

**CITY OF GRANT
PLANNING COMMISSION MEETING**

Tuesday, August 16, 2016
7:00 p.m.
Town Hall

Please be courteous and turn off all electronic devices during the meeting.

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES: July 19, 2016
5. NEW BUSINESS
6. OLD BUSINESS
 - A. Continuation of Application for a Conditional Use Permit, Commercial Tree Farm, 10000 Lansing Avenue N (Public Hearing Closed)
7. ADJOURN

**PLANNING COMMISSION MEETING MINUTES
CITY OF GRANT**

July 19, 2016

Present: John Rog, James Drost, Darren Taylor, Jeff Schafer, Dennis Kaup, Jeff Geifer and Robert Tufty

Absent: None

Staff Present: City Planner, Jennifer Haskamp; City Clerk, Kim Points

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. OATH OF OFFICE

New Commissioner Geifer took the Oath of Office for City of Grant Planning Commission.

4. APPROVAL OF AGENDA

MOTION by Commissioner Schafer to approve the agenda as presented. Commissioner Kaup seconded the motion. MOTION carried unanimously.

5. APPROVAL OF MINUTES, MAY 17, 2016

MOTION by Commissioner Drost to approve the May 17, 2016 Minutes, as presented. Commissioner Taylor seconded the motion. MOTION carried with Commissioner Geifer abstaining.

6. NEW BUSINESS

A. PUBLIC HEARING, Application for Septic Variance, 7555 99th Street Court – City Planner Haskamp advised the Applicant and Owner (“Applicant”), Brad Micetic, has requested a variance from wetland setbacks for installation of a new mound septic system on the property located at 7555 99th Street Court North. The Applicant recently purchased the subject property which includes an existing single family residential home and accessory structure. The existing septic system which serves the property has failed, and therefore the system must be replaced to serve the home. The Applicant has been

coordinating with Washington County to acquire a permit for installing the new system, and they were notified by the County that the location of the replacement system is within the City's required wetland setbacks and thus would need to obtain a variance from the city prior to being issued a permit for installation of the new system.

The following staff report summarizes the requested variance, and existing conditions of the site.

Project Summary

Applicant & Owner: Brad Micetic	Site Size: 2.5 Acres Location: 7555 99 th Street Court North Existing Home: Constructed in 1974 Zoning & Land Use: R-1
Request: Variance from wetland setbacks and grading buffer to install a replacement subsurface sewage treatment system (SSTS) at the existing home	

As referenced above, the Applicants have requested the following variance:

- Structural Setback from wetland for the septic system (75 feet).

As previously described, the Applicant is seeking a variance from the required setbacks for installation of a septic system to replace the existing system which was deemed failing during the recent real estate transaction in which the Applicant acquired the property.

MOTION by Commissioner Drost to open the public hearing at 7:13 p.m. Commissioner Kaup seconded the motion. Motion carried unanimously.

Ms. Judy Froehling, 7545 99th Street Court, came forward and expressed concern regarding aesthetics and contamination of the water resulting from the mound system. She asked if the mound system was too close to the road, if the MPCA is involved and why the system can't be placed behind the home.

MOTION by Commissioner Schafer to close the public hearing at 7:15 p.m. Commissioner Geifer seconded the motion. Motion carried unanimously.

City Planner Haskamp stated the MPCA does not get involved in individual septic permits. Washington County does make sure all rules and regulations are followed that include MPCA requirement. The City does not have an ordinance relating to aesthetics and septic systems. The mound will be designed in a way that the drain fields clean properly. The designer did submit an appropriately designed system. The well is behind the structures and there are rules regarding the drain field being a certain distance from a well. Washington County has determined there is no other location for the system and

they are the permitting authority. They do the site visit and issue the permit. Certain plantings can be done on the mound if the property owner chooses to do so.

MOTION by Commissioner Rog to recommend approval of the variance request, as presented. Commission Tufty seconded the motion. Motion carried unanimously.

This item will appear on the regular City Council meeting agenda on August 2, 2016.

