



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

www.mcminnvilleoregon.gov

Landscape Review Committee
Community Development Center, 231 NE 5th Street
June 20, 2018
12:00 PM

Committee Members	Agenda Items
Rob Stephenson Chair Sharon Gunter Vice-Chair Josh Kearns RoseMarie Caughran Tim McDaniel	<ol style="list-style-type: none"> 1. Call to Order 2. Citizen Comments 3. Approval of Minutes <ol style="list-style-type: none"> A. February 21, 2018 Regular Meeting Minutes (Exhibit 1) 4. Action Items <ol style="list-style-type: none"> A. L 14-18 –Landscape Plan (Exhibit 2) 2070 NE Lafayette Avenue B. L 16-18 – Landscape Plan (Exhibit 3) 1730 SW 2nd Street C. L 17-18 – Landscape Plan (Exhibit 4) Tax Lot R4423 00900 – Near NE Fircrest Drive & NE Cumulus Ave 5. Discussion Items 6. Old/New Business 7. Committee Member Comments 8. Staff Comments 9. Adjournment

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

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



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EXHIBIT 1 - MINUTES

February 21, 2018
Landscape Review Committee
Regular Meeting

12:00 pm
Community Development Center
McMinnville, Oregon

Members Present: Rose Marie Caughran, Sharon Gunter, Tim McDaniel, and Rob Stephenson

Members Absent: Josh Kearns

Staff Present: Chuck Darnell – Associate Planner

Guests Present: Scott Hill –Mayor

1. Call to Order

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

2. Citizen Comments

None

3. Approval of Minutes

- A. November 15, 2017 Regular Meeting
- B. December 20, 2017 Regular Meeting

Committee Member Gunter moved to approve the November 15 and December 20, 2017 minutes. The motion was seconded by Committee Member Caughran and passed 4-0.

4. Action/Docket Item (repeat if necessary)

- A. L 4-18 – Street Tree Removal

Associate Planner Darnell explained this applicant had received approval in 2015 to remove the same three trees that were being requested to be removed today. The trees were located at 707 NW Alder Street. The previous application did not go through due to the cost. The damage to the sidewalk from these trees was evident and it was dangerous. The planting strip was a decent width, and staff recommended planting three replacement trees in the same planting strip. Staff suggested that the applicant be required to plant a columnar species from the Medium Trees section of the McMinnville Street Tree List.

There was consensus to amend the condition regarding the species to require the applicant specifically use either columnar pear, cherry, maple, or hornbeam.

Committee Member Gunter moved to approve L 4-18 as amended. The motion was seconded by Committee Member McDaniel and passed 4-0.

B. L 5-18 – Landscape Plan

Chair Stephenson reviewed the landscape plan for a new structure to serve as a housing shelter for the Yamhill County Gospel Rescue Mission. The Rescue Mission was proposing to add a new structure to the site located near the intersection of 14th Street and Macy Street. The new structure would serve as the men's residential facility. The other two buildings on the site would then serve as a women's residential facility and an emergency housing facility. The Rescue Mission was requiring arborvitae on the southern boundary of the site to provide a generous amount of screening between the subject site and the adjacent residential properties. On the north side of the men's facility, a variety of shrubs and perennials would be installed along the building in a planter area. There would be lawn installed between the planter area and the sidewalk, with trees installed in the lawn area to provide additional screening. There would be a sidewalk, open picnic area, four foot fence, and playground area. He discussed the large tree that had been removed for the construction, existing trees that were preserved, and replacement trees.

Associate Planner Darnell said staff thought the application met the requirements for screening on the south property line and north side of the new building and there was buffering between the play area and picnic area as well as open lawn space.

Chair Stephenson said it should be sprinkled in order to maintain the landscaping, but he did not know if that was in their budget.

Associate Planner Darnell said McMinnville Water and Light noted there were some existing meters and planting clearances needed to be maintained.

Committee Member McDaniel moved to approve L 5-18. The motion was seconded by Committee Member Gunter and passed 3-0-1 with Chair Stephenson abstaining.

5. Discussion Items

A. Tree City USA – Tree Planting Event

Associate Planner Darnell said the Planning Department oversaw the Tree City USA designation. The organization had been pushing for the City to do more with the program. He thought the Landscape Review Committee could be the voice for this program. He would like to coordinate some tree planting events in the City.

Chair Stephenson thought it would be good to get young adults involved in the tree plantings.

Committee Member Caughran was part of a group whose goal was to plant at Cook School.

Mayor Hill suggested contacting Chemeketa and Linfield College's horticulture programs. They could also reach out to Boy Scout troops.

There was discussion regarding locations for tree plantings, upcoming developments in the City, and candidates for heritage trees.

Associate Planner Darnell would work on contacting people to schedule tree plantings in April.

Chair Stephenson noted that the new trees would need to be watered for a year or they would die. He recognized Dan Ogden who watered trees in the City every summer. Mayor Hill suggested recognizing Mr. Ogden by proclamation at a Council meeting.

There was discussion regarding the need to hire a full time arborist and the City's current strategic planning efforts.

6. Old/New Business

Committee Member Caughran read a letter she drafted from the Landscape Review Committee to the Planning Commission that recommended the Commission consider trees when giving approval for new construction or redevelopment projects. She gave the example of the large tree that was removed due to the construction of the Rescue Mission men's facility and how if the building had been moved 20 feet the tree would not have had to come down.

There was consensus for the Committee to sign the letter and send it to the Planning Commission.

7. Committee/Commissioner Comments – None

8. Staff Comments – None

9. Adjournment

Chair Stephenson adjourned the meeting at 12:56 p.m.



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EXHIBIT 2 - STAFF REPORT

DATE: June 20, 2018
TO: McMinnville Landscape Review Committee
FROM: Chuck Darnell, Senior Planner
SUBJECT: Agenda Item 4A: L 14-18

Report in Brief:

An application for a landscape plan for a new barn building at the Yamhill County Fairgrounds (L 14-18) to be reviewed by the Landscape Review Committee.

Background:

The applicant, Gary Wertz on behalf of the Yamhill County Fair, submitted a landscape plan for a new barn building being constructed on the Yamhill County Fairgrounds property. The subject site is located at 2070 NE Lafayette Avenue, and is more specifically described as Tax Lot 1600, Section 15, T. 4 S., R. 4 W., W.M.

Discussion:

The Yamhill County Fair recently demolished an older building located on the Yamhill County Fairgrounds property, and is proposing to replace the building with a new barn building consistent with surrounding buildings in the same general vicinity on the Fairgrounds property. The new barn building will serve as the small animal barn during the Yamhill County Fair. The subject site can be seen below, with a smaller hatched area showing the location of the new proposed barn building:

Attachments:

Attachment A – Decision, Conditions of Approval, and Findings of Fact of the McMinnville Landscape Review Committee for Approval of a Landscape Plan for a New Building at the Yamhill County Fairgrounds (L 14-18)

Site Reference Map

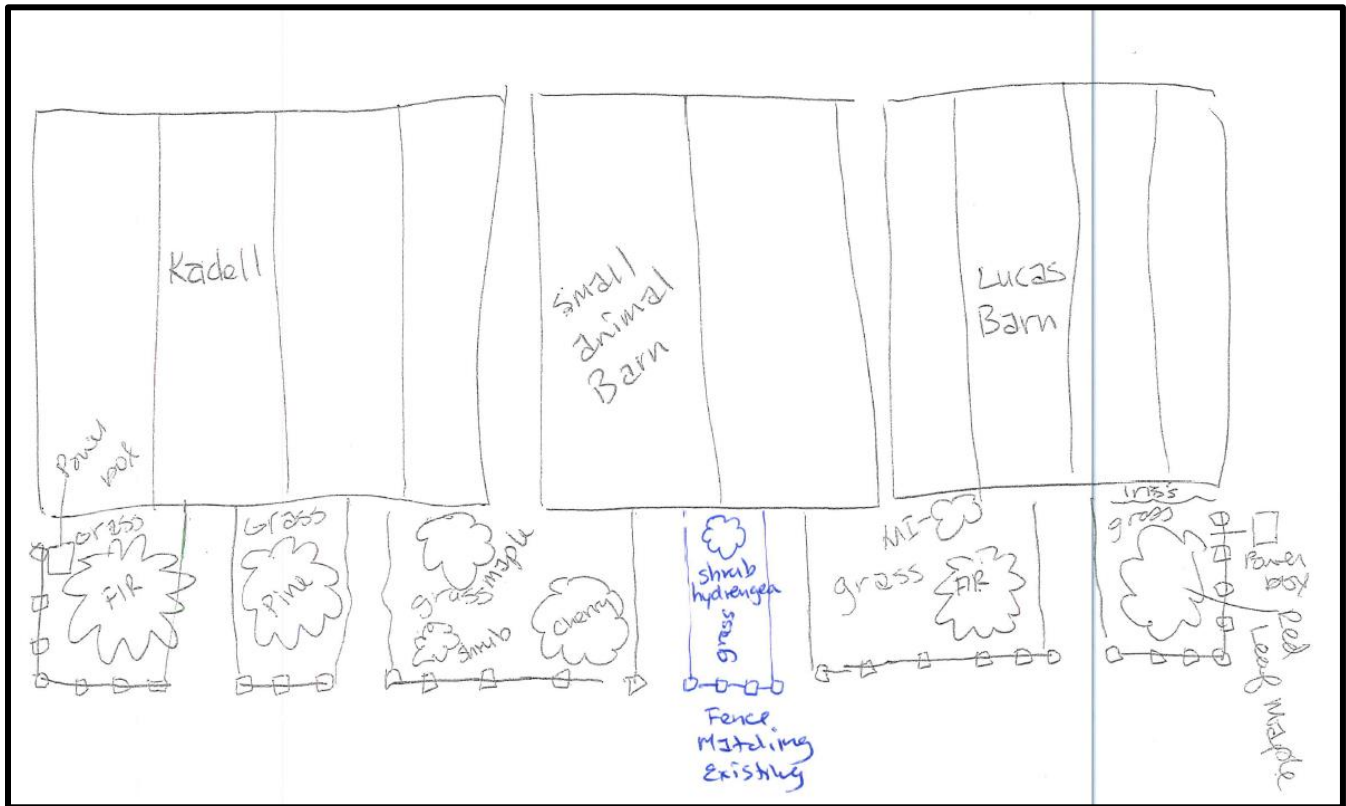


The Landscaping chapter of the McMinnville Zoning Ordinance requires that at least 7 percent of the gross area of a site being developed be landscaped (Section 17.57.050(A) (Area Determination – Planning Factors)). The landscape plan as proposed greatly exceeds those requirements, as about 24 percent of the site is proposed to be landscaped. The area being developed with the new barn is approximately 7,500 square feet, and the landscaped area being proposed is 60 feet wide and 30 feet deep, for a total of 1,800 square feet.

The landscaping that is being proposed can be seen below:

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Attachment A – Decision, Conditions of Approval, and Findings of Fact of the McMinnville Landscape Review Committee for Approval of a Landscape Plan for a New Building at the Yamhill County Fairgrounds (L 14-18)



In reviewing a landscape plan, Section 17.57.050(B) (Area Determination – Planning Factors) of the McMinnville Zoning Ordinance requires the Landscape Review Committee to also consider the following factors:

1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

The landscape plan as proposed includes the retention of grass area in front of the barn, which is consistent with the treatment of the areas in front of the row of barns that the new barn will be constructed within. The applicant is proposing to install one (1) Red Mountain Hydrangea (*Hydrangea serrata* 'Red Mountain') within the grass area. This shrub will grow to be 2-3 feet wide and 2-3 feet high. The applicant is also proposing to maintain a white vinyl picket fence that exists along the entire length of the landscaped area in front of the row of barns.

In each of the other landscaped areas in front of the adjacent barns, there is at least one (1) tree. There are a variety of different species of trees, including fir, cherry, and maple species. To be more consistent with this planting pattern, staff is suggesting a condition of approval be included to require that one (1) tree be planted in the center of the grass area being proposed in front of the new barn building. Staff also suggests that the tree species be either a flowering cherry or maple variety.

With the addition of the tree in the landscaped area, the proposed landscape plan will be compatible with the proposed project and the abutting uses.

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

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The proposed use will be screened from the front side of the new barn building, which is the Yamhill County Fairgrounds, by the proposed landscaped space and fencing. The only other property adjacent to the new barn building is another industrially zoned property directly to the south, which is the site of the Meggitt Polymer facility. There is a row of trees and vegetation on the south side of the Yamhill County Fairgrounds property, which will be maintained, that will continue to provide screening of the barn buildings in this location of the fairgrounds site. A close up view of this area, and the vegetation that exists along the property line, can be seen below:



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.

The subject site did not include any significant vegetation or natural areas that warranted preservation.

4. The development and use of islands and plantings therein to break up parking areas.

The applicant is not proposing any new parking areas in the portion of the site that the new barn building is being constructed.

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.

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There are no street trees proposed for the subject site. The portion of the site being developed with the new barn building is internal to the larger Yamhill County Fairgrounds site.

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

The landscape plan did not include any notation on proposed irrigation systems. Staff is recommending a condition of approval be included to require that adequate watering facilities are provided, and also that all landscaping approved by the Landscape Review Committee be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

Fiscal Impact:

None.

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.

Recommendation/Suggested Motion:

Based on the findings described above, staff is recommending that the street tree plan be approved with the following conditions:

1. That the applicant shall install landscaping as shown on the landscape plan submitted on May 7, 2018.
2. That the applicant shall install one tree in the center of the landscaped area proposed to be located in the front of the new barn building. The tree species shall be a flowering cherry (*Prunus sargentii*) or Red Maple (*Acer rubrum*) variety.
3. That all new landscape planters and lawn areas shall have suitable watering facilities or an irrigation system.
4. That the applicant shall maintain proper clearances around the existing and future water and electrical services that will be located on the site. Landscaping shall not be placed within four (4) feet of fire hydrants, within four (4) feet of water valves, within four (4) feet of vaults, within three (3) feet of the back or side of a transformer, or within one (1) foot of water meters. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.
5. That all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

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Suggested Motion:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE LANDSCAPE REVIEW COMMITTEE APPROVE L 14-18 WITH THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.

CD:sjs

Attachments:

Attachment A – Decision, Conditions of Approval, and Findings of Fact of the McMinnville Landscape Review Committee for Approval of a Landscape Plan for a New Building at the Yamhill County Fairgrounds (L 14-18)



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.	<u>L14-18</u>
Date Received	<u>5-7-18</u>
Fee	<u>145.⁰⁰</u>
Receipt No.	<u>1880344</u>
Received by	<u>gjs</u>

Landscape Plan Review Application

Applicant Information

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

Applicant Name Yamhill County Fair Phone _____

Contact Name Gary Wentz Phone 503434 7524
(If different than above)

Address 2070 Lafayette Ave NE

City, State, Zip McMinnville OR 97128

Contact Email _____

Property Owner Information

Property Owner Name Yamhill County Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

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

Property Address 2070 Lafayette Ave NE

Assessor Map No. R4 115 - - 1600 Total Site Area 8400

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Com1 Zoning Designation Industrial C-3

Landscaping Information

- 1. Total Landscaped Area: 1800 square feet
- 2. Percent Landscaped: 50%
- 3. Building Floor Area:
New Structure: X Existing Structure: _____ Addition: _____
- 4. Architect Name NA Phone _____
(Landscape Architect; Engineer; or Other Designer)
Contact Name _____ Phone _____
Address _____
City, State, Zip _____
Contact Email _____

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

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

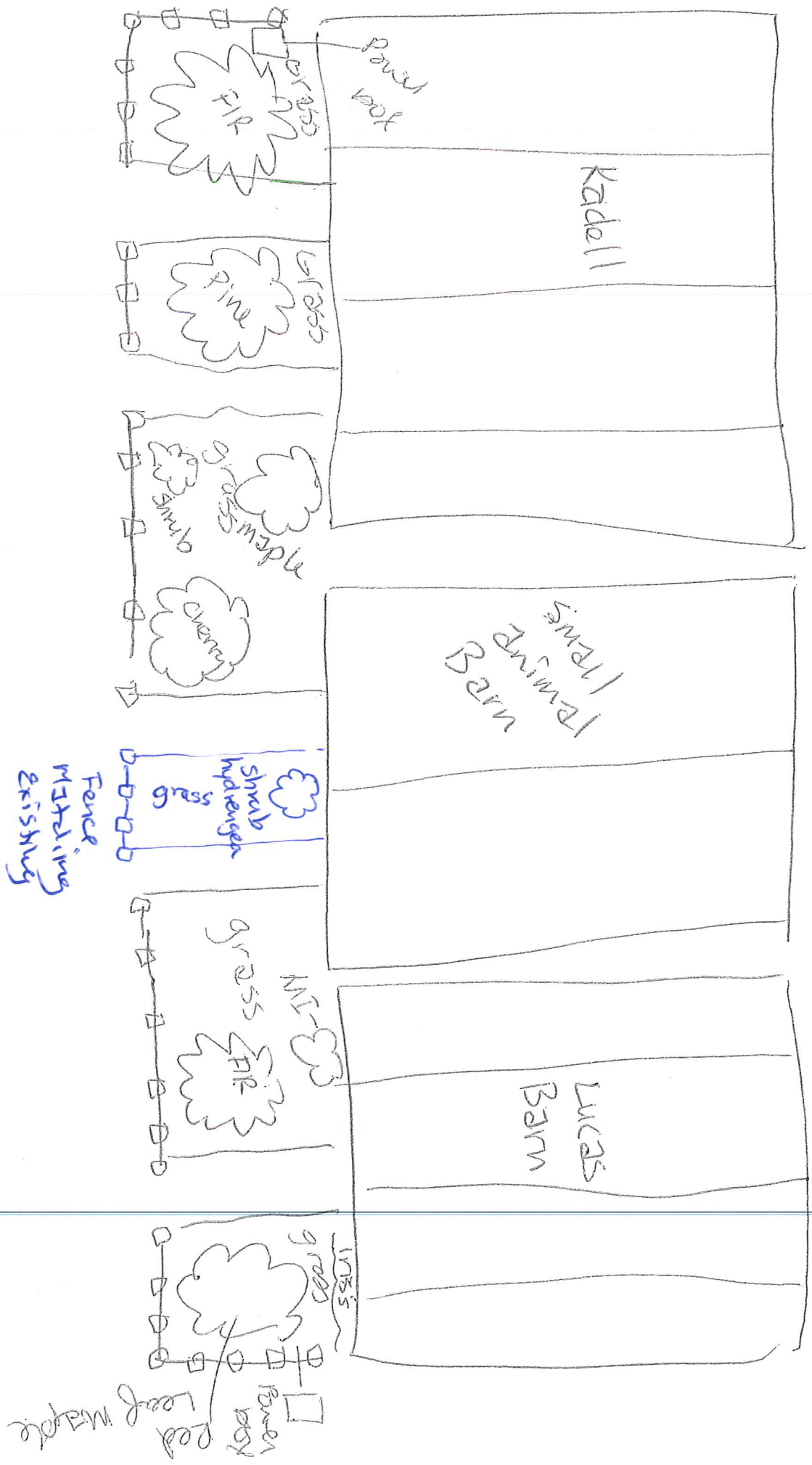
I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.


