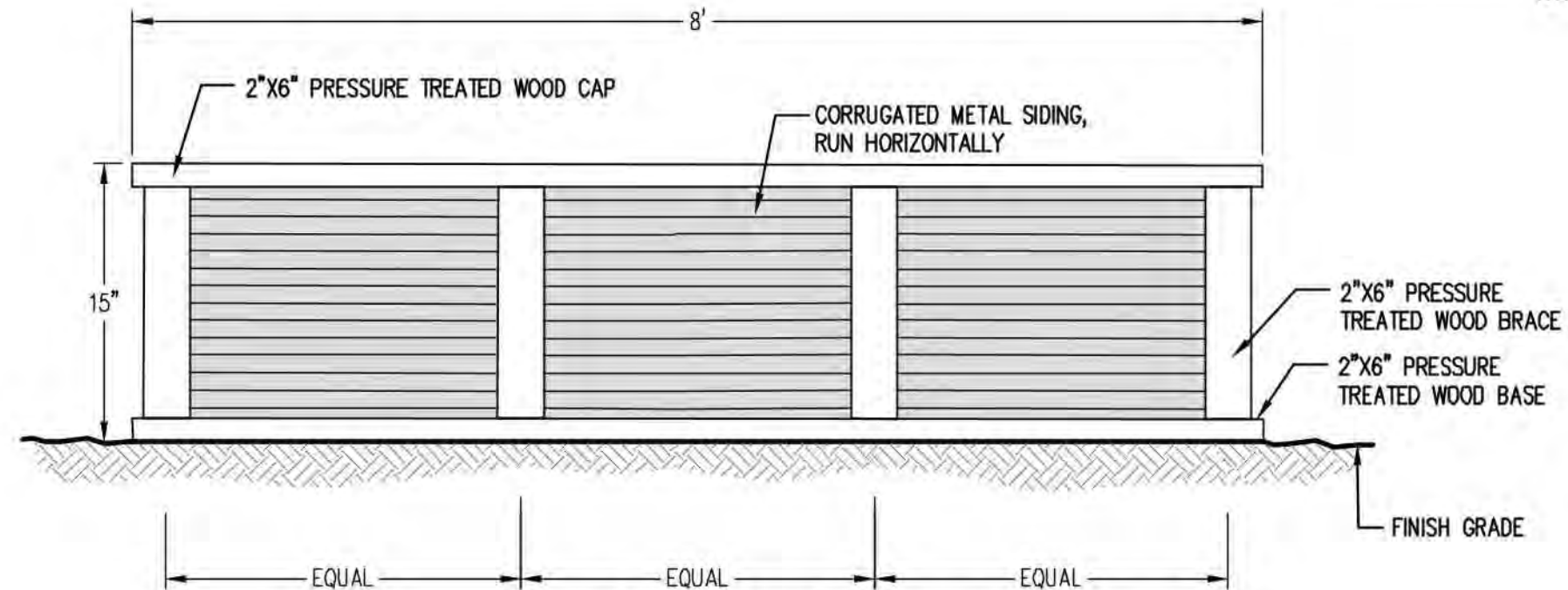
RIGHT VIEW

2 CONCEPTUAL 6' PICNIC TABLE DETAIL

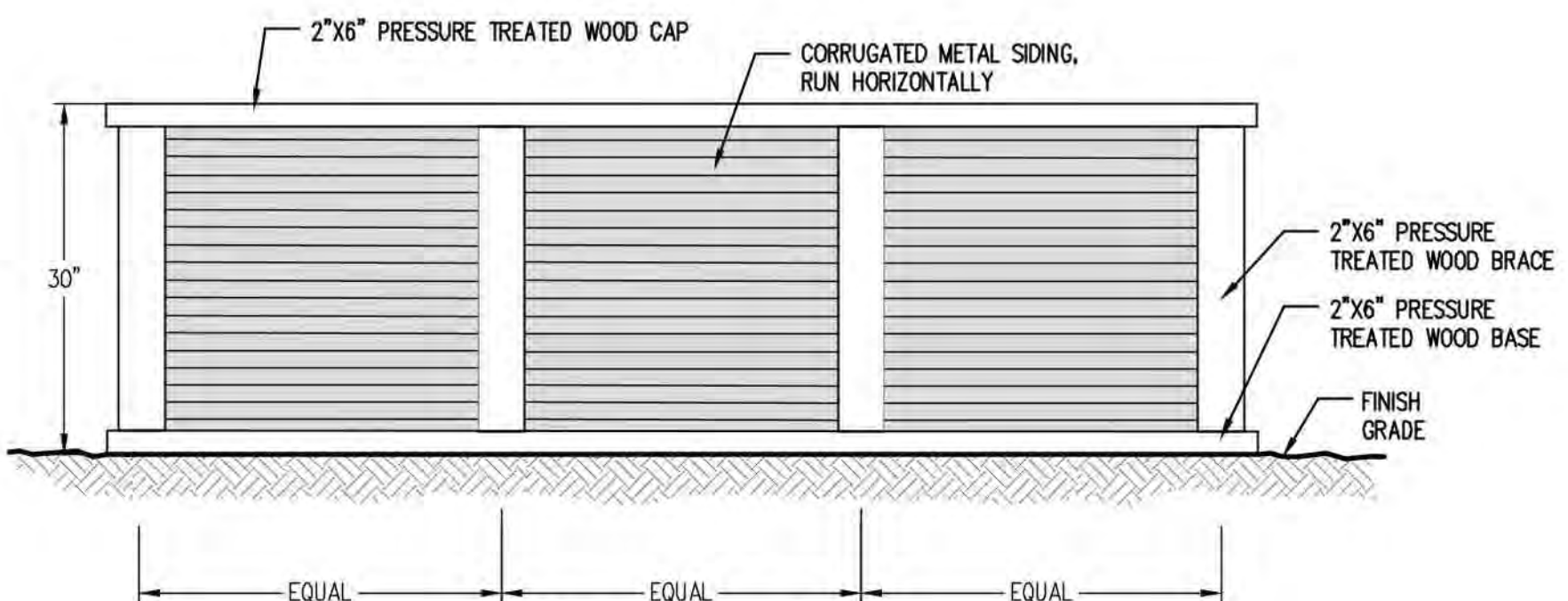
- NTS
NOTES:
1. DETAIL IS FOR REFERENCE ONLY. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
 2. CONCEPTUAL 6-FT WOODEN PICNIC TABLE, MODEL #725-011-009 (TIMBERS PRESERVATIVELY TREATED, GALVANIZED METAL BASE), 6' NOMINAL LENGTH. OBTAIN FROM OREGON CORRECTIONS ENTERPRISES. FINAL PICNIC TABLE SELECTION BY OWNER.