B. PUBLIC HEARING, Application for Septic Variance, 93143 75th Street North -
City Planner The Applicants, John and Bernadette Fiske, and Owners, Brian and Megan Ratnayake (hereafter collectively referred to as “Applicants”), have requested a variance from wetland setbacks for installation of a new mound septic system on the property located at 9313 75th Street North. A third party inspection of the existing system revealed that the system is non-compliant with current standards, and therefore the Applicants are requesting approval to bring the system into compliance. The Applicants have been working with Washington County to acquire a permit for installation of the new system at which time they were notified by the County that the location of the replacement system is within the City’s required wetland setbacks and thus would need to obtain a variance from the city prior to being issued a permit for installation of the new system.

The following staff report summarizes the requested variance, and existing conditions of the site.

Project Summary

Applicants: John and Bernadette Fiske	Site Size: 4.67 Acres (per GIS records)
Owners: Brian and Megan Ratnayake	Location: 9313 75 th Street North
	Existing Home: Constructed in 1987
	Zoning & Land Use: R-1
Request: Variance from wetland setbacks and potentially the grading buffer to install a replacement subsurface sewage treatment system (SSTS) at the existing home	

As referenced above, the Applicants have requested the following variance:

- Structural Setback from wetland for the septic system (75 feet).
- Buffer grading area encroachment for installation of septic system (50 feet) – staff identified that there may be some encroachment within the grading buffer depending on grading and work performed to install the new system.

As previously described, the Applicants are seeking a variance from the required setbacks for installation of a septic system to replace the existing system which was deemed non-compliant during a recent third-party inspection. Additionally, the location of the new system may require some grading work to be installed which may encroach within the

City's grading buffer of 50-feet. While this is not identified in the application, staff has included it as part of this review to expedite the process, and to ensure that if the variance is granted for the location of the drain field that there are no issues if it is determined that some minimal grading work is necessary within the grading buffer to install the new system.

Mr. Pat Fiske, applicant, came forward and provided the background on the property as well as the system. He noted that through the sale of the property, it was determined the current system is out of compliance. It is not failing but for compliance purposes an upgraded mound system has been recommended.

MOTION by Commissioner Schafer to open the public hearing at 7:42 p.m.
Commissioner Rog seconded the motion. Motion carried unanimously.

Mr. Steve Bar, 7330 (?) came forward and stated he would receive all the affluent drainage from this septic on his property. He asked that all rules and regulations be strictly adhered to as he is very concerned about drainage and the close wetlands.

MOTION by Commissioner Rog to close the public hearing at 7:44 p.m. Commissioner Schafer seconded the motion. Motion carried unanimously.

Commissioner Geifer asked if the City Planner had concerns regarding the proposed location and stated he does not think it is possible for the system to drain on nearby wetlands.

City Planner Haskamp stated technology has come a long way in terms of septic systems and rules relating to systems. Septics are far more detailed now and the system is being brought up to date so it will be in compliance. There are very few areas where this could be located and Valley Branch has the permitting authority relating to the wetlands if a permit is required. The variance request is for the setback from a wetland and not the property line.

Commissioner Drost stated the mound system is being brought in because it is a much better system and if it is installed correctly there should not be any problems.

MOTION by Commissioner Geifer to recommend approval of the variance application, as presented. Commissioner Drost seconded the motion. Motion carried unanimously.

This item will appear on the regular City Council meeting agenda August 2, 2016.

C. PUBLIC HEARING, Application for Conditional Use Permit, Commercial Tree Farm, 10000 Lansing Avenue N – City Planner Haskamp advised the Owners and Applicants, Jon and Kirsten Yocum (“Applicant”), are requesting a Conditional Use Permit (“CUP”) to operate a commercial Tree Farm and Nursery on a portion of the

property located at 10000 Lansing Avenue North. The Applicant recently acquired the property and is currently constructing a new home on the property which will be their principal residence. In addition to living on the subject property the Applicant would like to utilize a portion of their property for the establishment of a Tree Farm and Nursery, which per the City's code requires a CUP. As such, the following staff report is provided to assist the Planning Commission in your review and consideration of the Applicants' request.

Public Hearing & Notice

A duly noticed public hearing was published for July 19th, 2016 at the Planning Commission's regular meeting, and letters were mailed to property owners within ¼-mile of the subject project informing them of the application request and public hearing.