Applicant's Signature

5-7-18
Date


Property Owner's Signature

5-7-18
Date



Chuck Darnell

From: Gary Wertz <wertzg@co.yamhill.or.us>
Sent: Friday, May 18, 2018 8:00 AM
To: Chuck Darnell
Subject: Landscaping plan for Small animal Barn, Fairgrounds

Chuck: So the Hydrangea that we are putting in is called Red Mountain, it is a Hydrangea Serrata they grow to 24-36 in wide and 24-36 high.

The area already has a 10 ft. path that we will keep the rest of the area will connect to the grass that's in front of the barns next to the barn. We wish to keep lawn in front of all three buildings. The area is 60 wide and 30ft deep from the road way. We are also going to keep the existing white vinyl fence that goes the length of the area.

Thanks,
Gary Wertz, CEO
Yamhill County Fair and Event Center
2070 Lafayette Ave NE
McMinnville, Or 97128
O; 503-434-7524
C; 971-237-0060
wertzg@co.yamhill.or.us



**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
231 NE FIFTH STREET
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DECISION, CONDITIONS OF APPROVAL, FINDINGS OF FACT, AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE LANDSCAPE REVIEW COMMITTEE FOR APPROVAL OF LANDSCAPE PLAN FOR A NEW BUILDING AT THE YAMHILL COUNTY FAIRGROUNDS

DOCKET: L 14-18

REQUEST: The applicant requested the approval of a landscape plan for the construction of a new barn building on the Yamhill County Fairgrounds site. Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.050 (Plans-Submittal and review-Approval-Time limit for completion) of the McMinnville Zoning Ordinance.

LOCATION: The property in question is located at 2070 NE Lafayette Avenue, and is more specifically described as Tax Lot 1600, Section 15, T. 4 S., R. 4 W., W.M.

ZONING: The subject site is zoned M-1 (Light Industrial).

APPLICANT: Gary Wertz, on behalf of the Yamhill County Fair

STAFF: Chuck Darnell, Senior Planner

DATE DEEMED COMPLETE: May 18, 2018

DECISION-MAKING BODY: McMinnville Landscape Review Committee

DATE & TIME: June 20, 2018. Meeting was held at the Community Development Center, 231 NE 5th Street, McMinnville, OR 97128

COMMENTS: This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval. No public notice of the application was required by the McMinnville Zoning Ordinance. No additional comments were received by the Planning Department.

DECISION

Based on the findings and conclusions, the Landscape Review Committee recommends **APPROVAL** of the landscape plan (L 14-18) **subject to the conditions of approval provided in this document.**

////////////////////////////////////
DECISION: APPROVAL WITH CONDITIONS
////////////////////////////////////

Planning Staff: _____
Chuck Darnell, Associate Planner

Date: _____

Planning Department: _____
Heather Richards, Planning Director

Date: _____

Attachments:
Attachment 1 – Application for Landscape Plan Review

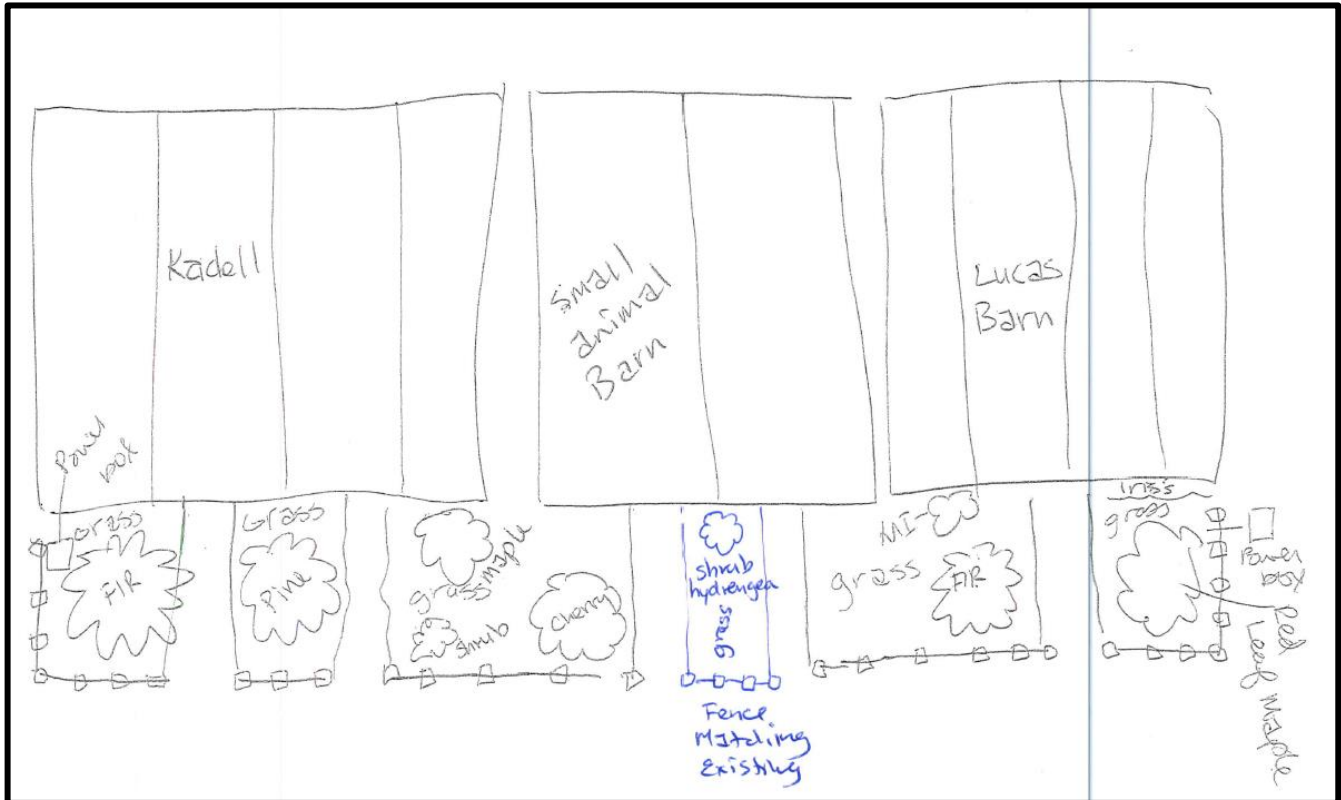
APPLICATION SUMMARY:

The applicant requested the approval of a landscape plan for the development of a new barn building on the Yamhill County Fairgrounds property. Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.050 (Plans-Submittal and review-Approval-Time limit for completion) of the McMinnville Zoning Ordinance.

The Yamhill County Fair recently demolished an older building located on the Yamhill County Fairgrounds property, and is proposing to replace the building with a new barn building consistent with surrounding buildings in the same general vicinity on the Fairgrounds property. The new barn building will serve as the small animal barn during the Yamhill County Fair. The subject site can be seen below, with a smaller hatched area showing the location of the new proposed barn building:



The landscaping being proposed can be seen below:



CONDITIONS OF APPROVAL

L 14-18 is **approved** subject to the following conditions:

1. That the applicant shall install landscaping as shown on the landscape plan submitted on May 7, 2018.
2. That the applicant shall install one tree in the center of the landscaped area proposed to be located in the front of the new barn building. The tree species shall be a flowering cherry (*Prunus sargentii*) or Red Maple (*Acer rubrum*) variety.
3. That all new landscape planters and lawn areas shall have suitable watering facilities or an irrigation system.
4. That the applicant shall maintain proper clearances around the existing and future water and electrical services that will be located on the site. Landscaping shall not be placed within four (4) feet of fire hydrants, within four (4) feet of water valves, within four (4) feet of vaults, within three (3) feet of the back or side of a transformer, or within one (1) foot of water meters. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.
5. That all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

Attachments:

Attachment 1 – Application for Landscape Plan Review

ATTACHMENTS

1. Application for Landscape Plan Review (on file with the Planning Department)

COMMENTS

This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval.

FINDINGS OF FACT

1. Gary Wertz, on behalf of the Yamhill County Fair, submitted a landscape plan review application to install landscaping on the site of a new barn building on the Yamhill County Fairgrounds property at 2070 NE Lafayette Avenue. The property is more specifically described as Tax Lot 1600, Section 15, T. 4 S., R. 4 W., W.M.
2. The site is currently designated as Industrial on the McMinnville Comprehensive Plan Map, and is zoned M-1 (Light Industrial).
3. This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval
4. A public meeting was held by the Landscape Review Committee on June 20, 2018 to review the application and proposed landscape plan. No comments in opposition were provided by the public prior to the public meeting.

CONCLUSIONARY FINDINGS:**McMinnville's Comprehensive Plan:**

The following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

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.

Finding: Goal X 1 and Policy 188.00 are satisfied in that 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 hearing. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

Attachments:

Attachment 1 – Application for Landscape Plan Review

McMinnville’s City Code:

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

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. [...]

Finding: The landscape plan as proposed would enhance the appearance of the city and will benefit the economic, ecological, and aesthetic environment of the city. The landscape plan as proposed meets the intent and purpose of the Landscaping chapter, as described in the findings for the specific landscape plan review criteria below.

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

- G. M-1 (Light Industrial Zone)

Finding: The subject site is zoned M-1 (Light Industrial), and landscaping is being proposed as required.

17.57.050 Plans—Submittal and review—Approval—Time limit for completion.

- 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;

Finding: The landscape plan as proposed meets the intent and purpose of the Landscaping chapter, as described in the findings for the specific landscape plan review criteria below. Modifications as required by the conditions of approval will be discussed with the applicant and agreed to prior to the issuance of a building permit.

17.57.070 Area Determination—Planning factors.

- A. Landscaping shall be accomplished within the following ranges:
 - 1. Industrial, at least seven percent of the gross area. [...]

Finding: The landscape plan as proposed greatly exceeds the landscaping percentage requirements for multiple-family, as about about 24 percent of the site is proposed to be landscaped. The area being developed with the new barn is approximately 7,500 square feet, and the landscaped area being proposed is 60 feet wide and 30 feet deep, for a total of 1,800 square feet.

- 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:
 - 1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

Finding: The landscape plan as proposed includes the retention of grass area in front of the barn, which is consistent with the treatment of the areas in front of the row of barns that the new barn will be constructed within. The applicant is proposing to install one (1) Red Mountain Hydrangea (*Hydrangea serrata* 'Red Mountain') within the grass area. This shrub will grow to be 2-3 feet wide and 2-3 feet

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Attachment 1 – Application for Landscape Plan Review

high. The applicant is also proposing to maintain a white vinyl picket fence that exists along the entire length of the landscaped area in front of the row of barns.

In each of the other landscaped areas in front of the adjacent barns, there is at least one (1) tree. There are a variety of different species of trees, including fir, cherry, and maple species. To be more consistent with this planting pattern, staff is suggesting a condition of approval be included to require that one (1) tree be planted in the center of the grass area being proposed in front of the new barn building. Staff also suggests that the tree species be either a flowering cherry or maple variety.

With the addition of the tree in the landscaped area, the proposed landscape plan will be compatible with the proposed project and the abutting uses.

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

Finding: The proposed use will be screened from the front side of the new barn building, which is the Yamhill County Fairgrounds, by the proposed landscaped space and fencing. The only other property adjacent to the new barn building is another industrially zoned property directly to the south, which is the site of the Meggitt Polymer facility. There is a row of trees and vegetation on the south side of the Yamhill County Fairgrounds property, which will be maintained, that will continue to provide screening of the barn buildings in this location of the fairgrounds site. A close up view of this area, and the vegetation that exists along the property line, can be seen below:



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

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Attachment 1 – Application for Landscape Plan Review

practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.

Finding: The subject site did not include any significant vegetation or natural areas that warranted preservation.

4. The development and use of islands and plantings therein to break up parking areas.

Finding: The applicant is not proposing any new parking areas in the portion of the site that the new barn building is being constructed.

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.

Finding: There are no street trees proposed for the subject site. The portion of the site being developed with the new barn building is internal to the larger Yamhill County Fairgrounds site.

6. Suitable watering facilities or irrigation systems must be included in or near all planted areas;

Finding: The landscape plan did not include any notation on proposed irrigation systems. Staff is recommending a condition of approval be included to require that adequate watering facilities are provided, and also that all landscaping approved by the Landscape Review Committee be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

- C. All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement. [...]

Finding: A condition of approval will require that all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

CD:sjs



City of McMinnville
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www.mcminnvilleoregon.gov

EXHIBIT 3 - STAFF REPORT

DATE: June 20, 2018
TO: McMinnville Landscape Review Committee
FROM: Chuck Darnell, Senior Planner
SUBJECT: Agenda Item 4B: L 16-18

Report in Brief:

An application for a landscape plan for a new multifamily development site (L 16-18) to be reviewed by the Landscape Review Committee.

Background:

The applicant, Raymond Kulback, submitted a landscape plan for a new multifamily development site. The subject site is located at 1730 SW 2nd Street, and is more specifically described as Tax Lots 100 and 101, Section 20CB, T. 4 S., R. 4 W., W.M. The subject site was recently rezoned from R-1 (Single Family Residential) and R-4 (Multiple-Family Residential) to R-4 PD (Multiple Family Residential Planned Development) in September 2017 (approved by Ordinance No. 5036). The buildings that previously existed on the site, which included a single family home and accessory structures, have been demolished and the site is proposed to be completely redeveloped with the new multifamily buildings.

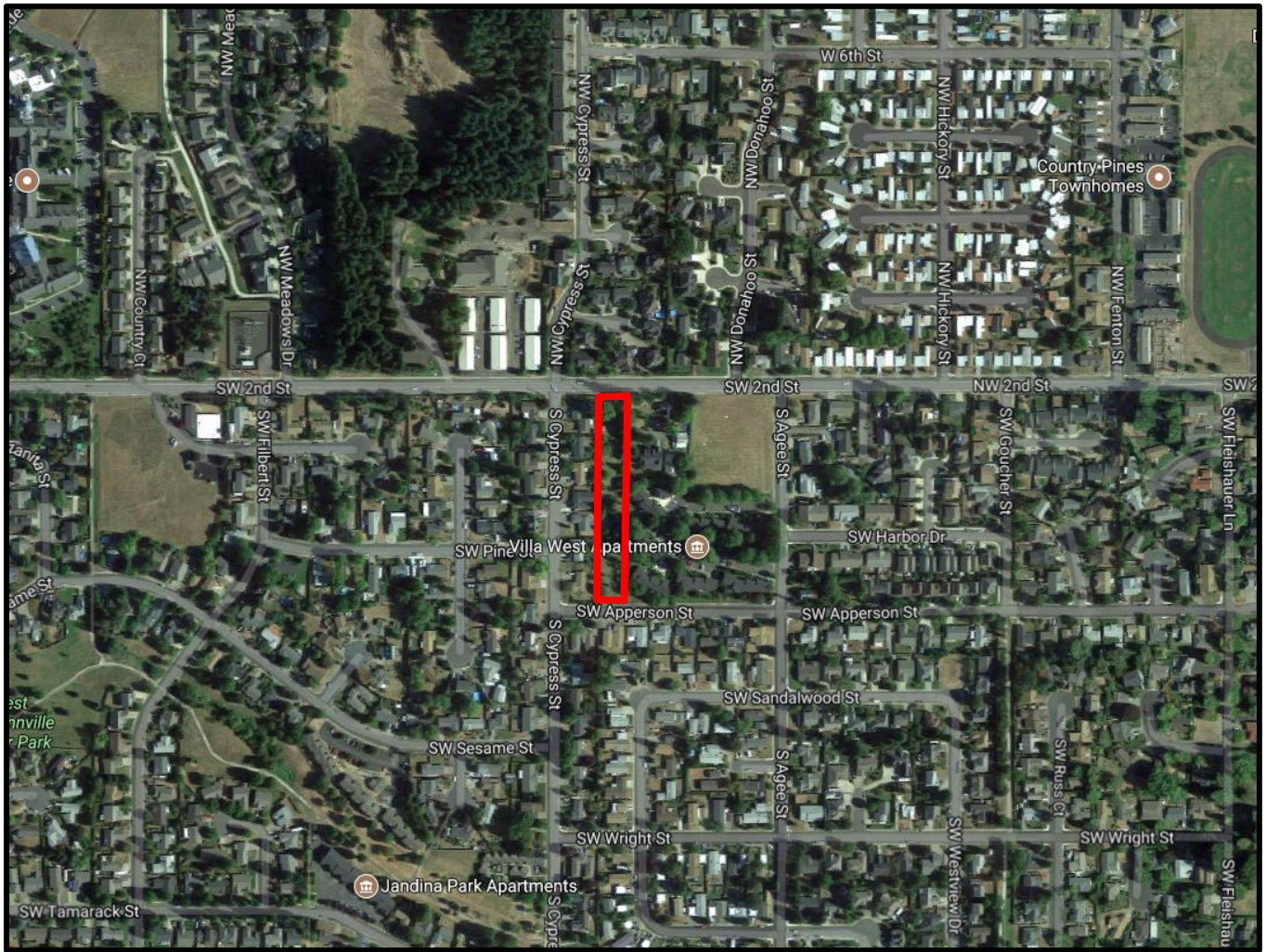
Discussion:

The overall development plan for the site includes the construction of 11 separate buildings throughout the site. All but one of the buildings will contain 2 separate dwelling units, with one building containing only one stand-alone dwelling unit. The buildings with 2 dwelling units will be designed and will appear to be in the traditional form of a duplex building. There will be a total of 21 dwelling units on the site. The subject site can be seen below:

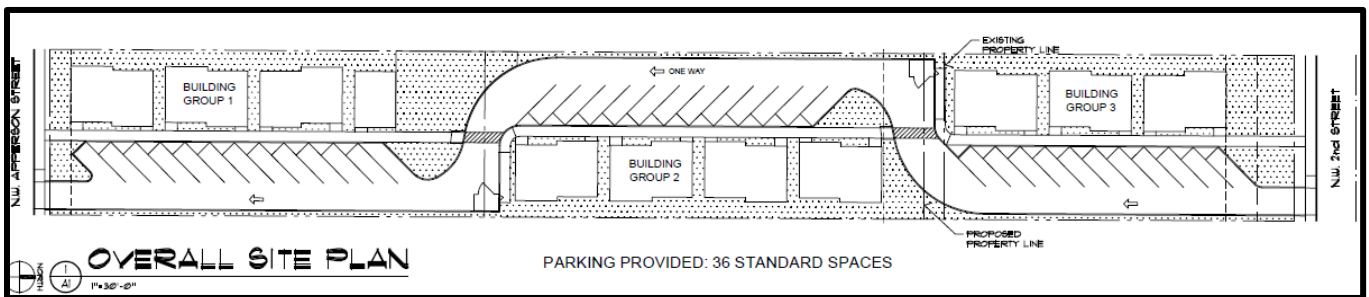
Attachments:

Attachment A – Decision, Conditions of Approval, and Findings of Fact of the McMinnville Landscape Review Committee for Approval of a Landscape Plan for a New Multifamily Development Site at 1730 SW 2nd Street (L 16-18)

Site Reference Map



The approved development plan can be seen below:

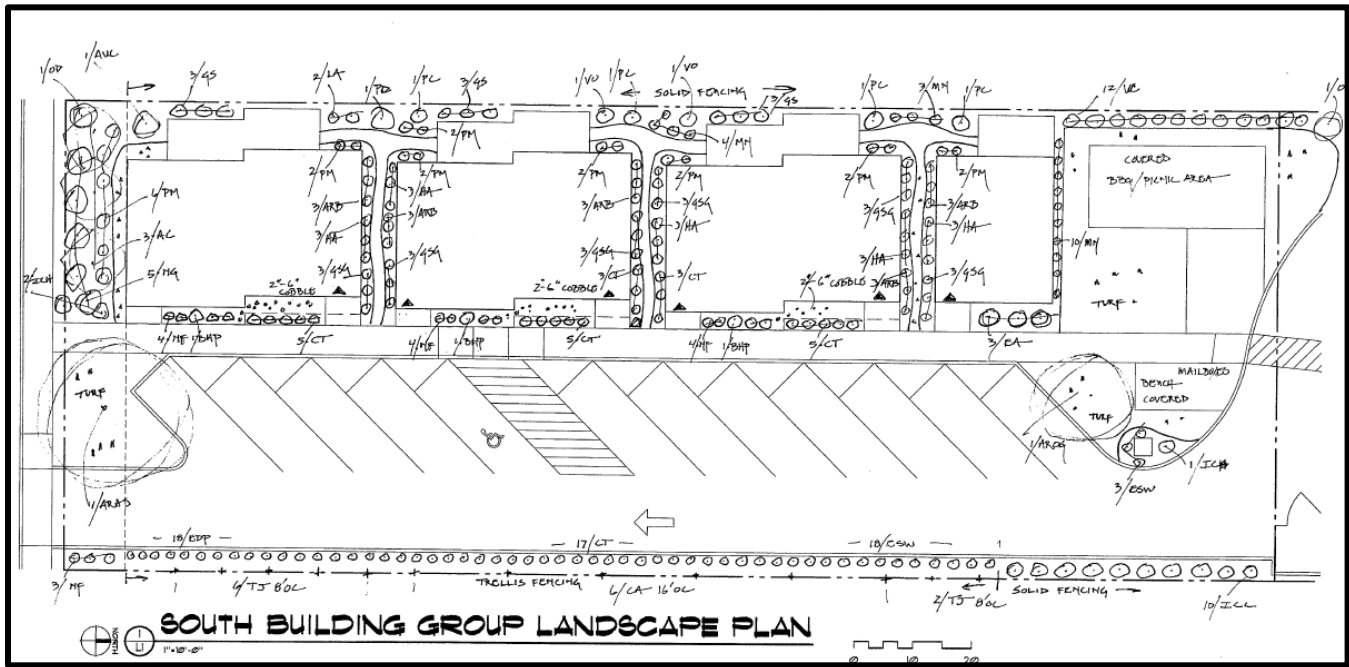


The Landscaping chapter of the McMinnville Zoning Ordinance requires that at least 25 percent of the gross area of a site being developed be landscaped (Section 17.57.050(A) (Area Determination – Planning Factors)). The landscape plan as proposed greatly exceeds those requirements, as about 40 percent of the site is proposed to be landscaped.

The landscaping that is being proposed can be seen below:

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In reviewing a landscape plan, Section 17.57.050(B) (Area Determination – Planning Factors) of the McMinnville Zoning Ordinance requires the Landscape Review Committee to also consider the following factors:

1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

The landscape plan as proposed includes a wide variety of trees, shrubs, grasses, and vines, as well as other groundcover and accent features. In general, the development site is very narrow, with a meandering one-way access driveway that runs through the site. There is a narrow planting strip on the side of the driveway closest to the property lines is proposed to be treated with trellis fencing. In the planting strip, which is about 4 feet wide, the applicant is proposing an alternating pattern of multiple varieties of Heather (*Erica* 'Mediterranean Pink' and *Erica* 'Springwood White'), New Zealand hair sedge (*Carex Testacea*), and Japanese Holly (*Ilex Crenata* 'Convexa'). Also, adjacent to the trellis fencing, the applicant is proposing to install vines periodically that will grow up and cover the fencing. These vines include Evergreen Clematis (*Clematis aramandii*) and Jasmine (*Trachelospernum Jasmiodes*).

On the 2nd Street frontage, the applicant is proposing a significant amount of landscaping. Included in the plan is a water fall feature with stone surround, and then surrounded further by small shrubs and grasses. The shrubs include David Viburnum and Heavenly Bamboo, and the grasses include Carex M. 'Ice Dance' sedge and New Zealand hair sedge (*Carex Testacea*). Turf grass will then be installed between the planting bed and the public sidewalk. Behind the water feature, the plan includes the installation of three Blue Atlas Cedar (*Cedrus libani* 'Pendula') trees and one Autumn Spire Red Maple (*Acer rubrum* 'Autumn Spire') tree, with a variety of shrubs in the understory.

Around the individual buildings, the applicant is proposing a wide variety of shrubs and grasses. The shrubs include multiple varieties of Heavenly Bamboo, multiple varieties of Japanese Holly, David Viburnum, Pierus 'Cavatine', Western swordfern (*Polystichum Munitum*), and Salal (*Gauitheria Shallon*). The shrubs will be planted in beds in the front of the building between the entries to each unit, along the sides of each unit, and in the rear of the buildings around the cement patios. Walkways

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will also be provided between the cement patios and the sidewalk along the front of the buildings. All of the pedestrian walkways will be buffered by landscape beds with the varieties of shrubs and grasses described above.

In the open space area near the center of the site, the applicant is proposing an open turf space and a covered picnic area that will be furnished with tables. The applicant is also proposing a covered bench and mailbox area adjacent to the open space. This will create some usable open space for residents of the site.

On the south of the site, between the southernmost building and Apperson Street, the applicant is proposing to install a row of three Vine Maple (*Acer circinatum*) tree and one Autumn Spire Red Maple tree. There will also be smaller shrubs in the understory of these trees.

Overall, the landscape plan is compatible with the proposed use and the surrounding and abutting properties.

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

The proposed landscape plan will provide screening of the proposed use from adjacent properties, which are generally single family residential uses. This was a specific requirement of the Planned Development that was approved for the development site by Ordinance No. 5036. Specifically, the Planned Development included a condition of approval as follows: "Buffering along the western and eastern boundaries of the site shall be required and shall utilize methods for the express purpose of mitigating noise, headlight glare, and visual intrusion from this site onto the neighboring properties located to the west and east of the site and shall include a mix of vertical and horizontal vegetation, fencing, and/or berms."

The proposed landscaping in the narrow planting strip adjacent to the driveway, including Erica shrubs, grasses, and vines adjacent to a trellis fence, will provide for the required buffering from headlight glare and visual intrusion in those locations where there will be more vehicular traffic. The plan includes solid fencing in the locations that are along the rear side of the buildings. There will also be continuous rows of shrubs along the solid fenceing in almost all locations. These shrubs will include *Vaccinium corymbosum*, *Pieris 'Cavatine'*, *Mahonia nervosa*, and *Salal*. These variety of shrubs will provide for both some taller vegetation, as well as some lower growing shrubs. The combination of medium and small shrubs, along with the solid fencing, will provide for screening of the cement patio spaces from the adjacent single family residential uses.

The proposed use will be screened very well on the north and south sides from the adjacent public right-of-ways through the planting of a variety of trees and shrubs, as described in more detail above.

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.

The narrowness of the subject site and the difficulty in providing a development plan with the number of dwelling units allowed by the underlying zoning resulted in the need to basically redevelop the entire property. Some trees around the previous single family home were removed to allow for the development of the site. Multiple trees are being proposed throughout the site that will grow to larger sizes at maturity which will reintroduce some of the tree canopy that was lost.

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4. The development and use of islands and plantings therein to break up parking areas.

The applicant is proposing to install bumpouts at each turn in the one-way driveway through the site. In each of these bumpouts, the applicant is proposing to install a Red Maple tree, either Autumn Glory Red Maple or October Glory Red Maple. These trees, along with some shrubs within the bumpout area will break up the parking and driving areas.

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.

There are no street trees proposed for the subject site. The 2nd Street corridor has curbside sidewalks throughout this portion of the corridor and no planting strip. Section 17.58.080 of the McMinnville Municipal Code only requires street tree planting on new multifamily development sites when the adjacent public right-of-way has a designated curb-side planting strip.

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

The landscape plan application includes a note that all of the planting areas on the site will have a design build irrigation system installed.

Fiscal Impact:

None.

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.

Recommendation/Suggested Motion:

Based on the findings described above, staff is recommending that the street tree plan be approved with the following conditions:

1. That the applicant shall install landscaping as shown on the landscape plan submitted on May 23, 2018.
2. That the applicant shall maintain proper clearances around the existing and future water and electrical services that will be located on the site. Landscaping shall not be placed within four (4) feet of fire hydrants, within four (4) feet of water valves, within four (4) feet of vaults, within three (3) feet of the back or side of a transformer, or within one (1) foot of water meters. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.

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

Suggested Motion:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE LANDSCAPE REVIEW COMMITTEE APPROVE L 16-18 WITH THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.

CD:sjs

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Landscaping Information

- 1. Total Landscaped Area: See Plans
- 2. Percent Landscaped: See Plans
- 3. Building Floor Area:
New Structure: See Plans Existing Structure: _____ Addition: _____
- 4. Architect Name Gunness Landscaping Phone 503-434-0743
(Landscape Architect; Engineer; or Other Designer)
Contact Name Stuart Gunness Phone _____
Address PO Box 281
City, State, Zip McMinnville, OR 97128
Contact Email stuartgunness@gmail.com

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

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

NOTE: All three parcels will have irrigation systems. (Bidder Designed) not available at this time!!!

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.

Raymond Kullback
Applicant's Signature

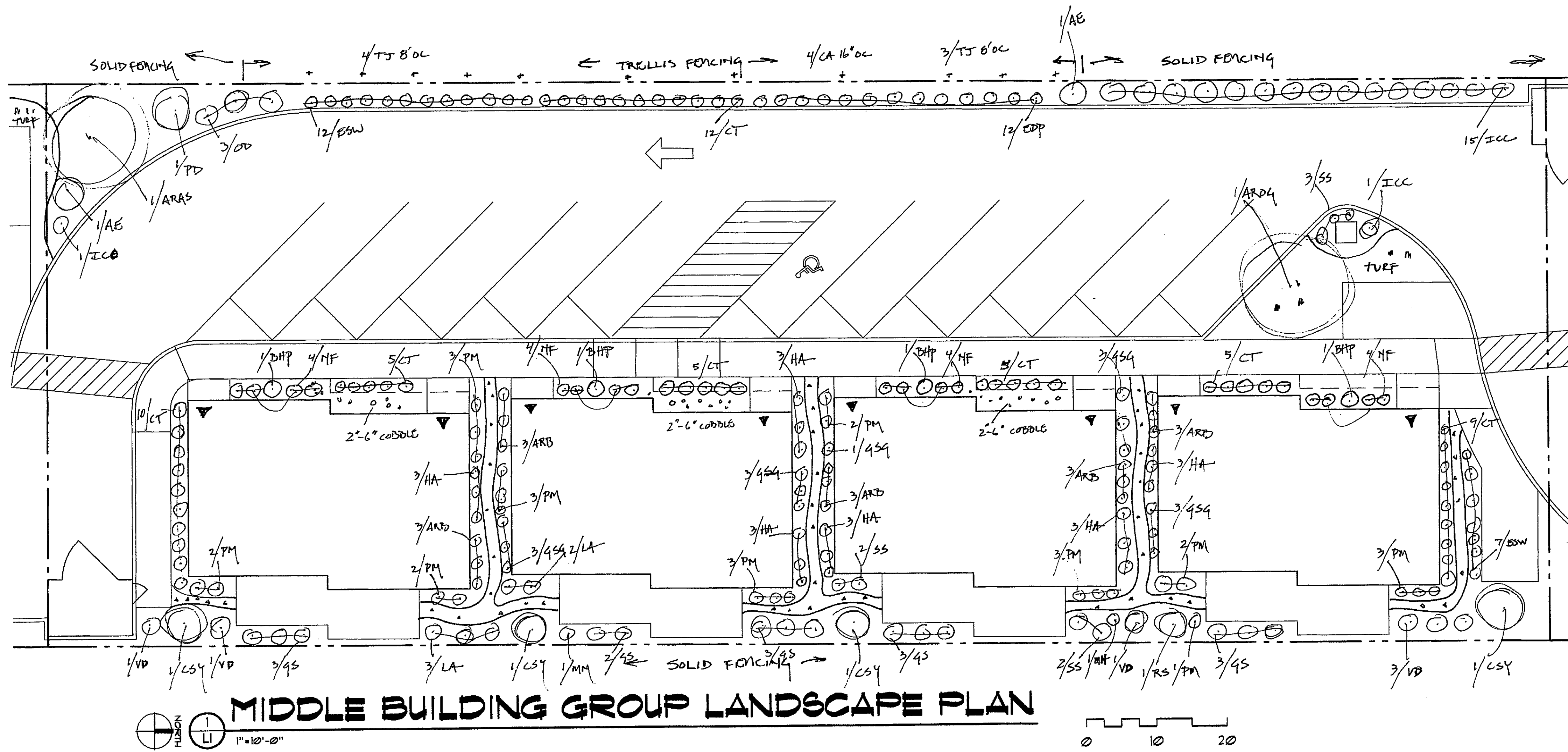
5/16/18
Date

Raymond Kullback
Property Owner's Signature

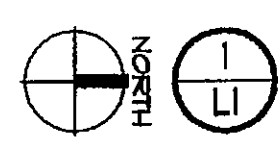
5/16/18
Date







MIDDLE BUILDING GROUP LANDSCAPE PLAN



Medium Shrubs			
2	Azalea Exbury	AE	3 Gal
4	Berberis Helmond Pillar	BHP	2 Gal
14	Gaultheria Shallon	GS	1 Gal
16	Ilex Crerata Convex	ICC	2 Gal
	Ilex Crerata Helleri	ICH	2 Gal
5	Leucothoe Axillaris	LA	2 Gal
2	Mahonia Nervosa	MN	1 Gal
16	Nandina Dom. 'Firepower'	NF	2 Gal
	Nandina Dom. 'Gulfstream	NG	1 Gal
23	Polystichum Munitum	PM	1 Gal
	Pieris 'Cavatine'	PC	2 Gal
7	Spirea Snowmound	SS	2 Gal
	Vaccinium Corymbosum Varietels VC	VC	3 Gal
6	Virburnum Davidi	VD	2 Gal

Large Shrubs			
	Arbutus Unedo Computa	AUC	5 Gal
4	Camellia Sasanqua 'Yuletide'	CSY	5Gal
3	Osmanthus Delavayi	OD	5 Gal
1	Physocarpus 'Diablo'	PD	5 Gal
1	Ribes Sanguineum	RS	5 Gal

Plant Material			
Small Shrubs/Ground Cover			
12	Ajuga Reptans 'Bronze Beauty'	ARB	1 Gal
12	Erica 'Med Pink'	EDP	1 Gal
18	Erica 'Springwood White'	ESW	1 Gal
13	Geranium Sanguineum	GSG	1 Gal
18	Hosta Antioch	HA	1 Gal

Trees			
	Acer Circinatum	AC	6'-7'
1	Acer Rubrum 'Autumn Spire'	ARAS	2" Cal.
1	Acer Rubrum 'October Glory'	AROG	2" Cal.
	Cedrus Libani Pendula	CLP	8'-10'
	Cornus Kousa	CK	5'-6'

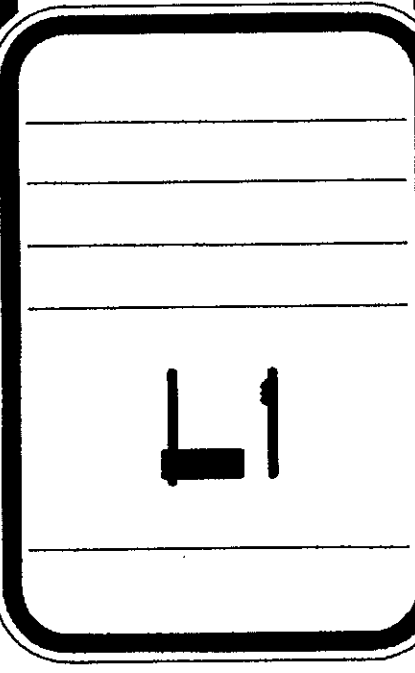
Grasses			
	Carex M. 'Ice Dance'	CMI	1 Gal
56	Carex Testacea	CT	1 Gal
	Festuca Idanhoensis	FI	1 Gal
	Helictotrichon Semp. Sapphire HSS	HSS	1 Gal

