ITEM 4 – Meeting Minutes

The March 5, 2015 meeting minutes were inadvertently included in the packet. Staff is requesting no action be taken on these minutes as they were approved at the March 19th meeting. Minutes from the March 19, 2015 meeting will be provided for the next regular planning commission meeting scheduled for May 7, 2015.

ITEM 8A – Congregation Hill

City staff has had additional conversations with the applicant about tree preservation since the planning commission packet was distributed. The applicant and staff have agreed upon some additional tree preservation that may be possible depending on the individual home designs. In addition, the applicant has agreed to provide additional conservation easement on the east and west sides of the development to provide long term preservation of the steep slope and wooded areas. The resolution should be updated with the following items:

Section 4.01

2. Prior to release of the final plat for recording:

b) The following must be submitted to the city:

2) Document for the city attorney’s review and approval.

b. Conservation easements over (1) the 25-foot wetland buffer, (2) the steep slope and wooded area upland of the wetland buffer and extending generally to the proposed easterly grading limit, and (3) the steep slope and wooded area generally located on the west
side of the proposed shared driveway. The easement must include a drawing of the easement area. The easement may allow removal of hazard, diseased, or invasive species.

f. Private utility easement between Lots 1 and 2 for any portion of private utility services that cross over the shared property line. Alternatively, the common lot line can be adjusted on the final plat.

5. Prior to issuance of a building permit for any of the lots within the development:

a) Submit the following items for staff review and approval:

3) Each lot must be custom graded at the time of home construction. The final grading and tree preservation plan for each lot must:

   d. Minimize tree removal and grading on the east side of the lots to protect trees identified in the tree inventory as 239, 240, 241, 244, 247, 396, 397, and 398.