



595 Main Street, Aumsville, OR 97325
Office: (503) 749-2030 FAX: (503) 749-1852
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PUBLIC NOTICE

AUMSVILLE PLANNING COMMISSION MEETING

Aumsville Community Center
555 Main Street, Aumsville, OR

THURSDAY, September 15th, 2022
AGENDA

CALL TO ORDER: 6:00 pm

VISITORS: Visitors are welcome to attend in-person or via Zoom. For information about how to attend the meeting online, please email hbrewster@aumsville.us to request log in instructions.

APPROVAL OF MINUTES: June 2, 2022 APC Meeting Minutes

UNFINISHED BUSINESS: NONE

NEW BUSINESS: PUBLIC HEARING: MODIFICATION-SDR 2022-09 Flewelling

PUBLIC HEARING: MODIFICATION-SDR 2022-09 Flewelling

- | | |
|------------------------------------|--|
| 1. Open Public Hearing | 10. General Testimony |
| 2. Declaration of Interests | 11. Questions from the Public** |
| 3. Preliminary Matters | 12. Questions from the Commission |
| 4. Opening Statement | 13. Applicant Summary |
| 5. Staff Report | 14. Staff Summary |
| 6. Applicant Testimony | 15. Close or Continue the Hearing |
| 7. Proponent(s) Testimony* | 16. Deliberation |
| 8. Opponent(s) Testimony* | 17. Decision |
| 9. Governmental Agencies | |

CORRESPONDENCE: NONE

OTHER BUSINESS: NONE

FUTURE AGENDA ITEMS: TBD

NEXT MEETING: TBD

ADJOURNMENT:

The City of Aumsville does not and shall not; discriminate on the basis of race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, or military status, in any of its activities or operations. Anyone wishing to speak on an agenda item should ask to be recognized by the Mayor or Chair at the beginning of that agenda item. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities must be made at least 48 hours prior to the meeting. Please call (503) 749-2030 and leave a message or Oregon Relay Service for TDD at (800) 735-2900.



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AUMSVILLE PLANNING COMMISSION MEETING MINUTES

Thursday, June 2nd, 2022

The meeting was called to order at 6:00 PM by Vice Chair Jennifer Molan. Commissioners also present were Molly Hatfield, and Courtney Brennan via Zoom. Commissioners absent: Chris Chytka and Tom Youmans. Staff present: City Administrator Ron Harding (CA Harding), City Clerk Colleen Rogers and City Planner Kiel Jenkins (CP Jenkins). There were 0 members from the public present.

APPROVAL OF MINUTES: February 17, 2022

Commissioner Hatfield moved to approve the minutes from the February 17, 2022, meeting. Commissioner Brennan seconded the motion. Voting in favor were Commissioners Hatfield, Brennan and Molan. The motion passed unanimously.

PRESENTATION:

CP Jenkins presented the staff report regarding updates to the 2019 Parks Master Plan and states these need to be updated so the state will acknowledge the Park Master Plan basis for the cities upcoming amendments. CP Jenkins states based on findings that the proposed amendments comply with the decision criteria. CP Jenkins recommends that the Planning Commission adopts the findings and approves the Park Master Plan amendments.

APPROVAL OF AMENDMENTS: 2019 Parks Master Plan

CA Harding noted to review options on the staff report, rather than the APC Agenda. Commissioner Molan moved to recommend City Council approval of the Aumsville Parks Master Plan amendments, and adopt the findings contained in the Staff Report, as recommended by CP Jenkins. Commissioner Hatfield seconded the motion. Voting in favor were Commissioners Hatfield, Brennan and Molan. The motion passed unanimously.

WORK SESSION: CA Harding presented a resident wanting to put in Artificial Turf in relation to City Codes in Aumsville in addition to giving Commissioners photos for reference. Artificial Turf is not something the city has been presented with prior.

Commissioner Hatfield noted the possibility of discoloration, and Commissioner Brennan agreed about maintenance concerns over time. Planning Commission consensus was to continue the topic at next Planning Commission Meeting.



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NEXT MEETING: TBD

ADJOURNMENT: 7:13 PM without objection.

Planning Chair

STAFF REPORT

TO: Aumsville Planning Commission
FROM: Ron Harding, City Administrator
SUBJECT: Modification to Site Development Review. 2022– 09 Flewelling
REPORT DATE: August 23, 2022
HEARING DATE: September 15, 2022

I. BACKGROUND INFORMATION

APPLICANT: Mike Flewelling
9991 Puma ST
Aumsville Oregon 97325

PROPERTY LOCATION: The property address is 9991 Puma st, Aumsville, OR. The parcel was previously identified as 081W30CD13400 Tax Lot # 341756.

ZONING: The land is zoned Residential Single-Family (RS).

PARCEL SIZE: 7089 sq. feet

EXISTING DEVELOPMENT: The property currently contains a developed home as included in the FLOWERS ESTATES PHASE 2 IN AUMSVILLE LOT 86

REQUEST: The applicant requests approval of a modification to Site Development Review to change landscaping from the approved to including artificial turf.