Vines			
4	Clematis Aramandi	CA	3 Gal
7	Trachelospermum Jasmiodes	TJ	3 Gal

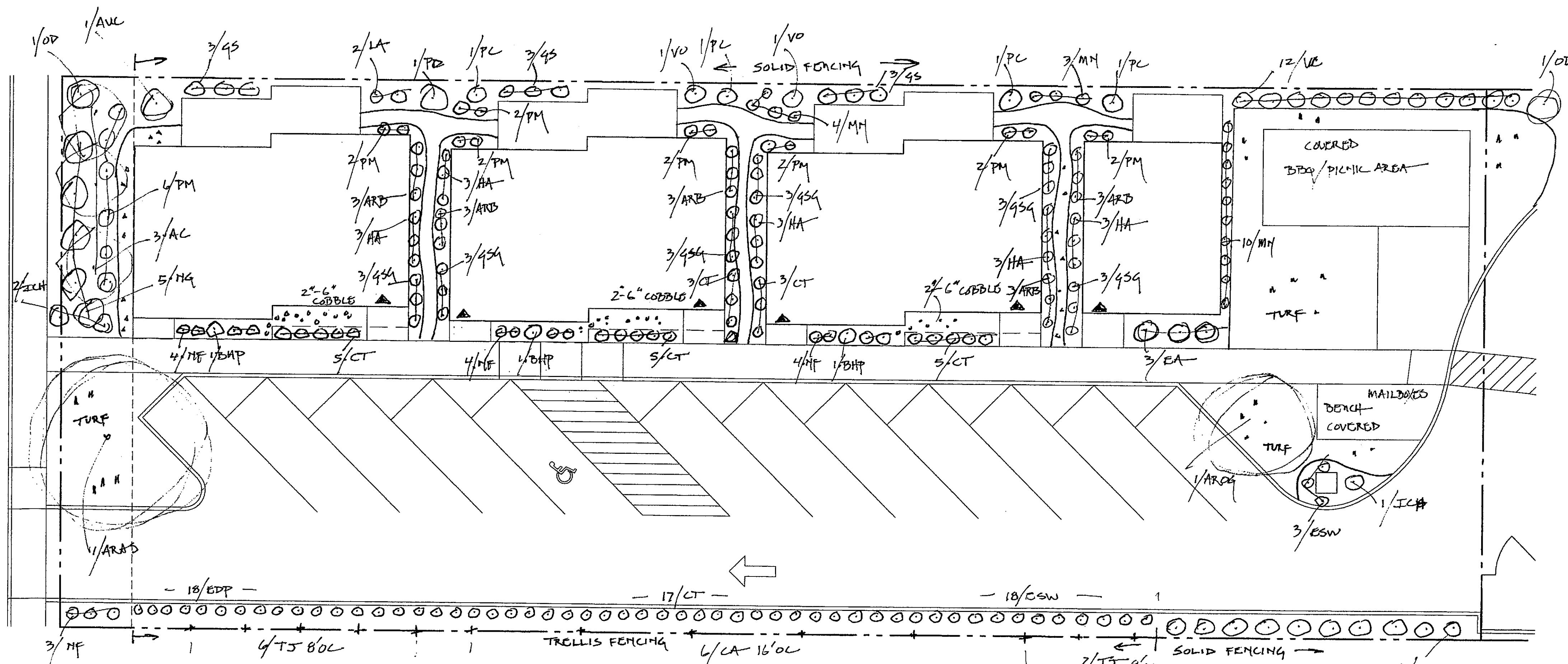
MIDDLE GROUP
BLDG. 4-7
UNITS 7-14

APARTMENTS FOR RB&R CONTRACTORS, INC.
1730 NW 2nd STREET, McMINNVILLE, OR 97128
MIDDLE BUILDING GROUP LANDSCAPE PLAN

50% SCALE IF 11 x 17
PERMIT SET



N.W. APPERSON STREET



SOUTH BUILDING GROUP LANDSCAPE PLAN



1"=10'-0"

Medium Shrubs

3	Azalea Exbury	AE	3 Gal
3	Berberis Helmond Pillar	BHP	2 Gal
9	Gaultheria Shallon	GS	1 Gal
10	Ilex Crerata Convex	ICC	2 Gal
3	Ilex Crerata Helleri	ICH	2 Gal
2	Leucothoe Axillaris	LA	2 Gal
17	Mahonia Nervosa	MN	1 Gal
15	Nandina Dom. 'Firepower'	NF	2 Gal
5	Nandina Dom. 'Gulfstream	NG	1 Gal
18	Polystichum Munitum	PM	1 Gal
4	Pierus 'Cavatine'	PC	2 Gal
	Spirea Snowmound	SS	2 Gal
12	Vaccinium Corymbosum Varietels VC	VC	3 Gal
	Virburnum Davidi	VD	2 Gal

Large Shrubs

1	Arbutus Unedo Computa	AUC	5 Gal
	Camellia Sasanqua 'Yuletide'	CSY	5Gal
1	Osmanthus Delavayi	OD	5 Gal
1	Physocarpus 'Diablo'	PD	5 Gal
	Ribes Sanguineum	RS	5 Gal

Plant Material

Small Shrubs/Ground Cover

15	Ajuga Reptans 'Bronze Beauty'	ARB	1 Gal
18	Erica 'Med Pink'	EDP	1 Gal
21	Erica 'Springwood White'	ESW	1 Gal
18	Geranium Sanguineum	GSG	1 Gal
15	Hosta Antioch	HA	1 Gal

Trees

3	Acer Circinatum	AC	6'-7'
1	Acer Rubrum 'Autumn Spire'	ARAS	2" Cal.
1	Acer Rubrum 'October Glory'	AROG	2" Cal.
	Cedrus Libani Pendula	CLP	8'-10'
	Cornus Kousa	CK	5'-6'

Grasses

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17	Carex Testacea	CT	1 Gal
	Festuca Idanhoensis	FI	1 Gal
	Helictotrichon Semp. Sapphire	HSS	1 Gal

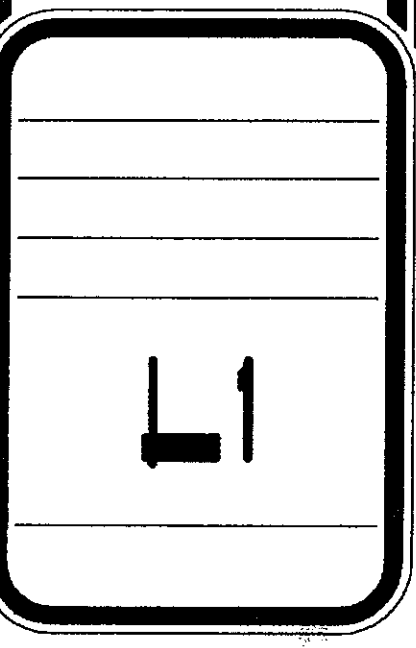
Vines

6	Clematis Aramandi	CA	3 Gal
8	Trachelospermum Jasmioides	TJ	3 Gal

SOUTH GROUP
BLDG. 8-11
UNITS 15-21

APARTMENTS FOR RB&R CONTRACTORS, INC.
1730 NW 2nd STREET, McMinnville, OR 97128

SOUTH BUILDING GROUP LANDSCAPE PLAN



50% SCALE IF 11 x 17
PERMIT SET



**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
231 NE FIFTH STREET
MCMINNVILLE, OR 97128

503-434-7311
www.mcminnvilleoregon.gov

DECISION, CONDITIONS OF APPROVAL, FINDINGS OF FACT, AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE LANDSCAPE REVIEW COMMITTEE FOR APPROVAL OF LANDSCAPE PLAN FOR A MULTIFAMILY DEVELOPMENT SITE AT 1730 SW 2nd STREET

DOCKET: L 16-18

REQUEST: The applicant requested the approval of a landscape plan for the development of a new multifamily development site. Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.050 (Plans-Submittal and review-Approval-Time limit for completion) of the McMinnville Zoning Ordinance.

LOCATION: The property in question is located at 1730 SW 2nd Street, and is more specifically described as Tax Lots 100 and 101, Section 20CB, T. 4 S., R. 4 W., W.M.

ZONING: The subject site is zoned R-4 PD (Multiple-Family Residential Planned Development).

APPLICANT: Raymond Kulback

STAFF: Chuck Darnell, Associate Planner

DATE DEEMED COMPLETE: May 23, 2018

DECISION-MAKING BODY: McMinnville Landscape Review Committee

DATE & TIME: June 20, 2018. Meeting was held at the Community Development Center, 231 NE 5th Street, McMinnville, OR 97128

COMMENTS: This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval. No public notice of the application was required by the McMinnville Zoning Ordinance. No additional comments were received by the Planning Department.

DECISION

Based on the findings and conclusions, the Landscape Review Committee recommends **APPROVAL** of the landscape plan (L 16-18) **subject to the conditions of approval provided in this document.**

////////////////////////////////////
DECISION: APPROVAL WITH CONDITIONS
////////////////////////////////////

Planning Staff: _____
Chuck Darnell, Associate Planner

Date: _____

Planning Department: _____
Heather Richards, Planning Director

Date: _____

Attachments:
Attachment 1 – Application for Landscape Plan Review

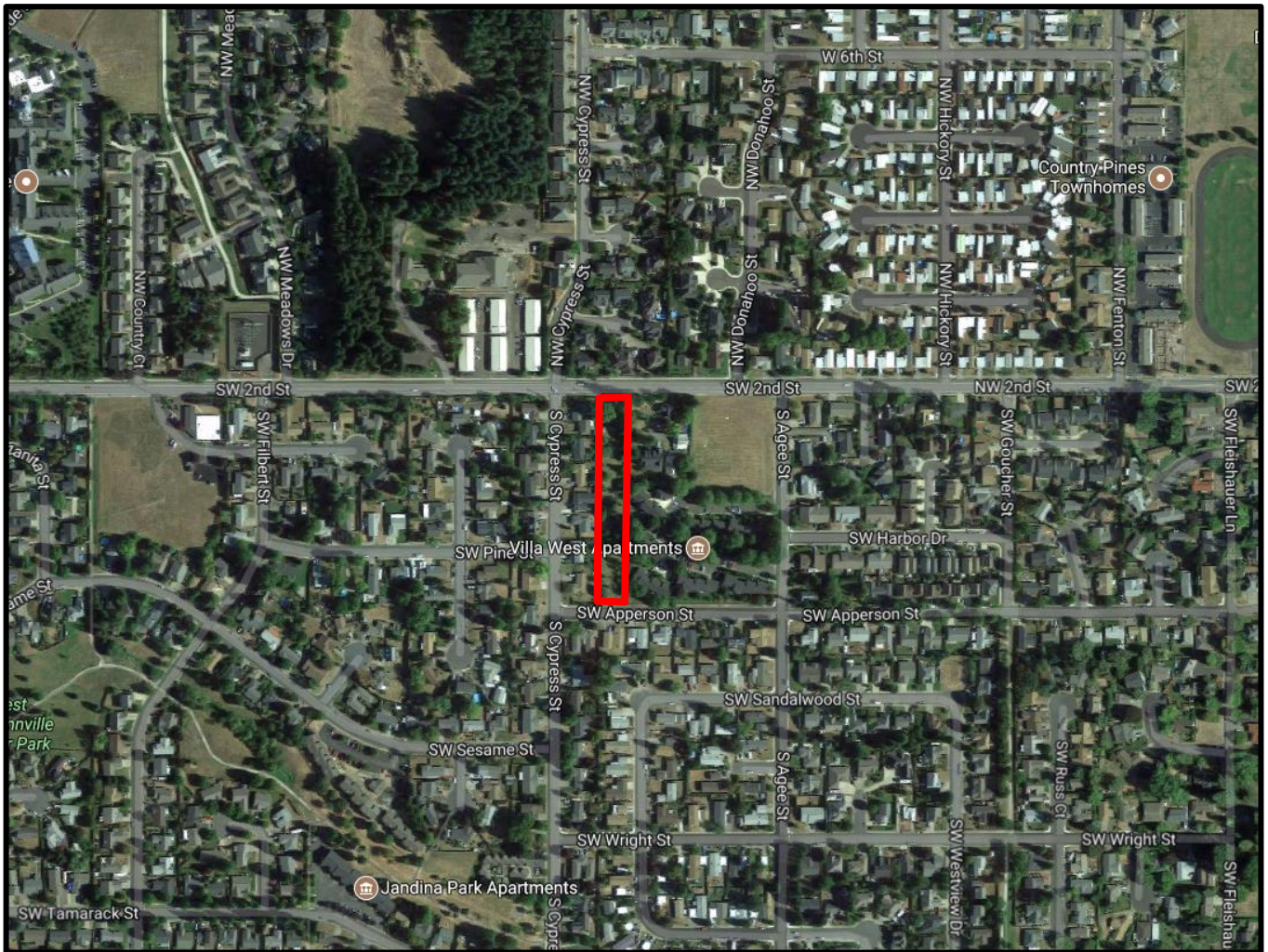
APPLICATION SUMMARY:

The applicant requested the approval of a landscape plan the development of a new multifamily development site. Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.050 (Plans-Submittal and review-Approval-Time limit for completion) of the McMinnville Zoning Ordinance.

The subject site was recently rezoned from R-1 (Single Family Residential) and R-4 (Multiple-Family Residential) to R-4 PD (Multiple Family Residential Planned Development) in September 2017 (approved by Ordinance No. 5036). The buildings that previously existed on the site, which included a single family home and accessory structures, have been demolished and the site is proposed to be completely redeveloped with the new multifamily buildings.

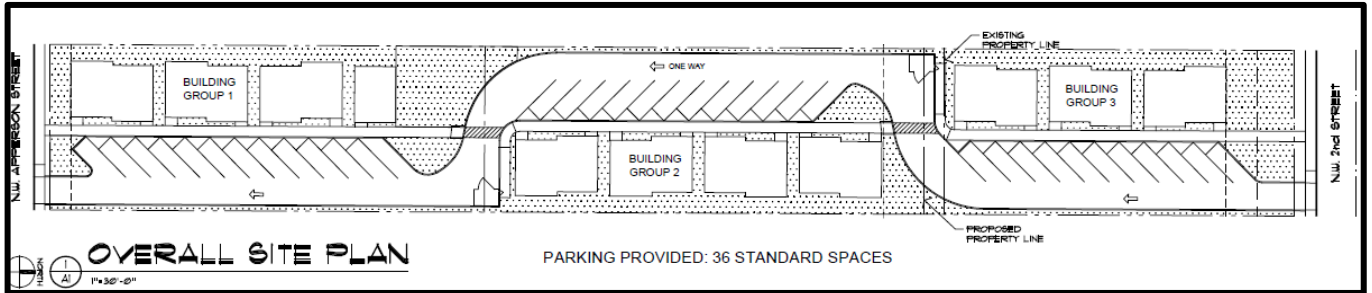
The overall development plan for the site includes the construction of 11 separate buildings throughout the site. All but one of the buildings will contain 2 separate dwelling units, with one building containing only one stand-alone dwelling unit. The buildings with 2 dwelling units will be designed and will appear to be in the traditional form of a duplex building. There will be a total of 21 dwelling units on the site.

A map of the subject site is provided below:

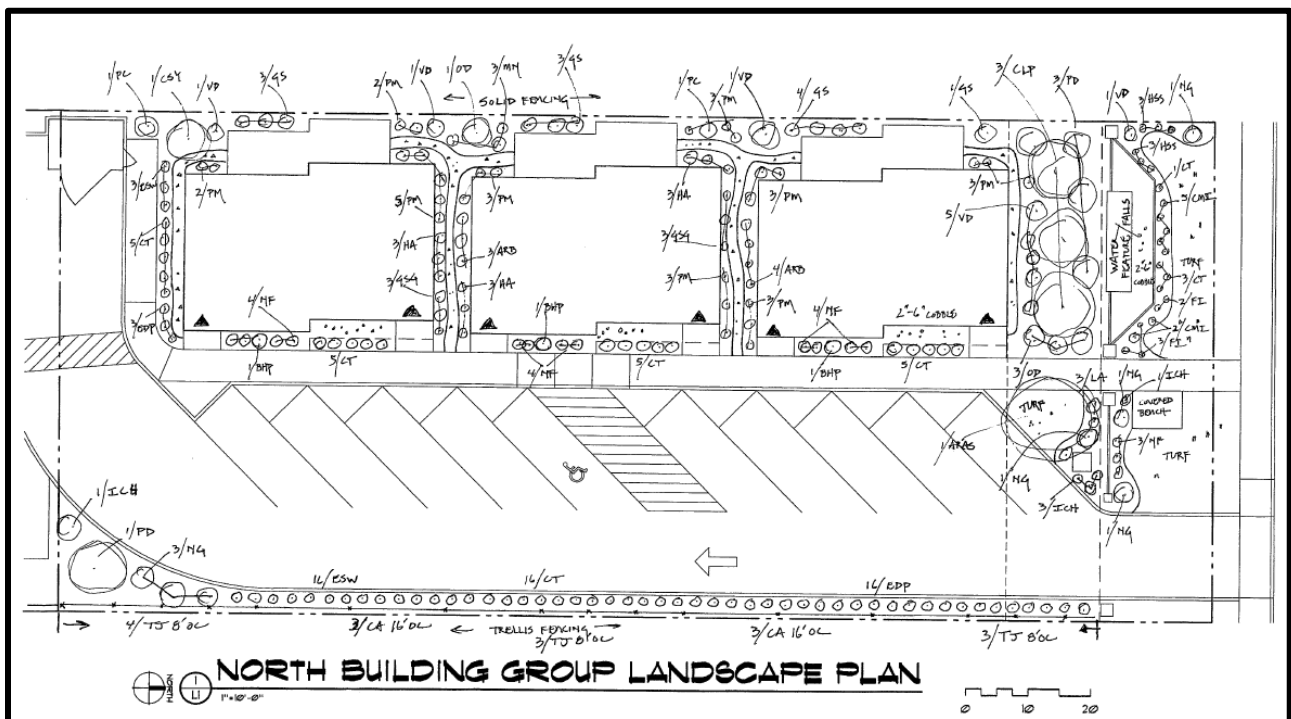


Attachments:
Attachment 1 – Application for Landscape Plan Review

The approved development plan can be seen below:



The landscaping being proposed can be seen below:



three (3) feet of the back or side of a transformer, or within one (1) foot of water meters. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.

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

ATTACHMENTS

1. Application for Landscape Plan Review (on file with the Planning Department)

COMMENTS

This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval.

FINDINGS OF FACT

1. Raymond Kulback submitted a landscape plan review application to install landscaping on the site of a new multifamily development site at 1730 SW 2nd Street. The property is more specifically described as Tax Lots 100 and 101, Section 20CB, T. 4 S., R. 4 W., W.M.
2. The site is currently designated as Residential on the McMinnville Comprehensive Plan Map, and is zoned R-4 PD (Multiple-Family Residential Planned Development).
3. This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval
4. A public meeting was held by the Landscape Review Committee on June 20, 2018 to review the application and proposed landscape plan. No comments in opposition were provided by the public prior to the public meeting.