Project Summary

Applicants & Owners: Jon and Kirsten Yocum	Site Size: 116.4 Acres (Total)
Zoning & Land Use: A-2	Request: Conditional Use Permit (CUP)
Address: 10000 Lansing Avenue N.	PIDs: 1103021440001 (74.92 Acres) 1403021110002 (5 Acres) 1403021120001 (35.75 Acres) 1103021430003 (0.76 Acres)

The Applicant is applying for a CUP to establish and then operate a wholesale Tree Farm and Nursery on an approximately 0.99 Acre portion of the site. As indicated in the Project Summary table there are several separate Property Identification Numbers (PIDs) associated with the total project site, and the CUP would apply to and be recorded against all parcels included in the Application. The following summary of the proposed site improvements is provided:

Tree Farm Area: As shown on the plant set contained in Exhibit B, the initial Tree Farm Area would be located south of the existing driveway and would be located on an approximately one acre portion of the site. The Tree Farm would be comprised of a variety of planting areas that are shown on the Exhibit entitled "Tree Farm – Layout Plan." The operations would include several hoop houses, community gravel nursery beds, orchard space and a perennial/vegetable garden. Further description of the uses of each of the planting areas can be found in Exhibit A which includes the Applicant's narrative.

Storage Shed & Shade Structure: To support the nursery operations the Applicant is proposing to construct a small storage shed approximately 12' x 15' (180 SF) and shade structure approximately 12' x 15' (180 SF) on the southwestern corner of the proposed initial Tree Farm Area.

Main Access and Parking: The Applicant is proposing to use the existing gravel driveway which was previously used to access a single family home on the site. While the existing home has been demolished, the Applicant is constructing a new home in generally the same location as that which was previously onsite, and it is their intent to use the existing gravel driveway to access their new home. The Tree Farm Area is located east of the new residential structure, and therefore it is logical that the existing graveled driveway would be used to serve the Tree Farm operations as well provide a single access from Lansing Avenue North. Internal to the Tree Farm Area there would be an extension of the gravel driveway to access the various planting areas and would provide space for staging as well as some onsite parking.

Utilities: To properly irrigate the proposed nursery stock a well and power will be necessary to operate the irrigation pumps. The Layout Plan (Exhibit B) indicates that the well would be located to the west of the Storage shed which would be located on the southwestern corner of the Tree Farm Area.

Stormwater Control/Ponding: The proposed project is located in the Brown's Creek Watershed District (BCWD) and is subject to their rules and regulations, as well as the City's. While the proposed use is agricultural in nature there will be hardcover added and grading work completed to create Tree Farm Area. The narrative states that the Tree Farm Area would be graded to smooth out the area will opportunities for positive drainage and passive irrigation. This information is being reviewed by the City Engineer, and BCWD should be contacted to ensure compliance with any of their applicable rules and regulations.

Operations: The Applicant's narrative and supplemental information (Exhibit A) describes the proposed operations of the Tree Farm. The following summary of the materials is provided:

- The Applicant describes the use as a tree farm and plant propagation operation. The use will include the creation of a "new nursery area for the specialty cultivation of bare root woody vegetation and perennials."
- Number of Employees: One permanent employee and potential for temporary seasonal employment once the nursery is more established during busy seasons.
- Hours of Operations: The hours of operation will be irregular and are likely to vary by season; however, the majority of the work can be conducted between 8 a.m. and 6 p.m.
- Traffic/Parking: It is unclear from the materials how much traffic is expected from those visiting the site. The narrative states that the operations will be primarily wholesale to vendors and landscape professionals, but does indicate that by-appointment retail sales would also be accepted.

City Planner Haskamp also advised some lighting would be placed on the shed and it must adhere to the ordinance requirements. The proposed signage does meet the City's sign ordinance. The MPCA does have noise regulations and they would be required to meet those noise standards. Staff is recommending any potential future expansion of the site would require an amended permit.

City Planner Haskamp reviewed the memo from the City Engineer relating to any additional requirements. She stated the applicant indicated to her yesterday the estimated trips per month, plans for deliveries, parking areas, clarification relating to on site retail sales and no regular retail hours. City Planner Haskamp then reviewed draft conditions to consider for permit approval based on that information that was provided yesterday from the applicant.

Commissioner Rog inquired about noise from trucks and the backup beepers.