Background: The city development code ADO 705 requires plants and materials to be mature and live. The word "living" in the code is intended to cover overall landscaping. This section is designed to memorialize details within the landscaping code to meet the intended purpose of landscaping. Typically, Major landscaping changes like this would require a type A permit and would not trigger an SDR application. The applicant has completed a type A permit. Still, as Artificial Turf becomes more popular and the quality of the product and installation is improved, we are receiving more requests to install artificial turf. If this were installed in the rear yard, it would trigger this requirement as the city is more interested in the outward appearance.

The planning commission and City council have previously concurred that the words living plants are more descriptive of shrubs and trees and not considered for turf. Artificial turf benefits the community if its higher quality is installed and maintained correctly. The council will entertain a change to memorialize the changes in the ADO. The SDR modification is intended to memorialize these requirements until changes are complete.



benches, plazas, works of art, reflective pools, fountains, or the like. Also includes irrigation systems, mulches, decorative rock ground cover, topsoil, and re-vegetation or the preservation, protection, and replacement of trees.

- (B) Landscaping shall be designed, developed, and maintained to satisfy the specific functional and aesthetic objectives appropriate to the development, considering the following:
 - 1. Type, variety, scale, and number of plants used;
 - 2. Placement and spacing of plants;
 - 3. Size and location of landscaped areas;
 - 4. Contouring, shaping, and preparation of landscaped areas;
 - 5. Use and placement of non-plant elements within the landscaping;
 - 6. Use of root barrier planting techniques to prevent root infiltration of utility lines and limit possible surface cover damage.
 - (C) The landscape design shall incorporate existing significant trees and vegetation preserved on the site.
 - (D) Specific Landscape Requirements. The following provisions shall apply for all landscaping improvements:
 - 1. Total landscaped area (percentages) shall comply with provisions in Section 23.03.
 - 2. Walkways, drives, parking areas, and buildings shall be excluded from the landscaping calculation.
 - 3. All street facing yard areas shall be landscaped. This requirement recognizes the landscaped area may exceed minimum percentage requirements in Section 23.03.
 - 4. At least 25% - but no more than 50% - of the required landscaped area shall be planted in shrubs and trees. The area for trees shall be based on their accepted mature canopy. Regardless of the mix of shrubs and trees, at least one tree shall be included in the landscaping plan. For the purpose of this section, the minimum requirement for a tree upon maturity shall be 8 feet in height. See additional requirements under Street Tree Species 23.09.
 - 5. The remaining landscaped area shall be planted with suitable living ground cover, lawn, ivy, flowers, and other plantings exclusive of decorative design elements such as walkways, fountains, benches, sculptures, and similar elements placed within the required landscaping area. Fountains, walkways sculptures cannot be more than 5% of the overall landscaping.
 - 6. No more than 20% of the area identified in 23.03, shall contain rocks, bark, or other decorative ground cover.
 - 7. Modifications to these requirements shall be processed per provisions in Section 23.02
5. The applicant provided a general landscaping plan showing the areas and dimensions to be landscaped. The landscaping plan and supporting estimated documents do not offer enough detail to be consistent with the landscaping requirements within 23.02 but general meets the intent. The city will condition the approval of the landscaping compatible with a minimum of 25% mature shrubs and no more than 20% rock or bark.

Finding: The application plan meets some, but not all the landscaping criteria within ADO 23.02. Staff finds applicant meets all criteria as conditioned below.

IV. PLANNING COMMISSION ACTION

The Planning Commission may either:

- A. Make a motion to adopt the staff report and approve the requested modification to the original Site Development Review (MSDR 2022-09), subject to the conditions of approval as set forth in the staff report; or
- B. Make a motion to adopt the staff report and approve the requested Modification to the original Site Development Review, subject to the conditions of approval set forth in the staff report, as modified:

Note: The Commissioner making the motion needs to state the reasons for the modifications and any revised conditions of approval.

- C. Make a motion to deny the requested Site Development Review.

Note: The Commissioner making the motion needs to state the reasons for the denial.

- D. Make a motion to continue the public hearing to a date and time certain and state the additional information that is needed to allow for a future decision.

Permit # 22-36



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Type A Permit

Application is made to residential: Construct Alter

- | | | | |
|---|--------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Curb | <input type="checkbox"/> Deck/Patio | <input type="checkbox"/> Driveway | <input type="checkbox"/> Fence |
| <input checked="" type="checkbox"/> Landscaping | <input type="checkbox"/> Parking Lot | <input type="checkbox"/> Sanitary Sewer | <input type="checkbox"/> Sidewalk |
| <input type="checkbox"/> Shed/Accessory | <input type="checkbox"/> Storm Drain | <input type="checkbox"/> Street | <input type="checkbox"/> Water Main |

Applicant: Mike Flewelling

Address: 9991 Puma St

Phone: 503 339 5170

Email: Flew2@outlook.com

Location of Work: (Include lot #, block if new construction)
9991 Puma St
Front and Side Yard

Proposed Work Schedule:

Start Date: Aug-Sept Complete: Sept

Plans cleared by local, private, and public utilities Plans attached

Description of Work: Landscaping, Artificial turf with rock and plants

Easements required: Yes No

Obtained: Yes No

Engineer: _____

Contact: _____

Contractor: _____

Contact: _____

Approval from outside agency required: Yes No

Agency: _____

Date Approved: _____

For Office Use Only Permit # TA 22-36

Permit Fee \$ _____ Receipt # _____ Paid on _____ By: _____

Plans Check by _____ Date _____ Approved Not Approved

Approved with Notation, See page 2

Permit Issued _____ By _____ Date Construction Completed _____

Date Work Accepted _____ By _____

Project Sketch: Site Plan (must show location of house and any other existing structures; street name and location; project location and setback measurements on front, sides, and back)

See attached

Conditions of Permit # TA22-36 :

- Resolution 20-21 allows for cost recovery for this permit.
- For construction involving any excavation work, Oregon law requires the permittee to locate all underground facilities before start of excavation and take measures to protect the facilities during construction. The telephone number for the Oregon Notification Center dial 8-1-1
- Applicant agrees to comply with the above description of work, attached plans, and the regulations of Aumsville Public Works Design and Construction Standards.
- Applicant agrees to give 2 business days notice prior to starting landscape work and 2 business days notice once landscape work is completed.
- Applicant agrees to guarantee all materials and workmanship covered by this permit for a period of one year following acceptance of the improvements by the City.
- Applicant agrees to indemnify and hold harmless the City, its officials, representatives and employees from any and all liability resulting from the Applicant's negligent acts or performance of work under this permit.

This permit does not demonstrate compliance of any other applicable law, rules, or regulation. The property owner remains obligated to comply with all applicable laws, rules, and regulations. In addition, by accepting this permit, the property owner recognizes and agrees that any portion of a fence built, or landscaping installed within an existing right-of-way, if approved by the city must be completely and permanently removed at such time as the fence or landscaping is no longer needed, or when the City deems it necessary.

I have read and agree to the permit conditions as listed above.

Applicant: 

(Signature)

Untitled Map

Write a description for your map.

Legend
Home



Red . . . fence

Turf 

Rock 

Google Earth



50 ft

Bell Gardens Landscape Inc. • 503-689-1798 • Info@BellGardensLandscape.com
www.BellGardensLandscape.com



LANDSCAPE PROPOSAL

July 6, 2022

Owner: Mike Fleweling **Phone:** 503-339-5170 flew2@outlook.com

Project Site: 9991 Puma Street Aumsville, OR 97325

Billing address:

Site Preparation and Grading

Assumes $\pm(1,700)$ square feet of area.

- Excavate and remove existing grass and remove at approximately 2-3" in depth.
- Haul away debris
- Home owner will remove existing cherry tree.
- Import, place and grade 15 cubic yards of 1/4 minus crush rock or similar for turf bedding

Total Phase: \$ [REDACTED]

Synthetic turf Install (TE LITE 51OZ Face Weight Field green/Olive green 1-1/2 blades)

- Assumes $\pm(1,000)$. Square feet of area.
- Fine grade bedding material (1/4 minus crush rock) before installation of turf
- Use a vibratory plate compactor and compact base material
- Install turf and attach galvanized 6" construction nails to secure turf
- Install Bend A Board edging around new turf
- Spread infill material(sand) and brush
- Our standard 5-year installation warranty covers any installation defects, seam rupture, buckling. 5-year warranty does not cover any damage done by your pets.
- Haul away waste materials and clean up.

Total Phase: \$ [REDACTED]

Shrub Planting:

- Select, procure, deliver, place, fertilize, and plant the shrubs and perennials with owner on site
- Deliver plants a mixture of 1,2 and 5 gallons. Low maintenance shrubs preferably Daylilies and small grasses, add 2 small flower trees in front of landscape.
- A ninety (90) day plant material warranty applies if Bell Gardens Landscape, Inc. purchases material
- No warranty applies to transplanted plants

Total Phase: \$ [REDACTED]

Irrigation System drip system for new plants.

Design and install RainBird irrigation system for new trees and shrubs. Its major components include:

- Assumes ±() square foot
- Install ½ inch drip line tubing with 1GPH drip emitters on all flower bed area
- Leave Rain Bird retro 1800 stubs so owners can hook up her own drip lines for future use.
- Automatic and manual drains to help protect the system during winter freeze events
- A one-year factory and installation warranty covers all parts and labor
- Bell Gardens Landscape, Inc. provides full maintenance and servicing of its irrigation installations upon Owner's request

Total Phase: \$~~7,500~~

River rock install for new flower beds with a few boulders for natural appearance.

- Assumes ±(1200) square foot of areas
- Install landscape fabric
- Import, place and grade 15 cubic yards of 1-2 Inch river rock
- Define ornamental spaces

Total Phase: \$~~4,500~~

Proposal includes: Permit fees, call 811 for buried utilities, export any job-related waste materials.

Proposal does not include: Handling hazardous materials, surveying, concrete removal

Total Cost \$~~12,000~~

I.ACCEPTANCE

Mike Fleweling, Home Owner

Date

Omar Luna
Omar Luna, Landscape Estimator

7/2/2022
Date