CONCLUSIONARY FINDINGS:

McMinnville's Comprehensive Plan:

The following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

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.

Finding: Goal X 1 and Policy 188.00 are satisfied in that 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

Attachments:

Attachment 1 – Application for Landscape Plan Review

public hearing. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville’s City Code:

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

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. [...]

Finding: The landscape plan as proposed would enhance the appearance of the city and will benefit the economic, ecological, and aesthetic environment of the city. The landscape plan as proposed meets the intent and purpose of the Landscaping chapter, as described in the findings for the specific landscape plan review criteria below.

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);

Finding: The subject site is zoned R-4 (Multiple-Family Residential), and landscaping is being proposed as required.

17.57.050 Plans—Submittal and review—Approval—Time limit for completion.

- 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;

Finding: The landscape plan as proposed meets the intent and purpose of the Landscaping chapter, as described in the findings for the specific landscape plan review criteria below. Modifications as required by the conditions of approval will be discussed with the applicant and agreed to prior to the issuance of a building permit.

17.57.070 Area Determination—Planning factors.

- A. Landscaping shall be accomplished within the following ranges:
 - 3. Multiple-family, twenty-five percent of the gross area. [...]

Finding: The landscape plan as proposed exceeds the landscaping percentage requirements for multiple-family, as about 28 percent of the site is proposed to be landscaped.

- 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:
 - 1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

Attachments:

Attachment 1 – Application for Landscape Plan Review

Finding: The landscape plan as proposed includes a wide variety of trees, shrubs, grasses, and vines, as well as other groundcover and accent features. In general, the development site is very narrow, with a meandering one-way access driveway that runs through the site. There is a narrow planting strip on the side of the driveway closest to the property lines is proposed to be treated with trellis fencing. In the planting strip, which is about 4 feet wide, the applicant is proposing an alternating pattern of multiple varieties of Heather (*Erica* 'Mediterranean Pink' and *Erica* 'Springwood White'), New Zealand hair sedge (*Carex Testacea*), and Japanese Holly (*Ilex Crenata* 'Convexa'). Also, adjacent to the trellis fencing, the applicant is proposing to install vines periodically that will grow up and cover the fencing. These vines include Evergreen Clematis (*Clematis aramandii*) and Jasmine (*Trachelospernum Jasmiodes*).

On the 2nd Street frontage, the applicant is proposing a significant amount of landscaping. Included in the plan is a water fall feature with stone surround, and then surrounded further by small shrubs and grasses. The shrubs include David Viburnum and Heavenly Bamboo, and the grasses include Carex M. 'Ice Dance' sedge and New Zealand hair sedge (*Carex Testacea*). Turf grass will then be installed between the planting bed and the public sidewalk. Behind the water feature, the plan includes the installation of three Blue Atlas Cedar (*Cedrus libani* 'Pendula') trees and one Autumn Spire Red Maple (*Acer rubrum* 'Autumn Spire') tree, with a variety of shrubs in the understory.

Around the individual buildings, the applicant is proposing a wide variety of shrubs and grasses. The shrubs include multiple varieties of Heavenly Bamboo, multiple varieties of Japanese Holly, David Viburnum, Pieris 'Cavatine', Western swordfern (*Polystichum Munitum*), and Salal (*Gauitheria Shallon*). The shrubs will be planted in beds in the front of the building between the entries to each unit, along the sides of each unit, and in the rear of the buildings around the cement patios. Walkways will also be provided between the cement patios and the sidewalk along the front of the buildings. All of the pedestrian walkways will be buffered by landscape beds with the varieties of shrubs and grasses described above.

In the open space area near the center of the site, the applicant is proposing an open turf space and a covered picnic area that will be furnished with tables. The applicant is also proposing a covered bench and mailbox area adjacent to the open space. This will create some usable open space for residents of the site.

On the south of the site, between the southernmost building and Apperson Street, the applicant is proposing to install a row of three Vine Maple (*Acer circinatum*) tree and one Autumn Spire Red Maple tree. There will also be smaller shrubs in the understory of these trees.

Overall, the landscape plan is compatible with the proposed use and the surrounding and abutting properties.

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

Finding: The proposed landscape plan will provide screening of the proposed use from adjacent properties, which are generally single family residential uses. This was a specific requirement of the Planned Development that was approved for the development site by Ordinance No. 5036. Specifically, the Planned Development included a condition of approval as follows: "Buffering along the western and eastern boundaries of the site shall be required and shall utilize methods for the express purpose of mitigating noise, headlight glare, and visual intrusion from this site onto the neighboring properties located to the west and east of the site and shall include a mix of vertical and horizontal vegetation, fencing, and/or berms."

The proposed landscaping in the narrow planting strip adjacent to the driveway, including Erica shrubs, grasses, and vines adjacent to a trellis fence, will provide for the required buffering from headlight glare and visual intrusion in those locations where there will be more vehicular traffic. The plan includes solid

Attachments:

Attachment 1 – Application for Landscape Plan Review

fencing in the locations that are along the rear side of the buildings. There will also be continuous rows of shrubs along the solid fenceing in almost all locations. These shrubs will include *Vaccinium corymbosum*, *Pieris 'Cavatine'*, *Mahonia nervosa*, and *Salal*. These variety of shrubs will provide for both some taller vegetation, as well as some lower growing shrubs. The combination of medium and small shrubs, along with the solid fencing, will provide for screening of the cement patio spaces from the adjacent single family residential uses.

The proposed use will be screened very well on the north and south sides from the adjacent public right-of-ways through the planting of a variety of trees and shrubs, as described in more detail above.

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.

Finding: The narrowness of the subject site and the difficulty in providing a development plan with the number of dwelling units allowed by the underlying zoning resulted in the need to basically redevelop the entire property. Some trees around the previous single family home were removed to allow for the development of the site. Multiple trees are being proposed throughout the site that will grow to larger sizes at maturity which will reintroduce some of the tree canopy that was lost.

4. The development and use of islands and plantings therein to break up parking areas.

Finding: The applicant is proposing a significant amount of planting islands within the parking areas throughout the site. The planting islands are evenly spaced throughout and will all include an Autumn Blaze Red Maple tree, and also include shrubs and groundcover in the understory. Some of the planting islands include *David Viburnum* or *Spring Bouquet Viburnum*, and all of the planting islands are proposed to be filled out with *Massachusetts Kinninnick*. In no location on the site are there more than 8 consecutive parking spaces without a planting island with vegetation.

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*.

Finding: The applicant is proposing to install bumpouts at each turn in the one-way driveway through the site. In each of these bumpouts, the applicant is proposing to install a Red Maple tree, either Autumn Glory Red Maple or October Glory Red Maple. These trees, along with some shrubs within the bumpout area will break up the parking and driving areas.

6. Suitable watering facilities or irrigation systems must be included in or near all planted areas;

Finding: The landscape plan application includes a note that all of the planting areas on the site will have a design build irrigation system installed.

- C. All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement. [...]

Finding: A condition of approval will require that all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

CD:sjs

Attachments:

Attachment 1 – Application for Landscape Plan Review



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

www.mcminnvilleoregon.gov

EXHIBIT 4 - STAFF REPORT

DATE: June 20, 2018
TO: McMinnville Landscape Review Committee
FROM: Chuck Darnell, Senior Planner
SUBJECT: Agenda Item 4C: L 17-18

Report in Brief:

An application for a landscape plan for a new multifamily development site (L 17-18) to be reviewed by the Landscape Review Committee.

Background:

The applicant, J Conser & Sons, LLC, submitted a landscape plan for a new multifamily development site. The subject site is located near the intersection of NE Fircrest Drive and NE Cummulus Avenue, and is more specifically described as Tax Lot 900, Section 23, T. 4 S., R. 4 W., W.M. The subject site was recently rezoned from AH (Agricultural Holding) to R-4 (Multiple Family Residential) in October 2017 (approved by Ordinance No. 5039).

Discussion:

The overall development plan for the site includes the construction of 4 separate buildings throughout the site. Three of the buildings will each contain 18 dwelling units, and one building will contain 12 units. There will be a total of 66 dwelling units on the site. The subject site can be seen below. The area of the site that is actually being developed is shown as a lighter red area.

Attachments:

Attachment A – Decision, Conditions of Approval, and Findings of Fact of the McMinnville Landscape Review Committee for Approval of a Landscape Plan for a New Multifamily Development Site at Tax Lot R4423 00900 (L 17-18)



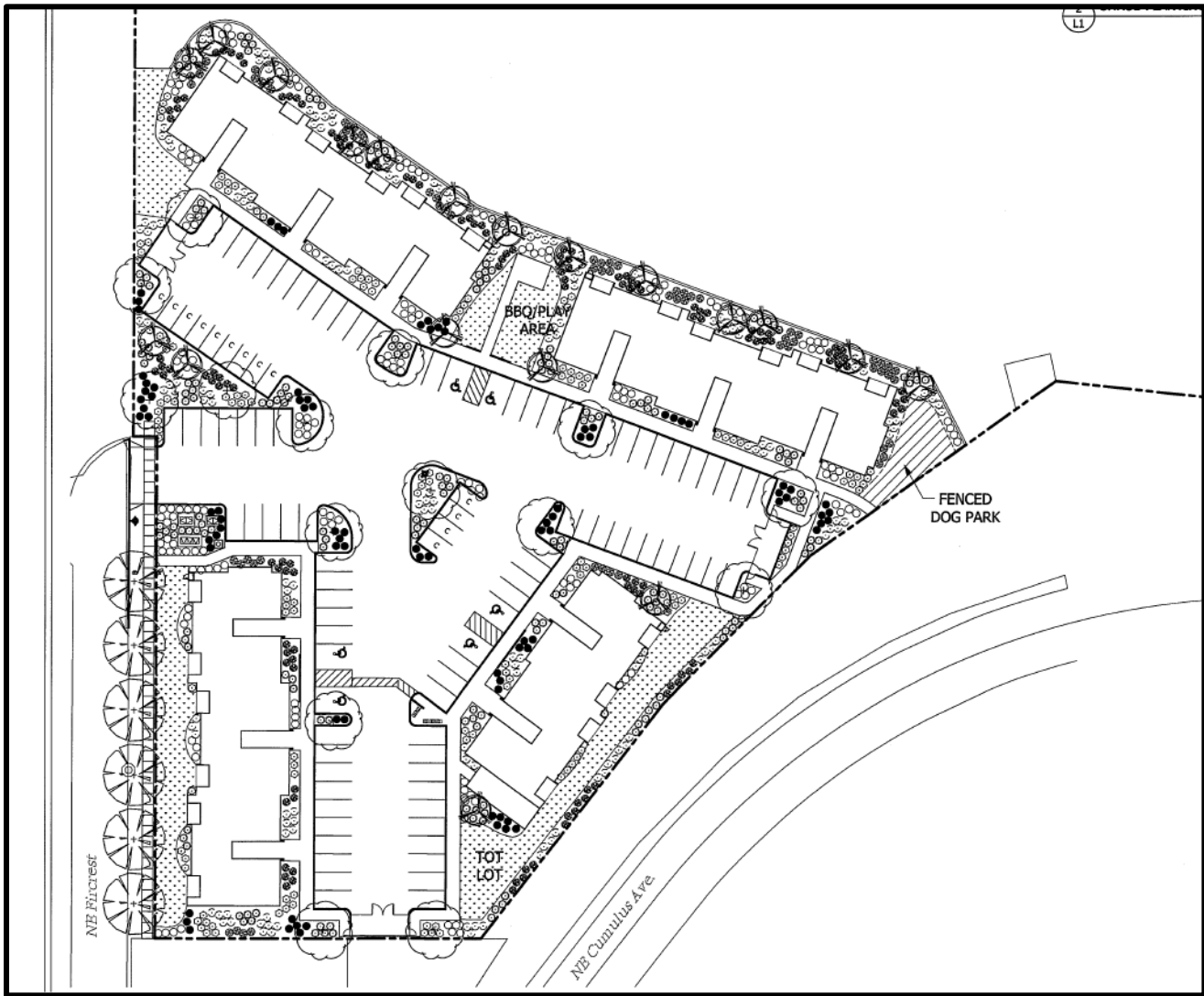
Landscape Plan Review:

The Landscaping chapter of the McMinnville Zoning Ordinance requires that at least 25 percent of the gross area of a site being developed be landscaped (Section 17.57.050(A) (Area Determination – Planning Factors)). The landscape plan as proposed greatly exceeds those requirements, as about 68 percent of the site is proposed to be landscaped. Much of that area is in the preservation area, which makes up the northern 3.87 acres of the 5.3 acre site. The natural areas within this area were required to be preserved by the zone change that was recently approved by Ordinance No. 5039. The Planning Director is in the process of reviewing the preservation plan and the ongoing maintenance plan for the natural areas within the 3.87 acre preservation area.

The landscaping that is being proposed can be seen below:

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In reviewing a landscape plan, Section 17.57.050(B) (Area Determination – Planning Factors) of the McMinnville Zoning Ordinance requires the Landscape Review Committee to also consider the following factors:

1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

The landscape plan as proposed includes a wide variety of trees and shrubs, along with some lawn spaces, throughout the portion of the property being developed. The subject site is located east of an existing senior living complex that has both single story townhome units and two-story townhome units. The applicant is proposing to install trees and landscaping along the west boundary of the site to provide buffering between the apartment complex and the adjacent senior living complex. The plan shows the installation of street trees along the property's frontage on NE Fircrest Drive. Further north, along the wester property line, the applicant is proposing a planting area with multiple Trident Maple (*Acer buergerianum*) and Vine Maple (*Acer circinatum*) trees with shrubs in the understory. The shrubs in this area include Heavenly Bamboo, Compact Spiraea, Compact Mahonia, and Hino-Crimson Azalea. These same shrubs are proposed to be installed around each of the buildings in planting beds

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between the entries on the front side of the buildings and between the patios on the rear side of the buildings.

Along the eastern property line, which is adjacent to NE Cumulus Avenue, the applicant is proposing a continuous planting bed with an alternating pattern of Heavenly Bamboo, Flowering Current, and Hino-Crimson Azalea shrubs. This will provide additional buffering from the adjacent public right-of-way. Along the northern boundary of the portion of the property that is being developed, the applicant is proposing a wider planting area that will include groups of each of the same shrubs used throughout the rest of the site. In this area, the applicant is also proposing to plant 13 Vine Maple trees throughout the length of the planting area.

Within the parking areas, which are somewhat centrally located within the development site, there will be planting islands that each will include one Trident Maple tree and understory shrubs of the same variety used throughout the remainder of the site.

The plan also includes some open turf areas and other common community areas that will provide for active space for residents of the apartment complex. A tot lot will be installed near the southeast corner of the site. On the north side of the development, a barbeque and play area will be located between the two apartment buildings that are adjacent to the wooded preservation area. This barbeque area will have a view of the wooded preservation area, which will be accessible and available to all residents of the apartment complex. Also, a fenced dog park will be installed on the northeast corner of the developed portion of the property.

Overall, the landscape plan is compatible with the proposed use and the surrounding and abutting properties.

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

The proposed landscape plan will provide screening of the proposed use from the adjacent residential senior living complex. The combination of street trees and other planting areas along the west boundary of the site will provide screening and buffering between the proposed apartments and the dwelling units immediately adjacent to the west. The planting areas along the west boundary of the site includes Trident Maple trees and Vine Maple trees, which will grow to provide vertical screening of the site, as well as lower shrubs in the understory that will provide screening between the parking spaces and the adjacent properties. The other boundaries of the developed portion of the site are adjacent only to public right-of-way to the east and the wooded preservation area to the north. While there are not any other uses immediately adjacent, there still will be planting areas along each of these boundaries that will provide screening and buffering of the proposed use.

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.

The overall property is 5.3 acres in size, and 3.87 acres of the property will be preserved as natural area. This will include the preservation and retention of many trees on the northern portion of the property. The preservation area also includes a sloped ravine with a natural drainage way running to the South Yamhill River to the north. Only a small portion of the drainage way is designated as floodplain area on the City's Zoning Map and the FEMA Flood Insurance Rate Map (FIRM) panels, but the entire drainage way will be preserved within the preservation area.

Attachments:

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4. The development and use of islands and plantings therein to break up parking areas.

The applicant is proposing to install planting islands and planting bumpouts within and at the end of each row of parking spaces throughout the site. Each planting island and planting bumpout area will include a Trident Maple tree, and a variety of shrubs. The shrubs alternate between the planting islands, which will provide some variety and additional interest within the parking areas.

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.

The applicant is proposing to install street trees within the NE Fircrest Drive right-of-way. The proposed street trees are European Hornbeam (*Carpinus betulus* 'Fastigiata'), which are listed as an approved species on the McMinnville Street Tree list. The European Hornbeam is classified as a medium tree, which requires a maximum spacing of 30 feet. The street trees are shown to be planted at a consistent spacing of exactly 30 feet.

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

The plans submitted include a full irrigation plan for an automatic Rainbird irrigation system throughout the entire site.

Street Tree Review:

The landscape plan includes the installation of street trees within the NE Fircrest Drive right-of-way. In reviewing a street tree plan, Section 17.58.090 (Street Tree Standards) of the McMinnville Zoning Ordinance requires the Landscape Review Committee to consider the following standards:

- 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.

The applicant is proposing to install street trees within the NE Fircrest Drive right-of-way. The proposed street trees are European Hornbeam (*Carpinus betulus* 'Fastigiata'), which are listed as an approved species on the McMinnville Street Tree list.

- 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.

The plan shows the European Hornbeam trees being planted at 1.5" caliper in size. Therefore, a condition of approval is included to require that the European Hornbeam trees be a minimum of two (2) inches in caliper measured at six (6) inches above ground level at the time of installation. A condition of approval is also included to require that the street trees are planted to the City's planting detail, including staking, deep watering tubes, and root barrier protection.

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- 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. [...]

The proposed tree species (*Carpinus betulus* 'Fastigiata') is classified as a medium tree on the McMinnville Street Tree List. The canopy width of the European Hornbeam is between 20 and 30 feet, which requires a spacing of no more than 30 feet. The street trees are shown to be planted at a consistent spacing of exactly 30 feet.

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

The NE Fircrest Drive right-of-way is classified as a local residential street. The plan identifies the installation of a 6 foot planting strip, which is wider than the minimum planting strip required but will provide for additional space for the street trees to grow.

- 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.

A condition of approval is included to require that the street trees meet all necessary setbacks from utilities.

Fiscal Impact:

None.

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.