Mr. John Yocum, applicant came forward and provided the background on the property. He stated they would like to do something on the land and offer an educational piece for the community. He would like to grow something that fits with the land and provide a product to wholesale landscapers. The plantings will be done on one acre and will not generate a lot of product as they are trying to ease into the project. The planting will be a couple feet high to start and the roots are what grow out. There will not be semi-trucks but trucks a bit larger than a pickup. An in-out access can be provided in the back to eliminate and back up beepers. The well runs at 10 gallons per minute and he doesn't know if nutrients will be needed but the water will be reused and plants watered every 3-4 hours. As the trees get more seeded less watering is required. Pipe can be used to run that water to other areas. He stated he is not sure about the percentage of retail to wholesale. There are no plans to supply gravel. Stock will include trees, shrubs, classes, fruits and some vegetables. It is anticipated truck traffic would be at approximately five trips per month.

Commissioner Rog requested the City Engineer take a look at any impact on the grading schedule and increased dust that may occur from the truck traffic.

MOTION by Commissioner Geifer to open the public hearing at 8:59 p.m. Commissioner Drost seconded the motion. Motion carried unanimously.

Mr. Steve Halstenson, 10004 Lansing, came forward and stated he believes the applicant should be able to do this but with the bike trail, traffic and dust from the driveway is an issue that needs to be considered.

Ms. Melissa Lewis, 10799 105th Street, came forward and stated she supports the operation but is concerned about additional traffic and safety on the trail. She stated the classes being proposed were not part of the application and much more information should be submitted about those classes and additional cars, trips, etc.

Ms. Lois Walton, 10030 Lansing, came forward and expressed concern regarding additional traffic and dust generation.

Ms. Joanie Halstenson, came forwards and stated they bought their home in this area because it is a residential area and caters to trail users. Lansing Avenue already has bad traffic and is a gravel road.

Mr. Dan Potter, 9653 Lansing, came forward and stated he does support this type of activity on the property as it is not too large. There are many other uses that could apply to a parcel this large. The biggest issue is that Lansing Avenue is one of the highest traveled gravel roads in Grant. There are pedestrians, horses and many trail riders at the trail crossing. IT is a good use without the public retail and sales piece of the proposed use.

Ms. Josie Holker, 9899 Keswick Avenue, came forward and stated she has lived here for twenty years and loves the quiet. She asked how loud the generators will be.

Mr. John Yocum, applicant, came forward and stated he will be providing power through a solar system as he does not want generator noise either. There will not be any generators.

Ms. Kirstin Yocum, applicant, came forward and explained the type of classes she would have noting they are hands on and very low tech. It would be quiet groups with a low frequency on Saturdays. Potentially, there would be two classes a month.

Mr. Stewart Opel, 10310 Kismet Lane, came forward and stated he is an avid bike rider. It seems as though the traffic increase would be minimal. The issue is that the bicyclists do not stop at the posted signs at the trail. Vehicle traffic is not the problem but there will be an accident there. He stated trucks and UPS vehicles are already in the neighborhood.

He stated he has ordered trees that have been delivered. He indicated he fully supports the proposed operation.

MOTION by Commissioner Schafer to close the public hearing at 9:15 p.m. Motion seconded by Commissioner Rog. Motion carried unanimously.

City Planner Haskamp advised additional conditions could address the additional information and they did note two events per month. Saturday classes have to be addressed and the City Engineer could address dust generation from the projected trips per month.

Through discussion, the Planning Commission requested more information regarding the following:

- Potential of a circular driveway within the plan
- Specific parking plan
- Solar system for power plan
- Detailed plan on entrance and vegetation
- Dust management plan
- Fertilizer/water management plan
- Specific plan for classes
- Additional signage at the gateway crossing
- Lighting plan

City Planner Haskamp did explain the complaint process within the City in terms of conditions within a conditional use permit noting there is a bit of honor code involved between both parties.

MOTION by Council Member Schafer to table this item to the next regular Planning Commission meeting based on the need for additional information. Commissioner Drost seconded the motion. Motion carried unanimously.

7. **OLD BUSINESS**

There was no old business.

8. **ADJOURNMENT**

MOTION by Commissioner Schafer to adjourn the meeting at 9:34 p.m. Commissioner Kaup seconded the motion. Motion carried unanimously.