 3. REFER TO LANDSCAPE PLANS FOR LOCATION.



PLAN SECTION VIEW
NTS



RAISED BED



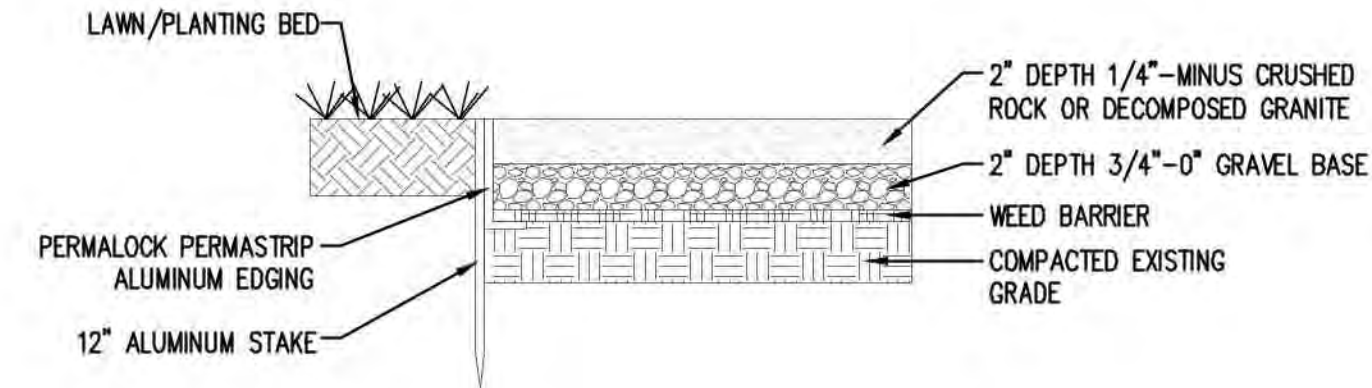
TALL RAISED BED

4 CONCEPTUAL PLANTER BED ELEVATIONS

- NTS
NOTE:
1. ELEVATION IS FOR REFERENCE ONLY. SIMILAR WOOD PLANTER MAY BE SUBSTITUTED AT OWNER'S PREFERENCE.
 2. ALL FASTENERS, SCREWS, NAILS, ETC. TO BE GALVANIZED OR OTHER NON-CORROSIVE METAL.