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Recommendation/Suggested Motion:

Based on the findings described above, staff is recommending that the street tree plan be approved with the following conditions:

1. That the applicant shall install landscaping as shown on the landscape plan dated January 22, 2018.
2. That the applicant shall maintain proper clearances around the future water and electrical services that will be located within the planting area near the entrance to the site. Landscaping shall not be placed within four (4) feet of fire hydrants, within four (4) feet of water valves, within four (4) feet of vaults, within three (3) feet of the back or side of a transformer, or within one (1) foot of water meters. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.
3. That the trees planted in the planting strip within the NE Fircrest Drive right-of-way are classified as street trees, and the tree species approved for the planting strip is European Hornbeam (*Carpinus betulus* 'Fastigiata').
4. That the European Hornbeam (*Carpinus betulus* 'Fastigiata') street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above grade.
5. All trees shall be healthy grown nursery stock with a single straight trunk, a well developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.
6. That each street tree shall be provided with root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be placed on the public sidewalk side of each tree and the curb side of each tree. The root barrier protection shall be placed in 10-foot lengths, centered on each tree, and to a depth of eighteen (18) inches. In addition, all trees shall be provided with deep watering tubes to promote deep root growth (see enclosed detail).
7. That the applicant shall schedule an inspection with the McMinnville Public Works Superintendent of the installed root barrier and water tubes prior to any street tree planting. Trees intended for planting shall be on-site and available for inspection. The applicant shall contact the McMinnville Public Works Superintendent, David Renshaw, at (503) 434-7316 to schedule a planting inspection prior to backfilling.
8. That the applicant is reminded that street trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
9. That the street trees shall be continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.

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

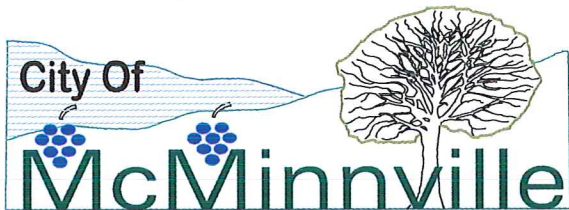
Suggested Motion:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE LANDSCAPE REVIEW COMMITTEE APPROVE L 17-18 WITH THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.

CD:sjs

Attachments:

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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.	217-18
Date Received	4/5 th
Fee	5/18/18
Receipt No.	
Received by	<i>[Signature]</i>

Landscape Plan Review Application

Applicant Information

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

Applicant Name J. CONSER + SONS, LLC Phone 541 791 9310 ofc.

Contact Name Matthew J. CONSER Phone 541 619 8004 cel.
(If different than above) GREG CONSER 541 619 8102

Address 1010 Airport Rd. SE.

City, State, Zip Albany, OR 97322

Contact Email mjconser1981@gmail.com

Property Owner Information

Property Owner Name SAME Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

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

Property Address Corner of Fircrest N.E. + Cumulus N.E.

Assessor Map No. R4 T:04S R:04W S:23 TL 00900 Total Site Area 5.3 Acres

Subdivision N/A Block N/A Lot N/A

Comprehensive Plan Designation Res. Zoning Designation R-4

Landscaping Information

- 1. Total Landscaped Area: 3.53 Acres
- 2. Percent Landscaped: 68%
- 3. Building Floor Area:
New Structure: 21,882 Existing Structure: ✓ Addition: ✓
- 4. Architect Name Willamette Valley Planning Phone 541-231-6111
(Landscape Architect, Engineer, or Other Designer)
Contact Name David Dodson Phone _____
Address 545 NW Elizabeth Dr.
City, State, Zip Corvallis, OR. 97330
Contact Email dave wrp @ comcast.net

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.

Matthew J. Conser, WC Member
[Signature]

Applicant's Signature

Date 05/18/18

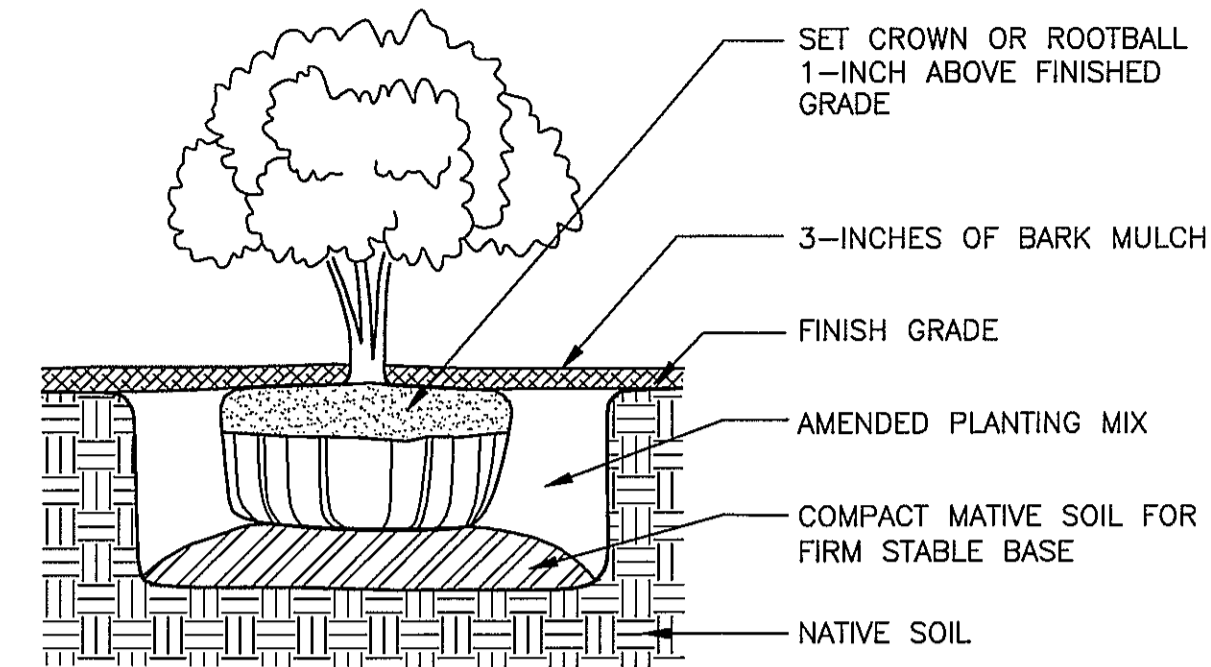
[Signature]

Property Owner's Signature

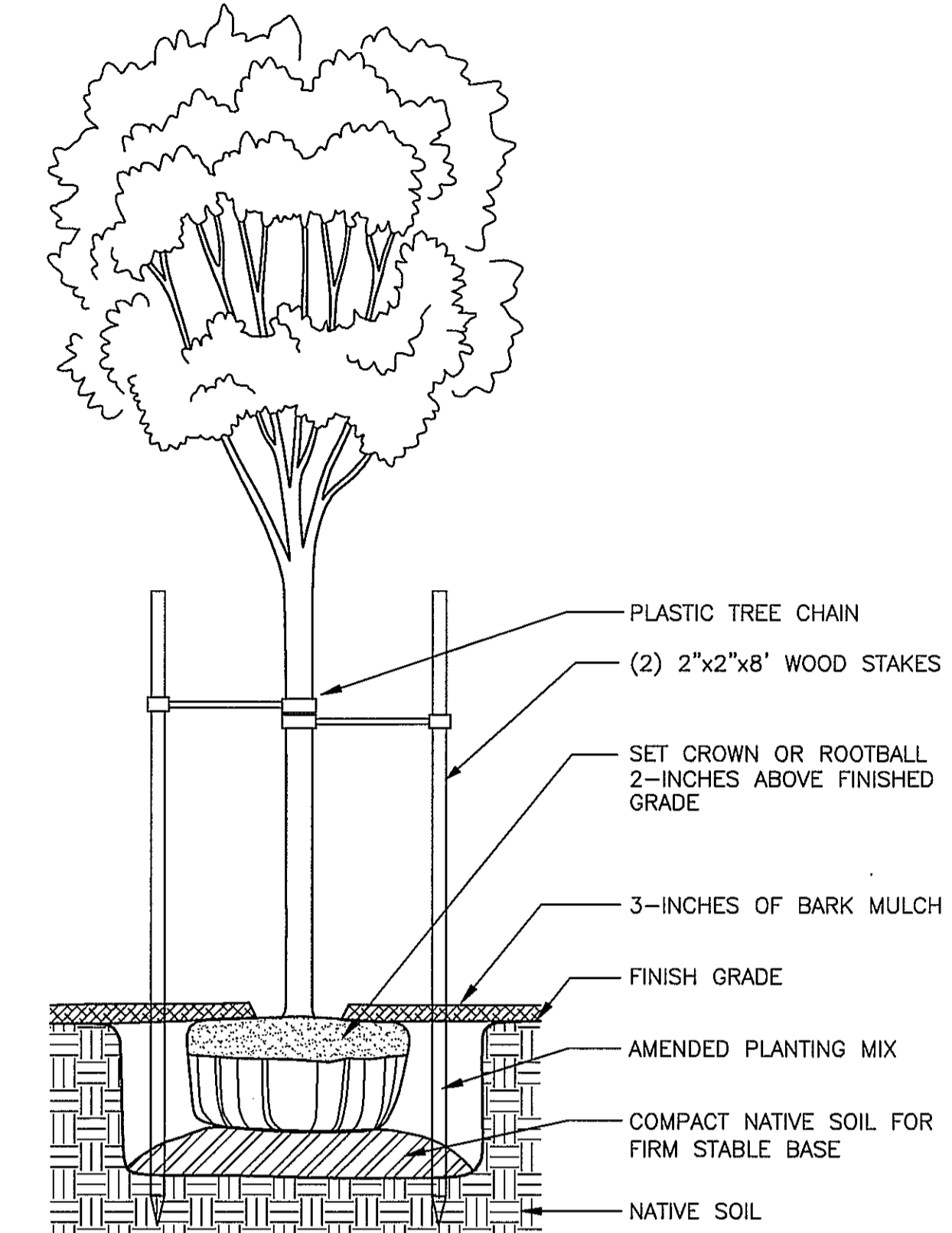
Date 05/18/18

GENERAL PLANTING NOTES:

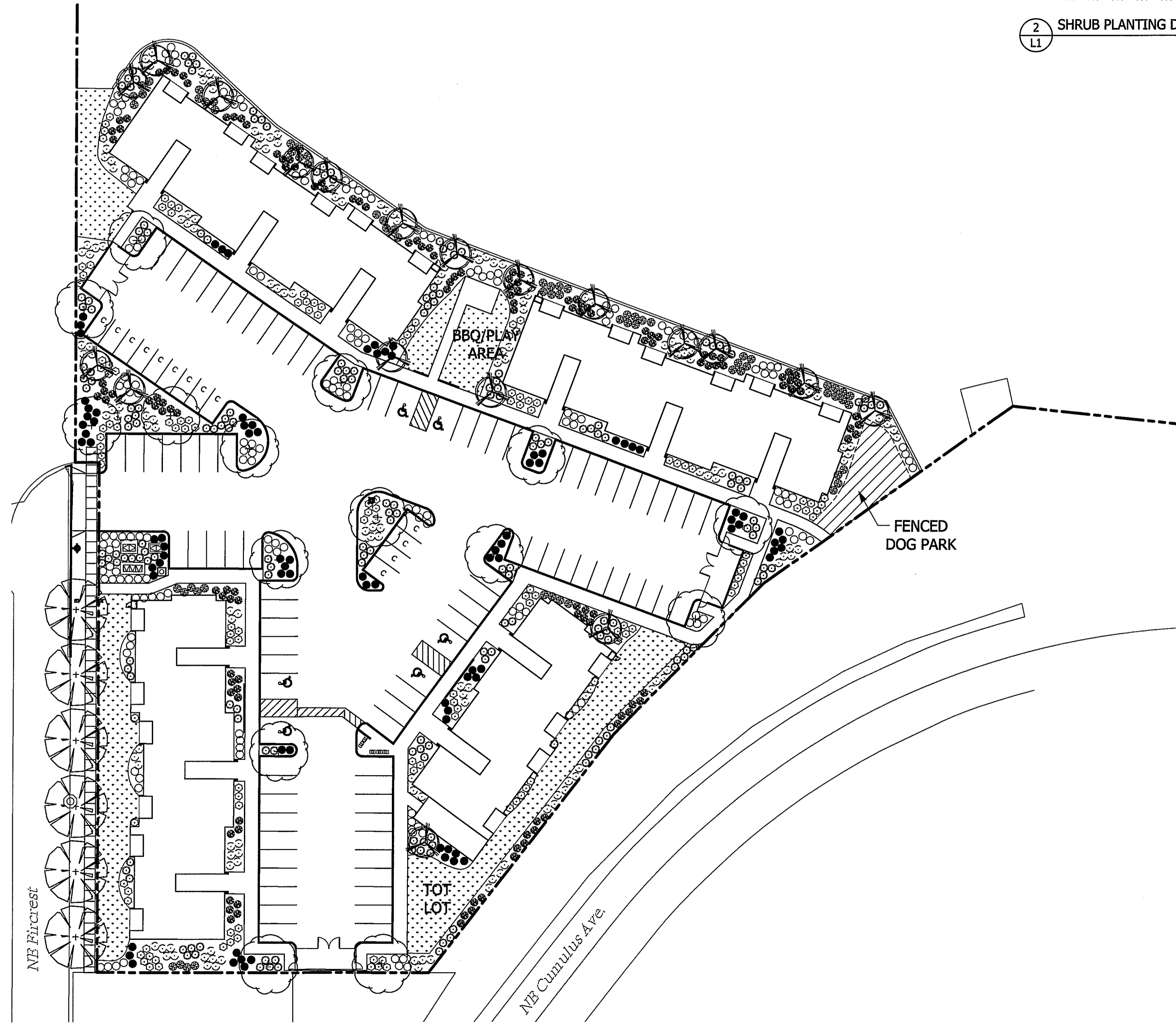
1. TREE INSTALLATION SUBJECT TO APPROVAL BY CITY TO ENSURE PROPER SEPARATION FROM UNDERGROUND PUBLIC UTILITIES.
2. APPLY OSMOCOTE SLOW RELEASE FERTILIZER (OR APPROVED EQUAL) TO ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS AT TIME OF INSTALLATION.
3. AMENDED PLANTING MIX TO CONSIST OF 50% SANDY LOAM, 25% COMPOSTED MANURE, AND 25% FINE GROUND FIR BARK.
4. ALL SHRUB BEDS SHALL RECEIVE A TOP COAT OF 3" MEDIUM GRADE BARK MULCH.
5. PLANTS SUBJECT TO AVAILABILITY. ALTERNATES MUST BE APPROVED BY OWNER IN WRITING BEFORE INSTALLATION.



2
L1 SHRUB PLANTING DETAIL



3
L1 TREE PLANTING DETAIL



PLANT LIST

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
(+)	ACER BUERGERIANUM	TRIDENT MAPLE	1.5" CAL.	AS SHOWN
(/)	CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	1.5" CAL.	AS SHOWN
(O)	ACER CIRCINATUM	VINE MAPLE	15 GAL.	AS SHOWN

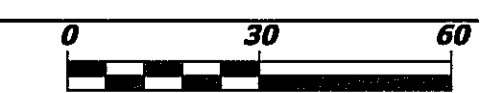
SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
(O)	MAHONIA REPENS	COMPACT MAHONIA	1 GAL.	3' O.C.
(O)	NANDINA DOMESTICA 'COMPACTA'	HEAVENLY BAMBOO	1 GAL.	3' O.C.
(O)	SPIRAEA JAPONICA 'SHIROBANA'	COMPACT SPIRAEA	1 GAL.	3' O.C.
(*)	RHODODENDRON KURUME 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	1 GAL.	3' O.C.
(O)	RIBES SANGUINEUM	FLOWERING CURRENT	1 GAL.	3' O.C.
(*)	SARCOCOCCA RUSCIFOLIA	SWEET BOX	1 GAL.	3' O.C.

GRASSES, GROUND COVER AND TURF

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
(●)	COTONEASTER DAMMERI 'LOWFAST'	COTONEASTER	1 GAL.	3' O.C.
(/)	FESCUE	TURF TYPE TALL FESCUE	HYDROSEED	10LBS/1000SF
(/)	PROTIME 767 DOG PARK MIX	FESCUE DOG PARK MIX	HYDROSEED	10LBS/1000SF

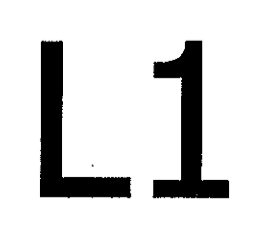
1
L1 LANDSCAPE PLAN
SCALE: 1" = 30'



Designed: DD
Drafted: CCS
Checked: DD
Date: January 22, 2018
Revision:

LANDSCAPE PLAN
EVERGREEN VALLEY APARTMENTS, McMINNVILLE, OR

WILLAMETTE
VALLEY PLANNING, LLC
545 N.W. ELIZABETH DRIVE
CORVALLIS, OR 97330
541-231-6111



GENERAL IRRIGATION NOTES

MAINLINE IS SHOWN DIAGRAMMATICALLY, LOCATE PARALLEL TO PAVING WITHIN PLANTING AREAS.

ALL AREAS IRRIGATED WITH SPRAY HEADS TO RECEIVE 100% COVERAGE. MINOR ADJUSTMENTS TO HEAD LOCATIONS MAY BE NECESSARY TO ENSURE PROPER COVERAGE.

ALL MAIN LINES TO BE 1.5 INCH SCHEDULE 40 PVC PIPE AND LATERAL LINES TO BE 1 INCH SCHEDULE 40 PVC PIPE.

GANG IRRIGATION VALVES TOGETHER WHEN POSSIBLE.

INSTALL 4 INCH ABS OR PVC SLEEVES UNDER PAVED AREAS PRIOR TO OR CONCURRENT WITH CONSTRUCTION ACTIVITIES.

INSTALL ALL MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

CALL UTILITIES FOR LOCATION PRIOR TO EXCAVATION. LOCATE ALL ABOVE AND BELOW GROUND UTILITIES AND PROTECT THEM FROM DAMAGE INCURRED DURING OR AS A RESULT OF CONSTRUCTION OF IRRIGATION SYSTEM.