Respectfully submitted,

Kim Points
City Clerk

DRAFT

STAFF REPORT

To: Planning Commission Members
Kim Points, City Clerk

Date: August 8, 2016 rev.
July 11, 2016

From: Jennifer Haskamp
Consulting City Planner

RE: Application for a Conditional Use
Permit (CUP) to operate a
Commercial Tree Farm & Nursery

Summary of Request & Background

On July 19th, 2016 the Planning Commission considered Jon and Kirsten Yocum's Application for a Conditional Use Permit to construct and operate a Commercial Tree Farm and Nursery on their property. A duly noticed public hearing was held at the meeting, public testimony and comment received, and was subsequently closed. Through the course of the discussion and presentation the Planning Commission determined that additional information was necessary to adequately consider the request. A summary of staff's understanding of the requested information is as follows:

- Updated Site Plan reflecting the following information:
 - Defined parking area with number of stalls indicated.
 - Show the "Potential Secondary Access Road" as constructed and part of the site plan.
 - Indicate a plan for one-way traffic through the tree farm area to reduce the need for backing up, thereby reducing back-up beeping.
 - Show/indicate location of proposed lighting.
 - Show/indicate location of proposed signage.
- Provide a supplemental narrative addressing the following:
 - Information regarding class types, schedule (hours and days), number of classes per month, maximum number of attendees per class.
 - Address how the operations will be powered, indicated solar during presentation, should be verified within the narrative.
 - Trip count and traffic information regarding the use.
 - Address/clarify retail sales
 - While not expressly stated, address the access drive and Gateway State Trail crossing.

In addition to the supplemental information requested from the Applicant, the Planning Commission also requested that the City Staff consider and address dust control on-site as well as on Lansing Avenue.

The following staff report is as presented during the July 19th planning commission meeting, but has been updated to reflect the supplemental information. Additions to the staff report are shown with an underline, while deletions are shown with a ~~strikethrough~~.

The Owners and Applicants, Jon and Kirsten Yocum (“Applicant”), are requesting a Conditional Use Permit (“CUP”) to operate a commercial Tree Farm and Nursery on a portion of the property located at 10000 Lansing Avenue North. The Applicant recently acquired the property and is currently constructing a new home on the property which will be their principal residence. In addition to living on the subject property the Applicant would like to utilize a portion of their property for the establishment of a Tree Farm and Nursery, which per the City’s code requires a CUP. As such, the following staff report is provided to assist the Planning Commission in your review and consideration of the Applicants’ request.

Public Hearing & Notice

A duly noticed public hearing was published for July 19th, 2016 at the Planning Commission’s regular meeting, and letters were mailed to property owners within ¼-mile of the subject project informing them of the application request and public hearing. The public hearing was closed on July 19th, 2016. A new public hearing was not published, and is not required to consider the supplemental information.

Project Summary

Applicants & Owners: Jon and Kirsten Yocum	Site Size: 116.4 Acres (Total)
Zoning & Land Use: A-2	Request: Conditional Use Permit (CUP)
Address: 10000 Lansing Avenue N.	PIDs: 1103021440001 (74.92 Acres) 1403021110002 (5 Acres) 1403021120001 (35.75 Acres) 1103021430003 (0.76 Acres)

The Applicant is applying for a CUP to establish and then operate a wholesale Tree Farm and Nursery on an approximately 0.99 Acre portion of the site. As indicated in the Project Summary table there are several separate Property Identification Numbers (PIDs) associated with the total project site, and the CUP would apply to and be recorded against all parcels included in the Application. The following summary of the proposed site improvements is provided:

Tree Farm Area: As shown on the updated plan set contained in Exhibit B, the initial Tree Farm Area would be located south of the existing driveway and would be located on an approximately one-acre portion of the site. The Tree Farm would be comprised of a variety of planting areas that are shown on the Exhibit entitled “Tree Farm – Layout Plan.” The operations would include several hoop houses, community gravel nursery beds, orchard space and a perennial/vegetable garden. Further description of the uses of each of the planting areas can be found in Exhibit A which includes the Applicant’s narratives.

Storage Shed & Shade Structure: To support the nursery operations the Applicant is proposing to construct a small storage shed approximately 12' x 15' (180 SF) and shade structure approximately 12' x 15' (180 SF) on the southwestern corner of the proposed initial Tree Farm Area.