SITE FURNISHING AND AMENITY NOTES:

1. SITE FURNISHING, AMENITIES, FINISHES, MATERIALS, AND DETAILS ARE PROVIDED TO SHOW DESIGN INTENT ONLY. FINAL SELECTION SHALL BE AS PROVIDED BY DEVELOPER.
- 1.1. CONTRACTOR SHALL SUBMIT QUANTITIES AND MANUFACTURER'S DRAWINGS AND PRODUCT SPECIFICATIONS, INCLUDING COLORS AND MATERIALS, FOR ALL SITE FURNISHINGS AND AMENITIES TO OWNER AND PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PURCHASE.
2. LOCATE ALL UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS PRIOR TO EXCAVATION. NOTIFY THE DEVELOPER OF CONFLICTS.
3. INSTALLATION:
 - 3.1. INSTALL ALL SITE FURNISHINGS AND AMENITIES PER MANUFACTURER'S RECOMMENDATIONS AND DRAWINGS, COMPLYING WITH ALL GOVERNING REGULATIONS APPLICABLE TO INSTALLATION OF SITE FURNISHINGS, INCLUDING ADA REQUIREMENTS WHERE APPLICABLE. FURNISHINGS SHALL BE SET LEVEL, PLUMB, AND TRUE. CORRECT HEIGHT, SPACING, AND CLEARANCES AS INDICATED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE MAINTAINED.
 - 3.2. CONTRACTOR SHALL CONFIRM LOCATIONS, CLEARANCES, AND ORIENTATION OF ALL PERMANENTLY ATTACHED SITE FURNISHINGS WITH DEVELOPER AND PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - 3.3. SITE FURNISHING FASTENERS, FITTINGS, AND HARDWARE SHALL BE MANUFACTURER'S STANDARD; CORROSION-RESISTANT COATED OR NON-CORRODIBLE MATERIALS; COMMERCIAL QUALITY; TAMPERPROOF, VANDAL, AND THEFT RESISTANT; CONCEALED, RECESSED, AND CAPPED OR PLUGGED. CONTRACTOR SHALL SUPPLY ANCHORS, FASTENERS, AND OTHER NECESSARY HARDWARE WHEN NOT INCLUDED WITH THE SITE FURNISHING.
4. QUALITY ASSURANCE:
 - 4.1. ENSURE THAT THE MANUFACTURED FINISHES ARE PROTECTED DURING TRANSIT, DELIVERY, STORAGE, AND INSTALLATION OF FURNISHINGS.
 - 4.2. FINISHES APPLIED ON SITE SHALL BE SELECTED AND APPROVED BY THE DEVELOPER. PROVIDE THE DEVELOPER/HOA WITH ANY EXCESS MATERIALS (STAIN, EXTRA HARDWARE, ETC.) LEFT OVER FROM INSTALLATION FOR FUTURE REPAIRS.
 - 4.3. METAL COMPONENTS SHALL BE TRUE TO FORM AND REQUIRED SHAPES, WITH TRUE, CONSISTENT LINES/CURVES, FREE OF BURRS, SHARP EDGES, AND ROUGH WELDS. EXPOSED SURFACES SHALL BE POLISHED, SANDED, OR OTHERWISE FINISHED TO BE FREE FROM BURRS, BARBS, SPLINTERS, AND SHARPNESS.
 - 4.4. AFTER COMPLETING SITE FURNISHING INSTALLATION, INSPECT COMPONENTS. REMOVE SPOTS, DIRT, AND DEBRIS. REPAIR DAMAGED FINISHES TO MATCH ORIGINAL FINISH OR REPLACE COMPONENT TO THE DEVELOPER'S SATISFACTION.



3 TYPICAL CRUSHED ROCK PATH

- NTS
NOTE:
1. PERMASTRIP EDGING: OBTAIN FROM PERMALOC OR APPROVED EQUAL. FOR MORE INFORMATION CALL PH. 1-800-356-7860.