INSTALL IRRIGATION SYSTEM TO MEET ALL APPLICABLE CODES AND INSPECTION AND OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

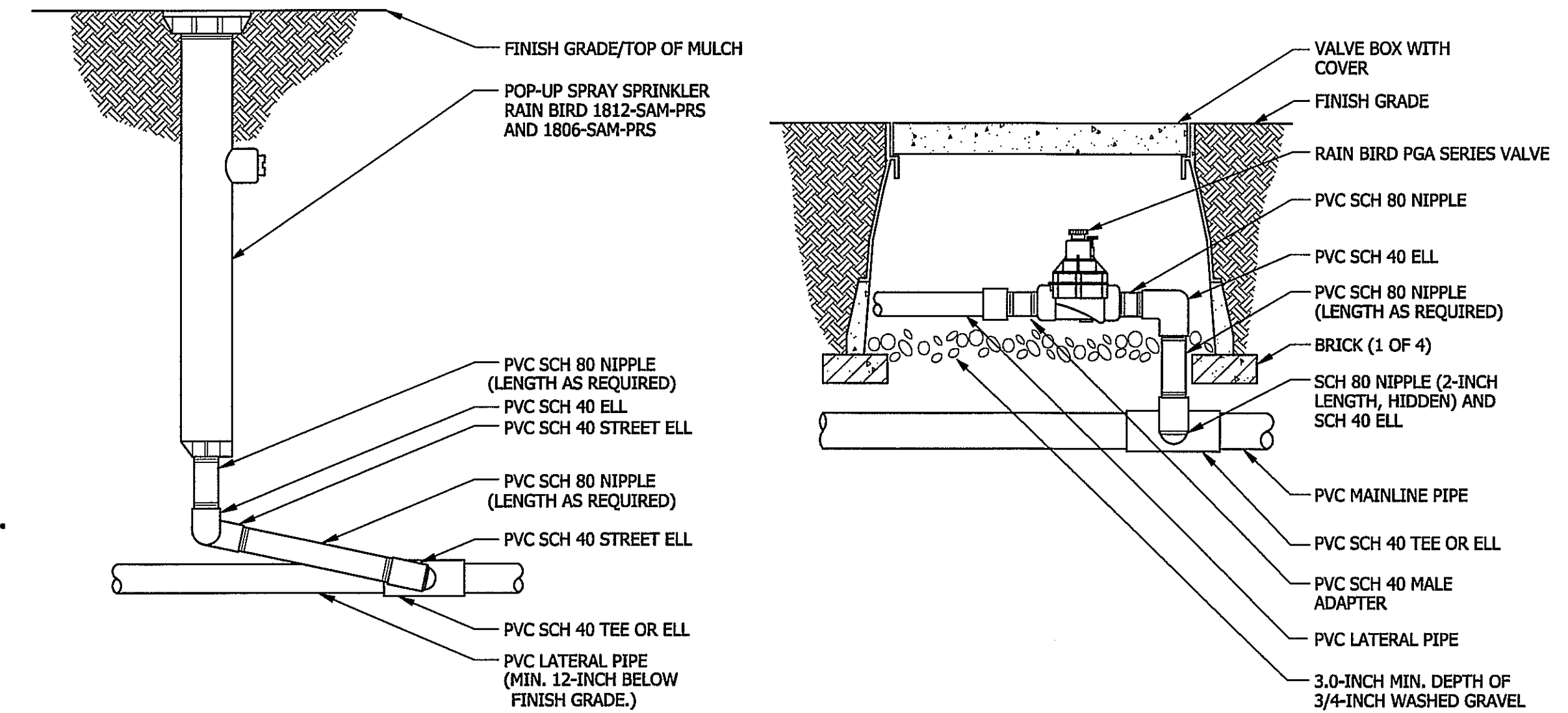
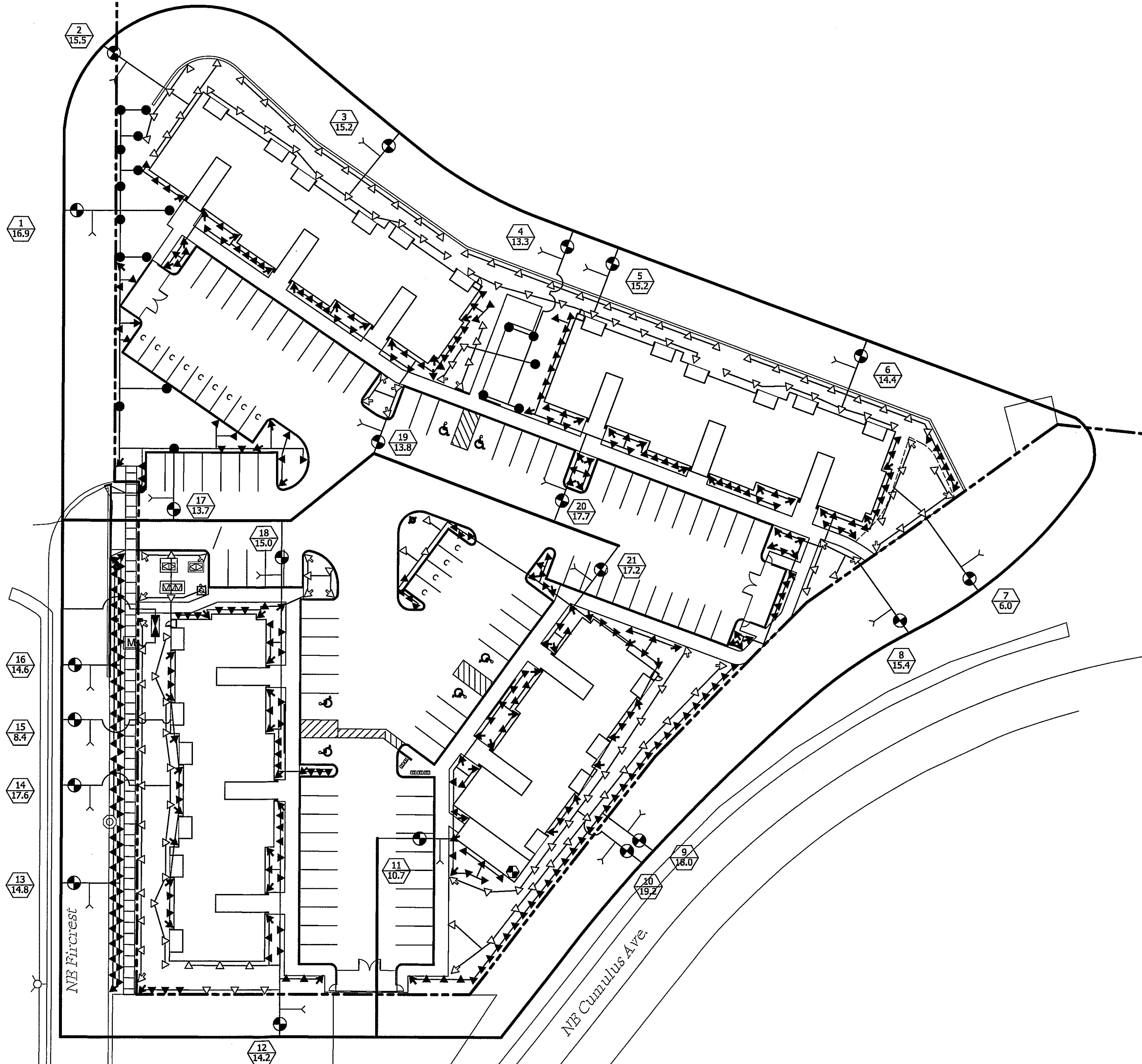
USE 12-INCH POP-UP SPRINKLER HOUSING FOR ALL SHRUB BEDS AND 6-INCH POP-UPS AND ROTORS FOR TURF AREAS.

ALL VALVES TO OPERATE INDEPENDENT OF ONE ANOTHER ON SEQUENTIAL TIMER. MAXIMUM DEMAND WILL THEREFORE BE NO MORE THAN 19.2 G.P.M.

COORDINATE WITH OWNER FOR LOCATION OF IRRIGATION CONTROLLER. ANTICIPATED LOCATION TO BE ON INTERIOR OR EXTERIOR WALL OF THE OFFICE BUILDING.

IRRIGATION LEGEND

SYMBOL	PRODUCT	DESCRIPTION
	RAINBIRD ESP-MC SERIES CONTROLLER	22 STATION IRRIGATION CONTROLLER
	1" RAINBIRD PGA SERIES VALVE	IRRIGATION VALVE
	RAINBIRD 5 AND 8 SERIES MPR HEADS	1/4 (.26 GPM) AND 1/2 (.52 GPM) HEADS
	RAINBIRD 13-18 SERIES HEADS	1/4 (.40 GPM) AND 1/2 (.80 GPM) AND FULL (1.6 GPM) HEADS
	RAINBIRD 3500 SERIES ROTOR	(1.69 GPM) WITH 2.0 NOZZLE
	RAINBIRD MANUAL DRAIN VALVE	DRAIN VALVE
	FEBCO BACKFLOW PREVENTER	1" DOUBLE CHECK BACKFLOW DEVICE
	1" CITY WATER METER	METER DEDICATED TO IRRIGATION ONLY
	VALVE NUMBER	
	G.P.M. AT 30 P.S.I.	

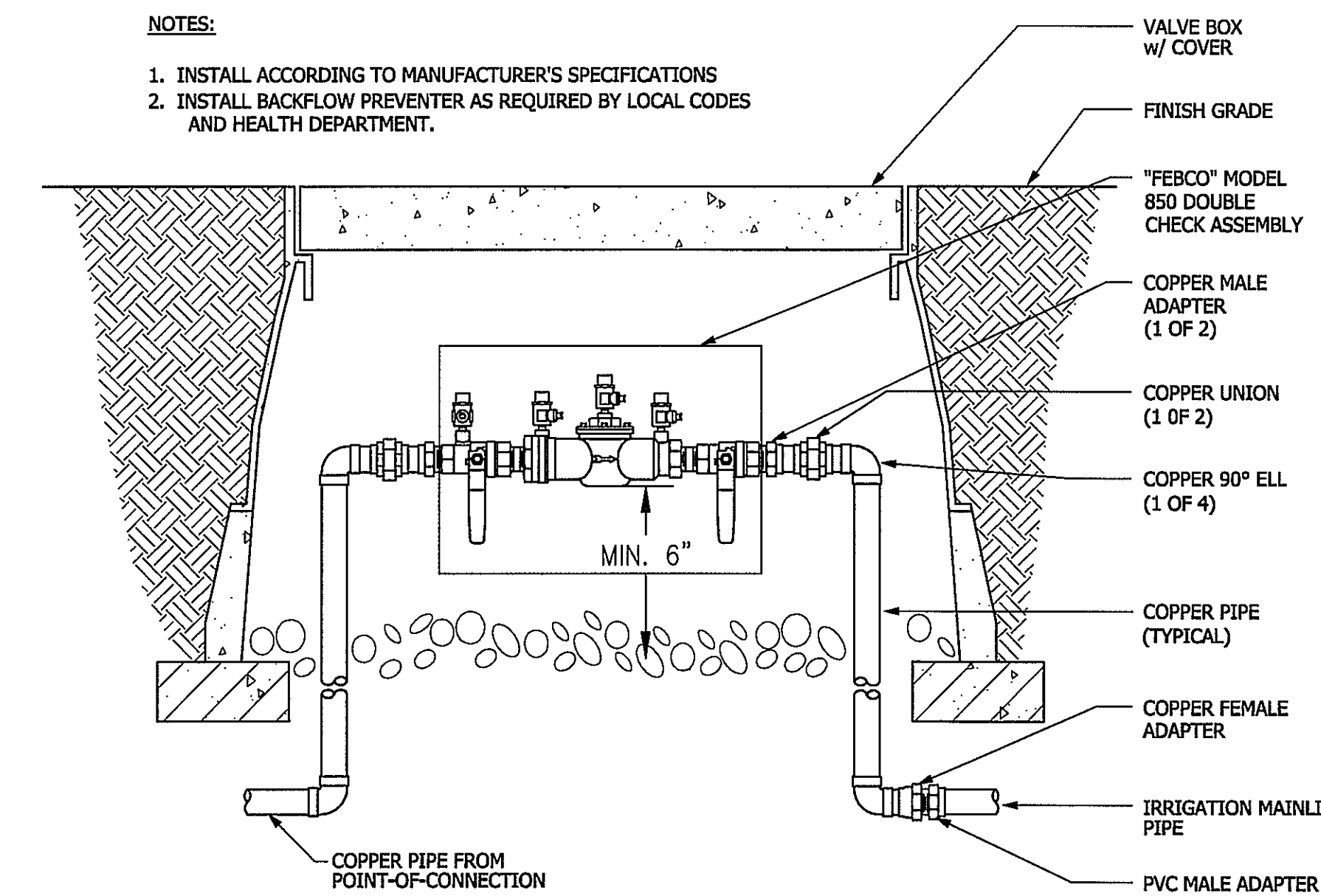


2 POP-UP SPRAY SPRINKLER DETAIL

3 VALVE BOX DETAIL

NOTES:

1. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS
2. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT.



4 BACKFLOW PREVENTION DETAIL

1 IRRIGATION PLAN
L2 SCALE: 1" = 30'



Designed: DD
Drafted: CCS
Checked: DD
Date: January 22, 2019
Revision:

IRRIGATION PLAN
EVERGREEN VALLEY APARTMENTS, McMINNVILLE, OR

WILLAMETTE
VALLEY PLANNING, LLC
545 N.W. ELIZABETH DRIVE
CORVALLIS, OR 97330
541-231-6111

L2



**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
231 NE FIFTH STREET
MCMINNVILLE, OR 97128

503-434-7311
www.mcminnvilleoregon.gov

DECISION, CONDITIONS OF APPROVAL, FINDINGS OF FACT, AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE LANDSCAPE REVIEW COMMITTEE FOR APPROVAL OF LANDSCAPE PLAN FOR A MULTIFAMILY DEVELOPMENT SITE AT TAX LOT R4423 00900

DOCKET: L 17-18

REQUEST: The applicant requested the approval of a landscape plan for the development of a new multifamily development site. Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.050 (Plans-Submittal and review-Approval-Time limit for completion) of the McMinnville Zoning Ordinance.

LOCATION: The property in question is located near the intersection of NE Fircrest Drive and NE Cummulus Avenue, and is more specifically described as Tax Lot 900, Section 23, T. 4 S., R. 4 W., W.M.

ZONING: The subject site is zoned R-4 (Multiple-Family Residential).

APPLICANT: J Conser & Sons, LLC

STAFF: Chuck Darnell, Associate Planner

DATE DEEMED COMPLETE: May 21, 2018

DECISION-MAKING BODY: McMinnville Landscape Review Committee

DATE & TIME: June 20, 2018. Meeting was held at the Community Development Center, 231 NE 5th Street, McMinnville, OR 97128

COMMENTS: This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval. No public notice of the application was required by the McMinnville Zoning Ordinance. No additional comments were received by the Planning Department.

DECISION

Based on the findings and conclusions, the Landscape Review Committee recommends **APPROVAL** of the landscape plan (L 17-18) **subject to the conditions of approval provided in this document.**

////////////////////////////////////
DECISION: APPROVAL WITH CONDITIONS
////////////////////////////////////

Planning Staff: _____
Chuck Darnell, Associate Planner

Date: _____

Planning Department: _____
Heather Richards, Planning Director

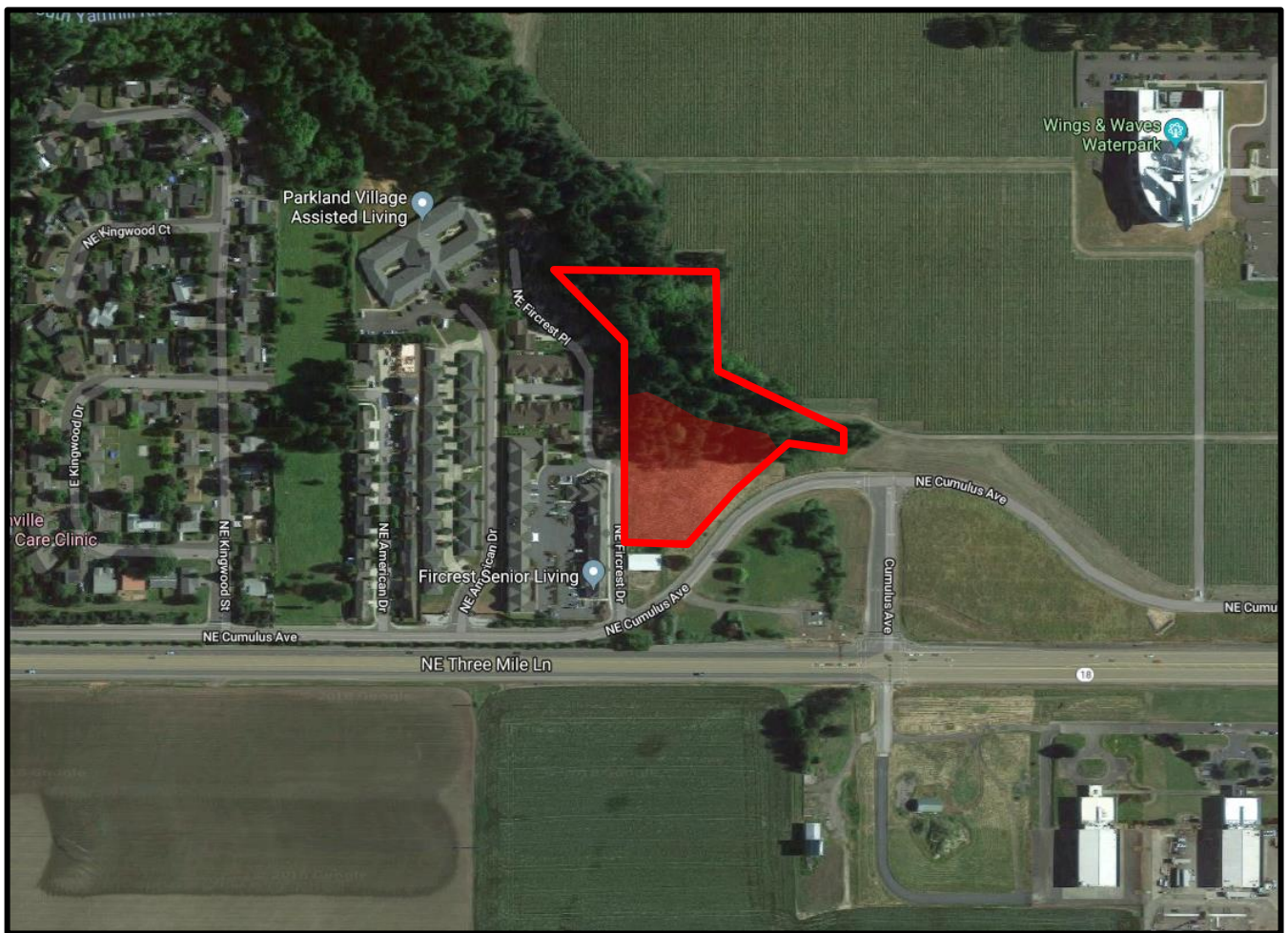
Date: _____

APPLICATION SUMMARY:

The applicant requested the approval of a landscape plan the development of a new multifamily development site. Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.050 (Plans-Submittal and review-Approval-Time limit for completion) of the McMinnville Zoning Ordinance.