Main Access and Parking: The Applicant is proposing to use the existing gravel driveway which was previously used to access a single family home on the site. While the existing home has been demolished, the Applicant is constructing a new home in generally the same location as that which was previously onsite, and it is their intent to use the existing gravel driveway to access their new home. The Tree Farm Area is located east of the new residential structure, and therefore it is logical that the existing graveled driveway would be used to serve the Tree Farm operations as well provide a single access from Lansing Avenue North. Internal to the Tree Farm Area there would be an extension of the gravel driveway to access the various planting areas and would provide space for staging as well as some onsite parking. The updated plan set has been revised to show the internal circulation as one-way through the Tree Farm Area. Visitors would enter the Tree Farm Area from the easterly driveway access and exit on the westerly access driveway thereby reducing the need to back-up and also reducing the potential for conflicts between those entering and exiting the operations.

Utilities: To properly irrigate the proposed nursery stock a well and power will be necessary to operate the irrigation pumps. The Layout Plan (Exhibit B) indicates that the well would be located to the west of the Storage shed which would be located on the southwestern corner of the Tree Farm Area. The supplemental narrative states that the electricity needed to power the operations will be sourced by a solar system which will be constructed as part of the operations.

Stormwater Control/Ponding: The proposed project is located in the Brown's Creek Watershed District (BCWD) and is subject to their rules and regulations, as well as the City's. While the proposed use is agricultural in nature there will be hardcover added and grading work completed to create Tree Farm Area. The narrative states that the Tree Farm Area would be graded to smooth out the area will opportunities for positive drainage and passive irrigation. This information is being reviewed by the City Engineer, and BCWD should be contacted to ensure compliance with any of their applicable rules and regulations.

Operations: The Applicant's narrative and supplemental narrative (Exhibit A) describes the proposed operations of the Tree Farm. The following summary of the materials is provided:

- The Applicant describes the use as a tree farm and plant propagation operation. The use will include the creation of a "new nursery area for the specialty cultivation of bare root woody vegetation and perennials."
- Number of Employees: One permanent employee and potential for temporary seasonal employment once the nursery is more established during busy seasons.
- Hours of Operations (Tree Farm/Nursery Operations): The hours of operation will be irregular and are likely to vary by season; however, the majority of the work can be conducted between 8 a.m. and 6 p.m.
- Small Classes and Growing Events: The Applicant is proposing to hold small classes and growing events on-site as part of the nursery operations. The classes/events would be limited to attendees that

could be accommodated by the five on-site parking stalls shown on the Tree Farm Layout Plan. Classes/Growing Events would include topics such as: basic gardening – planting, care and harvest; advanced gardening – seed saving season extension; Plant combinations/pots and borders; edible plants and their uses; herbs and uses; basic floral design; holiday decorations; tablescape design; porchscape design.

- Classes (Hours of Operation, Frequency): The Applicant is proposing a maximum of two events per month for the months between May and October. Classes would be offered during regular business hours Monday through Friday, and may be offered on Saturday between 8 am and 6 pm.
- Traffic/Parking: It is unclear from the materials how much traffic is expected from those visiting the site. The narrative states that the operations will be primarily wholesale to vendors and landscape professionals, but does indicate that by appointment retail sales would also be accepted. The Applicant has indicated in their Supplemental Narrative that the wholesale tree farm would potentially generate approximately five (5) delivery vehicles per month, with those trips occurring between the months of May through October. Additionally, the Applicant would use their own vehicle/truck for nearby deliveries, and potential trucks from landscapers or local delivery vehicles may also visit the site. Online sales deliveries would occur via UPS or FedEx. The updated Layout Plan identifies five (5) parking stalls, with one noted as Handicap Accessible.

Review Criteria

According to the City Code, Conditional Use Permits are subject to the process and review criteria stated in City Code Section 32-152. The City Code further states the following for consideration when reviewing a Conditional Use Permit (32-141):

“(d) In determining whether or not a conditional use may be allowed, the City will consider the nature of the nearby lands or buildings, the effect upon traffic into and from the premises and on adjoining roads, and all other relevant factors as the City shall deem reasonable prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.”

(e) If a use is deemed suitable, reasonable conditions may be applied to issuance of a conditional use permit, and a periodic review of said permit may be required.”