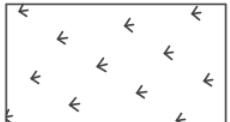


NOTES:

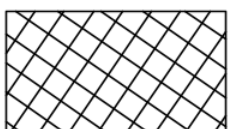
1. CONTRACTOR SHALL REMOVE INVASIVE SPECIES FROM THE RESTORATION PLANTING AREA PRIOR TO INSTALLATION OF ENHANCEMENT PLANTINGS.
2. SEE LANDSCAPE PLANTING PLAN FOR PLANTING AND MAINTENANCE PLAN NOTES
3. THE HILLCREST HOA SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF TRACT A AND ASSOCIATED RIPARIAN CORRIDOR PLANTINGS AFTER THE 1-YEAR GUARANTEE REQUIRED OF THE CONTRACTOR.

LEGEND

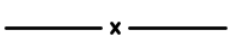
EXISTING WETLAND WD#2020-0331



UNDOCUMENTED FILL REMOVAL AND RESTORATION AREA (0.05 AC)



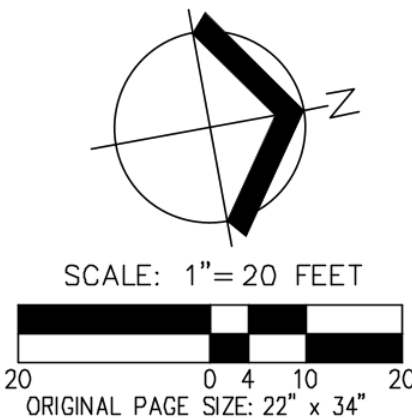
STRAW WATTLE AND SILT FENCE



PRIVATE STORM DRAINAGE AND CONSERVATION EASEMENT: AREAS WITHIN THE PRIVATE STORM DRAINAGE AND CONSERVATION EASEMENTS SHALL BE LEFT IN THEIR NATURAL CONDITION. NO GROUND DISTURBANCE (CUTS/FILLS) OR OTHER CONSTRUCTION/DEVELOPMENT ACTIVITIES ARE ALLOWED WITHIN THE EASEMENT AREA (I.E., NO PLAY STRUCTURES, LAWN AREA, FENCES, ETC...). NO NATIVE VEGETATION SHALL BE REMOVED FROM THE EASEMENT AREA. NON-NATIVE AND INVASIVE VEGETATION MAY BE REMOVED, BUT CLEARED AREAS SHALL BE RE-PLANTED WITH NATIVE VEGETATION.

WETLAND SEED MIX

SCIENTIFIC NAME	COMMON NAME	SIZE	% BY WEIGHT
HORDEUM BRANCHYANTHERUM	MEADOW BARLEY	SEED	35%
GLYCERIA OCCIDENTALLIS	NOTHERWESTERN MANNAGRASS	SEED	20%
FESTUCA RUBRA	NATIVE RED FESCUE	SEED	20%
ALOPERCURUS GENICAULTIS	WATER FOXTAIL	SEED	15%
DESCHAMPSIA CAESPITOSA	AMERICAN SLOUGHGRASS	SEED	5%
AGROSTIS EXARATA	TUFTED HAIREGRASS	SEED	5%



HILLCREST PHASE 7

COM CASE FILE PDA 1-24 & S 3-24

MCMINNVILLE

TAX LOT 801

WETLAND RESTORATION
PLAN

DESIGNED BY: NKP
DRAWN BY: NKP
MANAGED BY: MTS
CHECKED BY: KAH
DATE: 02/28/2025

REVISIONS

JOB NUMBER
5147-02

SHEET

L104

From: [EVANS Daniel * DSL](#)
To: [Tom Schauer](#)
Subject: FW: Wetland Violation Restoration Yamhill County
Date: Tuesday, April 1, 2025 3:00:07 PM
Attachments: [image001.jpg](#)

This message originated outside of the City of McMinnville.

Daniel Evans, PWS

He/him/his

Wetland Ecology Specialist

[Oregon Department of State Lands](#)

Mobile: 503-428-8188

As of 1/2/2025: Questions in Columbia, Clatsop, Tillamook, Polk, or Marion counties? Please contact the NEW Wetland Ecologist for this region, Chris Stevenson chris.stevenson@dsl.oregon.gov

From: Stacey Reed <StaceyR@aks-eng.com>
Sent: Tuesday, March 25, 2025 8:31 AM
To: LOISELLE Rebecca * DSL <Rebecca.Loislle@dsl.oregon.gov>
Cc: Paul Sellke <PaulS@aks-eng.com>; Andrew Gatley <gatleya@aks-eng.com>
Subject: RE: Wetland Violation Restoration Yamhill County

Thanks Rebecca! We will send you before and after photos of removal area.