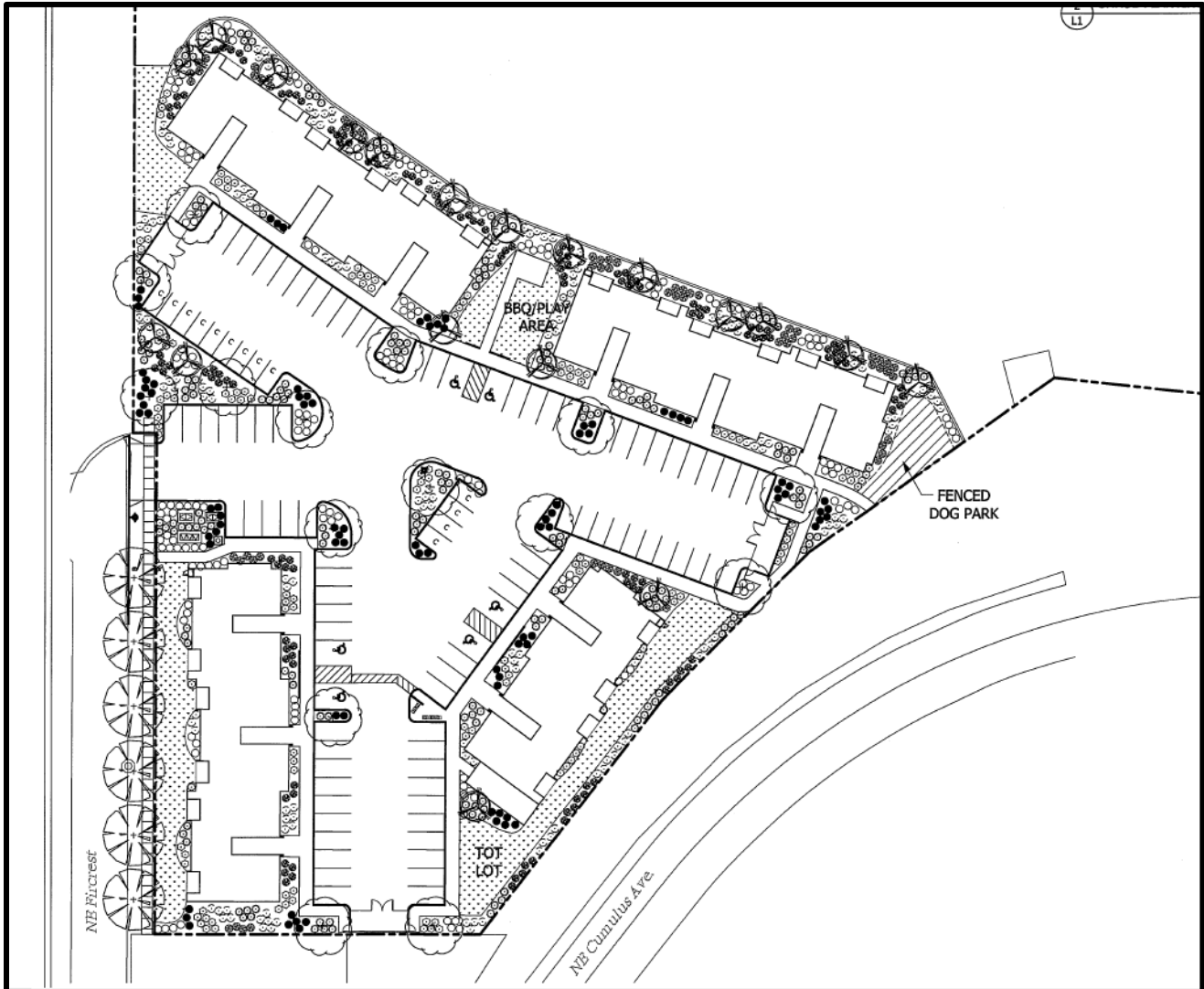
The subject site was recently rezoned from AH (Agricultural Holding) to R-4 (Multiple Family Residential) in October 2017 (approved by Ordinance No. 5039). The overall development plan for the site includes the construction of 4 separate buildings throughout the site. Three of the buildings will each contain 18 dwelling units, and one building will contain 12 units. There will be a total of 66 dwelling units on the site. The subject site can be seen below. The area of the site that is actually being developed is shown as a lighter red area.

A map of the subject site is provided below:



Attachments:
Attachment 1 – Application for Landscape Plan Review

The landscaping being proposed can be seen below:



CONDITIONS OF APPROVAL

L 17-18 is **approved** subject to the following conditions:

1. That the applicant shall install landscaping as shown on the landscape plan dated January 22, 2018.
2. That the applicant shall maintain proper clearances around the future water and electrical services that will be located within the planting area near the entrance to the site. Landscaping shall not be placed within four (4) feet of fire hydrants, within four (4) feet of water valves, within four (4) feet of vaults, within three (3) feet of the back or side of a transformer, or within one (1) foot of water meters. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.
3. That the trees planted in the planting strip within the NE Fircrest Drive right-of-way are classified as street trees, and the tree species approved for the planting strip is European Hornbeam (*Carpinus betulus* 'Fastigiata').

Attachments:

Attachment 1 – Application for Landscape Plan Review

4. That the European Hornbeam (*Carpinus betulus* ‘Fastigiata’) street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above grade.
5. All trees shall be healthy grown nursery stock with a single straight trunk, a well developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.
6. That each street tree shall be provided with root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be placed on the public sidewalk side of each tree and the curb side of each tree. The root barrier protection shall be placed in 10-foot lengths, centered on each tree, and to a depth of eighteen (18) inches. In addition, all trees shall be provided with deep watering tubes to promote deep root growth (see enclosed detail).
7. That the applicant shall schedule an inspection with the McMinnville Public Works Superintendent of the installed root barrier and water tubes prior to any street tree planting. Trees intended for planting shall be on-site and available for inspection. The applicant shall contact the McMinnville Public Works Superintendent, David Renshaw, at (503) 434-7316 to schedule a planting inspection prior to backfilling.
8. That the applicant is reminded that street trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
9. That the street trees shall be continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.
10. That all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

ATTACHMENTS

1. Application for Landscape Plan Review (on file with the Planning Department)

COMMENTS

This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval.

FINDINGS OF FACT

1. J Conser & Sons, LLC submitted a landscape plan review application to install landscaping on the site of a new multifamily development site near the intersection of NE Fircrest Drive and NE Cummulus Avenue. The property is more specifically described as Tax Lot 900, Section 23, T. 4 S., R. 4 W., W.M.
2. The site is currently designated as Residential on the McMinnville Comprehensive Plan Map, and is zoned R-4 (Multiple-Family Residential).

Attachments:

Attachment 1 – Application for Landscape Plan Review

3. This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval
4. A public meeting was held by the Landscape Review Committee on June 20, 2018 to review the application and proposed landscape plan. No comments in opposition were provided by the public prior to the public meeting.

CONCLUSIONARY FINDINGS:

McMinnville’s Comprehensive Plan:

The following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

GOAL VI 1: TO ENCOURAGE DEVELOPMENT OF A TRANSPORTATION SYSTEM THAT PROVIDES FOR THE COORDINATED MOVEMENT OF PEOPLE AND FREIGHT IN A SAFE AND EFFICIENT MANNER.

Policy 122.00: The City of McMinnville shall encourage the following provisions for each of the three functional road classifications:

1. *Major, minor arterials.*
–Landscape should be encouraged along public rights-of-way.
2. *Major, minor collectors.*
–Landscape should be encouraged along public rights-of-way.
3. *Local Streets*
–Landscape should be encouraged along public rights-of-way.

Finding: Goal VI 1 and Policy 122.00 are satisfied in that trees will be installed along the public right-of-way adjacent to the development site. The trees will be located within curb side planting strips, and will be of a species from the approved McMinnville Street Tree List. Conditions of approval have been included to ensure that the planting of the street trees meets all necessary street tree standards.

Policy 132.24.00: The safety and convenience of all users of the transportation system including pedestrians, bicyclists, transit users, freight, and motor vehicle drivers shall be accommodated and balanced in all types of transportation and development projects and through all phases of a project so that even the most vulnerable McMinnville residents – children, elderly, and persons with disabilities – can travel safely within the public right-of-way. Examples of how the Compete Streets policy is implemented:

1. *Incorporate features that create a pedestrian friendly environment, such as: [...]*
 - g. *Street furniture, street trees, and landscaping*

Finding: Policy 132.24.00 is satisfied in that trees will be installed along the public right-of-way adjacent to the development site. The trees will be located within curb side planting strips, and will be of a species from the approved McMinnville Street Tree List. Conditions of approval have been included to ensure that the planting of the street trees meets all necessary street tree standards.

Policy 132.38.00: Aesthetics and streetscaping shall be a part of the design of McMinnville’s transportation system. Streetscaping, where appropriate and financially feasible, including public art, shall be included in the design of transportation facilities. Various streetscaping designs and materials shall be utilized to enhance the livability in the area of a transportation project.

Attachments:

Attachment 1 – Application for Landscape Plan Review

Finding: Policy 132.38.00 is satisfied in that trees will be installed along the public right-of-way adjacent to the development site. The trees will be located within curb side planting strips, and will be of a species from the approved McMinnville Street Tree List. Conditions of approval have been included to ensure that the planting of the street trees meets all necessary street tree standards.

Policy 132.43.05: Encourage Safety Enhancements – In conjunction with residential street improvements, the City should encourage traffic and pedestrian safety improvements that may include, but are not limited to, the following safety and livability enhancements:

3. *Landscaping barriers between roadway and non-motorized uses;*
4. *Landscaping that promotes a residential atmosphere;*

Finding: Policy 132.43.05 is satisfied in that trees will be installed along the public right-of-way adjacent to the development site. The trees will be located within curb side planting strips, and will be of a species from the approved McMinnville Street Tree List. Conditions of approval have been included to ensure that the planting of the street trees meets all necessary street tree standards. The street trees will promote a residential atmosphere within the subdivision.

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.

Finding: Goal X 1 and Policy 188.00 are satisfied in that 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 hearing. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville’s City Code:

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) are 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. [...]

Finding: The landscape plan as proposed would enhance the appearance of the city and will benefit the economic, ecological, and aesthetic environment of the city. The landscape plan as proposed meets the intent and purpose of the Landscaping chapter, as described in the findings for the specific landscape plan review criteria below.

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

Attachments:

Attachment 1 – Application for Landscape Plan Review

- A. R-4 (Multiple-Family Residential zone, except the construction of a Single-Family or Two-Family Residential unit);

Finding: The subject site is zoned R-4 (Multiple-Family Residential), and landscaping is being proposed as required.

17.57.050 Plans—Submittal and review—Approval—Time limit for completion.

- 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;

Finding: The landscape plan as proposed meets the intent and purpose of the Landscaping chapter, as described in the findings for the specific landscape plan review criteria below. Modifications as required by the conditions of approval will be discussed with the applicant and agreed to prior to the issuance of a building permit.

17.57.070 Area Determination—Planning factors.

- A. Landscaping shall be accomplished within the following ranges:
3. Multiple-family, twenty-five percent of the gross area. [...]

Finding: The landscape plan as proposed greatly exceeds those requirements, as about 68 percent of the site is proposed to be landscaped. Much of that area is in the preservation area, which makes up the northern 3.87 acres of the 5.3 acre site. The natural areas within this area were required to be preserved by the zone change that was recently approved by Ordinance No. 5039. The Planning Director will review and approve the preservation plan and the ongoing maintenance plan for the natural areas within the 3.87 acre preservation area, as required by Ordinance No. 5039.

- 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:
1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

Finding: The landscape plan as proposed includes a wide variety of trees and shrubs, along with some lawn spaces, throughout the portion of the property being developed. The subject site is located east of an existing senior living complex that has both single story townhome units and two-story townhome units. The applicant is proposing to install trees and landscaping along the west boundary of the site to provide buffering between the apartment complex and the adjacent senior living complex. The plan shows the installation of street trees along the property's frontage on NE Fircrest Drive. Further north, along the western property line, the applicant is proposing a planting area with multiple Trident Maple (*Acer buergerianum*) and Vine Maple (*Acer circinatum*) trees with shrubs in the understory. The shrubs in this area include Heavenly Bamboo, Compact Spiraea, Compact Mahonia, and Hino-Crimson Azalea. These same shrubs are proposed to be installed around each of the buildings in planting beds between the entries on the front side of the buildings and between the patios on the rear side of the buildings.

Along the eastern property line, which is adjacent to NE Cumulus Avenue, the applicant is proposing a continuous planting bed with an alternating pattern of Heavenly Bamboo, Flowering Current, and Hino-Crimson Azalea shrubs. This will provide additional buffering from the adjacent public right-of-way. Along the northern boundary of the portion of the property that is being developed, the applicant is proposing a wider planting area that will include groups of each of the same shrubs used throughout

Attachments:

Attachment 1 – Application for Landscape Plan Review

the rest of the site. In this area, the applicant is also proposing to plant 13 Vine Maple trees throughout the length of the planting area.

Within the parking areas, which are somewhat centrally located within the development site, there will be planting islands that each will include one Trident Maple tree and understory shrubs of the same variety used throughout the remainder of the site.

The plan also includes some open turf areas and other common community areas that will provide for active space for residents of the apartment complex. A tot lot will be installed near the southeast corner of the site. On the north side of the development, a barbeque and play area will be located between the two apartment buildings that are adjacent to the wooded preservation area. This barbeque area will have a view of the wooded preservation area, which will be accessible and available to all residents of the apartment complex. Also, a fenced dog park will be installed on the northeast corner of the developed portion of the property.

Overall, the landscape plan is compatible with the proposed use and the surrounding and abutting properties.

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

Finding: The proposed landscape plan will provide screening of the proposed use from the adjacent residential senior living complex. The combination of street trees and other planting areas along the west boundary of the site will provide screening and buffering between the proposed apartments and the dwelling units immediately adjacent to the west. The planting areas along the west boundary of the site includes Trident Maple trees and Vine Maple trees, which will grow to provide vertical screening of the site, as well as lower shrubs in the understory that will provide screening between the parking spaces and the adjacent properties. The other boundaries of the developed portion of the site are adjacent only to public right-of-way to the east and the wooded preservation area to the north. While there are not any other uses immediately adjacent, there still will be planting areas along each of these boundaries that will provide screening and buffering of the proposed use.

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.

Finding: The overall property is 5.3 acres in size, and 3.87 acres of the property will be preserved as natural area. This will include the preservation and retention of many trees on the northern portion of the property. The preservation area also includes a sloped ravine with a natural drainage way running to the South Yamhill River to the north. Only a small portion of the drainage way is designated as floodplain area on the City's Zoning Map and the FEMA Flood Insurance Rate Map (FIRM) panels, but the entire drainage way will be preserved within the preservation area.

4. The development and use of islands and plantings therein to break up parking areas.

Finding: The applicant is proposing to install planting islands and planting bumpouts within and at the end of each row of parking spaces throughout the site. Each planting island and planting bumpout area will include a Trident Maple tree, and a variety of shrubs. The shrubs alternate between the planting islands, which will provide some variety and additional interest within the parking areas.

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.

Attachments:

Attachment 1 – Application for Landscape Plan Review

Finding: The applicant is proposing to install street trees within the NE Fircrest Drive right-of-way. The proposed street trees are European Hornbeam (*Carpinus betulus* ‘Fastigiata’), which are listed as an approved species on the McMinnville Street Tree list. The European Hornbeam is classified as a medium tree, which requires a maximum spacing of 30 feet. The street trees are shown to be planted at a consistent spacing of exactly 30 feet.

6. Suitable watering facilities or irrigation systems must be included in or near all planted areas;

Finding: The plans submitted include a full irrigation plan for an automatic Rainbird irrigation system throughout the entire site.

- C. All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement. [...]

Finding: A condition of approval will require that all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

Chapter 17.58 – Trees

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

Finding: The street tree plan will establish tree cover on new public right-of-way to be dedicated to the City as the multi-family site is developed. The street tree plan as proposed will provide for tree-lined streets within the residential area and will enhance the appearance of the City. Conditions of approval have been included to ensure that the planting of the street trees meets all necessary street tree standards, which will result in the appropriate planting and maintenance of the street 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.

Finding: The street tree plan as proposed will include street trees adjacent to multifamily development site, and the street trees will be installed in a designated curb-side planting strip fronting the existing public right-of-way.

17.58.090 Street Tree Standards.

- 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.

Finding: The applicant is proposing to install street trees within the NE Fircrest Drive right-of-way. The proposed street trees are European Hornbeam (*Carpinus betulus* ‘Fastigiata’), which are listed as an approved species on the McMinnville Street Tree list.

Attachments:

Attachment 1 – Application for Landscape Plan Review

- 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.

Finding: The plan shows the European Hornbeam trees being planted at 1.5" caliper in size. Therefore, a condition of approval is included to require that the European Hornbeam trees be a minimum of two (2) inches in caliber measured at six (6) inches above ground level at the time of installation. A condition of approval is also included to require that the street trees are planted to the City's planting detail, including staking, deep watering tubes, and root barrier protection.

- 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. [...]

Finding: The proposed tree species (*Carpinus betulus* 'Fastigiata') is classified as a medium tree on the McMinnville Street Tree List. The canopy width of the European Hornbeam is between 20 and 30 feet, which requires a spacing of no more than 30 feet. The street trees are shown to be planted at a consistent spacing of exactly 30 feet.

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

Finding: The NE Fircrest Drive right-of-way is classified as a local residential street. The plan identifies the installation of a 6 foot planting strip, which is wider than the minimum planting strip required but will provide for additional space for the street trees to grow.

- 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.

Finding: A condition of approval is included to require that the street trees meet all necessary setbacks from utilities.

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.

Attachments:

Attachment 1 – Application for Landscape Plan Review

- 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.

Finding: A condition of approval has been included to ensure that the street trees are continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.

CD:sjs