Further Section 32-146 lays out nine specific standards to consider when reviewing a request for a conditional use permit.

In order to determine the appropriateness of the proposed amendments to the CUP based upon the code criteria, the following analysis regarding the proposed use is provided for your background and discussion.

Existing Site Conditions

The Applicant owns four separate parcels (PIDs 1103021430003, 1103021440001, 1403021110002, and 1403021120001) totaling approximately 116 Acres. The proposed operations would be conducted on PID 1103021440001 which has frontage on Lansing Avenue North.

The Applicants recently acquired the property which included an existing single family home that was located on parcel 1403021110002. The existing home was on a 5-acre parcel and was accessed primarily from Lansing Avenue North by a 2,800-foot long driveway, which is connected from the eastern edge of the property. Secondary access to the site is available to the north via PID 1103021430003 that provides a connection to Kismet Avenue North.

A wetland delineation was not submitted as part of this application, however, based upon GIS information there do appear to be wetlands interspersed throughout the site. Based upon the submitted aerial the closest wetland/pond appears to be located approximately 150-feet south of the proposed Tree Farm Area. There is significant tree cover and vegetation on the site, with several areas of clearing including the area proposed to be used for the tree farm.

There are two easements which were identified on the Certificate of Survey, one on the northern portion of the property which is identified for “ingress and egress and ponding” and also a Northern Natural Gas (NNG) easement which runs north-south through the property near the eastern edge. The NNG easement appears to be located just to the east of the proposed Tree Farm Area, but does appear to potentially cross the area identified for future expansion.

Comprehensive Plan Review

The site is guided A-2 Small Scale Agricultural which promotes rural residential and agricultural uses. The proposed principal use of the property for a single-family rural residential homesite with a wholesale tree farm is generally consistent with the goals for the A-2 land use designation as stated within the Comprehensive Plan.

Zoning/Site Review

The City of Grant zoning ordinance permits “Nursery – Commercial” with a Conditional Use Permit in the A-2 zoning district, where “*Nursery, landscape*, means a business growing and selling trees, flowering and decorative plants, and shrubs which may be conduction within a building or without.” The following review is provided with respect to how the proposed project conforms, is consistent, or inconsistent with the zoning and site regulations.

Dimensional Standards

The following site and zoning requirements in the A-1 district regulate the site and proposed project:

Dimension	Standard
Lot Size	5 acres
Frontage – public road	300'
Front Yard Setback	65'
Side Yard Setback	20'
Rear Yard Setback	50'

Height of Structure	35'
Fence	May be on property line, but not within any ROW
Driveway Setback	5'
Parking Lot setback	10' from ROW
Wetland Setback Structure (Buffer)	75' (50')

Setbacks & Frontage: The proposed Tree Farm Area is located approximately 1,490-feet from Lansing Avenue North, 70-feet from the closest easterly side-yard, 990-feet from west side-yard, 670-feet from the south property line and 1,050-feet from the north property line. As proposed, the Tree Farm Area meets all setback requirements. As for the Proposed Tree Farm Future Expansion Area, since a detailed plan is not provided it is hard to determine whether it would meet all setbacks, particularly the east side-yard setback which depending on the operations may encroach upon the setback. *As proposed, the Proposed Tree Farm Area meets all setbacks, and staff would recommend including a condition that all operations within the Proposed Tree Farm Future Expansion Area be required to meet the City's setback requirements.*

The property's primary access is from Lansing Avenue which is located on the easterly corner of the subject property, with secondary access from Kismet Avenue N on the northern corner of the property. The lot has approximately 66-feet of frontage on Lansing Avenue, and approximately 88-feet of frontage on Kismet. The subject property does not meet the City's current requirements for frontage a on a public roadway. However, the parcels pre-date the current ordinance requirements, and in prior ordinances there were no requirements for frontage. *Therefore, the subject parcels/lot would be considered a legal non-conforming lot, and per the ordinance, would be viewed as conforming provided all other standards are met and the current configuration is maintained.*