Thank you,

Stacey Reed, PWS

Senior Wetland Scientist



AKS ENGINEERING & FORESTRY, LLC

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062

C: 503.956.2550 | O: 503.563.6151 | www.aks-eng.com |

Offices in: Bend, OR | Keizer, OR | The Dalles, OR | Tualatin, OR | Kennewick, WA | Vancouver, WA | White Salmon, WA

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From: LOISELLE Rebecca * DSL

Sent: Tuesday, March 25, 2025 6:05 AM
To: Stacey Reed
Cc: Paul Sellke ; Andrew Gatley
Subject: RE: Wetland Violation Restoration Yamhill County

No, DSL will not require a permit. Please express our gratitude to the applicant for taking the initiative to rectify the situation.

I would like to request some photos of the site after the area has been reseeded. This is obviously not a requirement, but it would be great to provide closure on this within our file system.

Thank you!

Rebecca

From: Stacey Reed <StaceyR@aks-eng.com>
Sent: Monday, March 24, 2025 5:36 PM
To: LOISELLE Rebecca * DSL <Rebecca.Loislle@dsl.oregon.gov>
Cc: Paul Sellke <PaulS@aks-eng.com>; Andrew Gatley <gatleya@aks-eng.com>
Subject: RE: Wetland Violation Restoration Yamhill County

Hi Rebecca,

Please see responses below.

Thank you,

Stacey Reed, PWS
Senior Wetland Scientist



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From: LOISELLE Rebecca * DSL <Rebecca.Loislle@dsl.oregon.gov>
Sent: Monday, March 24, 2025 11:15 AM

To: Stacey Reed <StaceyR@aks-eng.com>

Cc: Paul Sellke <PaulS@aks-eng.com>

Subject: RE: Wetland Violation Restoration Yamhill County

Proceed with caution: This email hails from an external source. Unverified emails may lead to phishing attacks or malware infiltration. Always exercise due diligence.

Hello,

Our voluntary habitat restoration exemption does not include grading or contouring before planting, so it may be a bit of a gray area given the history here.

I have some follow up questions:

- When will the work take place, **Between June and August 2025**
- What is the volume of fill being removed? **Approximately 41 cy of material to be removed**
- Where will the fill be moved to and will the new fill location protect surrounding area from runoff impacts, **Fill material will be removed and placed within upland on the site.**
- Will heavy machinery be used to remove the fill? **Excavator**
- Do we understand the soil conditions under the fill? Is it compacted? Will it need to be tilled? **Conditions below fill not expected to be compacted. Fill material consists of native upland soil stockpile.**
- What is the risk of further compacting the wetland soil with heavy machinery and can use of heavy machinery be reduced at all? **No heavy machinery will be placed within the wetland. Only the excavator bucket will be used to remove soil. It will not compact existing native soil layer.**
- Do you expect plants will need to be watered through the first growing season? **No**
- What other agencies might need permitting or awareness of this activity? **This work will be coordinated with the City of McMinnville Planning Department as part of subdivision project engineering review.**
- Do you have photos of the site you can share? **Daniel Evans took photos during our October 22, 2020 site visit for concurrence file WD2020-0331. Are you able to access his site photos?**

Thanks again,

Rebecca

From: Stacey Reed <StaceyR@aks-eng.com>

Sent: Thursday, March 13, 2025 11:57 AM

To: LOISELLE Rebecca * DSL <Rebecca.Loiselle@dsl.oregon.gov>; GRIFFITHS Trevor * DSL <Trevor.Griffiths@dsl.oregon.gov>
Cc: Paul Sellke <PaulS@aks-eng.com>
Subject: Wetland Violation Restoration Yamhill County

Hi Rebecca and Trevor,

The attached concurrence identifies a wetland violation area in McMinnville requiring restoration.

Attached is a construction plan to remove fill material to restore and plant wetland restoration area.

Please let me know if the applicant requires a permit to restore wetland. I am not aware that an official violation case was ever opened.

Thank you,

Stacey Reed, PWS

Senior Wetland Scientist



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