Parking Lot (Location & Spaces): ~~Based on the Tree Farm Layout Plan Exhibit there is not specific area identified for a parking lot, however the area identified as Staging Area and the area labeled Gravel Driveway appear to be sized to permit the parking of vehicles. The updated Tree Farm Layout Plan identifies five (5) parking spaces to be located adjacent to the Storage Shed and Shade Area. The Plan identifies one (1) stall as Handicap Accessible. Since the Applicant will provide classes to the general public, and also is proposing retail by-appointment, they are required to install one ADA compliant stall. The ADA standards require that the parking stall be constructed of a durable, flat, even surface. As proposed, the stall is proposed to be gravel. Staff would recommend including a condition that the ADA compliant stall shall be constructed to ADA accessibility standards, which may require paving of the stall, but can be confirmed with the City's Building Official.~~ The City's ordinance requires off-street parking areas to be located a minimum of 10-feet from a public

roadway. *As proposed, the location of the graveled area which could accommodate parking meets the City's setback standards.* As summarized above, it is unclear how much traffic is anticipated to visit the operations on a daily basis, and therefore more information should be obtained from the Applicant to determine the appropriate amount of parking needed. Once provided, staff can determine whether the area provided is adequate. Section 32-374 of the City Code addresses required off-street spaces per use; however, a Landscape Nursery is not included on the table, and as such would fall under the "Uses not specifically noted" on the table, which then requires the Planning Commission and City Council to determine how many spaces are necessary. The Applicant's supplemental narrative states that the proposed classes/growing events would be limited to only the number of cars which can be parked within the designated parking area. Based on that constraint, a maximum of five (5) vehicles could be parked on the site. Provided that no delivery trucks, or other vehicles need to park in this area for operations, then the number of parking stalls/parking area would be adequate. Prior to the Planning Commission meeting staff will try and obtain additional information from the Applicant about traffic generated to the site, and if possible, will provide an update regarding parking at the meeting. Staff would recommend including a condition limiting the number of participants in the classes/events to those that can be accommodated by the on-site parking.

Traffic/Trip Count

As previously summarized, the Applicant has indicated in their Supplemental Narrative that the wholesale tree farm would potentially generate approximately five (5) delivery vehicles per month, with those trips occurring between the months of May through October. In addition, there may be the potential for local delivery and pick-up from UPS, FedEx or from local landscape contractors. Additionally, the Applicant describes on-line or by-appointment retail sales which may generate some additional trips unless such orders are fulfilled by delivery from the Applicant. As a result, it is difficult to determine how many trips per day may be generated as a result of the wholesale nursery. Staff would propose allowing up to six (6) additional trips per day (average) which would not apply to those trips created by the Owner or from those which live on the subject property, or from the classes as previously described and conditioned. This would allow for a low level of activity in and out of the site for the wholesale operations, but would ensure that retail uses were not a principal use on the site. *Staff would recommend including a condition regarding generated daily trips associated with the wholesale operations, and would propose limiting the average number of trips per day to no more than six.*

Driveway/Circulation: The Applicant is proposing to use the existing graveled driveway to serve the Tree

Farm Area. As shown on the Layout Plan, a Primary Access into the Tree Farm Area would run south of the Perennial/Vegetable Garden Area, Community Gravel Nursery Beds and Hoop Houses, and could potentially connect to a Secondary Access Road in the future providing a 'loops' back onto the existing graveled driveway which provides access back onto Lansing Avenue North. The existing driveway which would serve the area is approximately 14-foot wide, and the proposed Primary Access one-way access into the Tree Farm is approximately 16-foot wide. During the Public Hearing, concerns were raised regarding the increased traffic generated by the proposed use and the potential conflicts it may create because the existing driveway is adjacent to the Gateway Trail. In response, the Applicant has shown on Sheet L102 that they will clear the brush and trees near the existing driveway intersection with Lansing Avenue to improve the sight lines for those accessing the operations. Staff would recommend including a condition that this tree/brush clearing be maintained for the duration of the use as a wholesale tree farm. In order to determine whether these widths are adequate more information regarding generated traffic is necessary. Section 32-376 Design and maintenance of off-street parking areas (a) Design states, "Parking areas shall be designed so as to provide adequate means of access to a public alley or street. Such driveway access widths shall be in accordance with the state highway department standards..." The fire lane standard is 20-foot wide, and while this may not be necessary, to adequately address this issue more information regarding the number or trips per day, as well as anticipated number of visitors that may stay for some duration is necessary. Based on the information provided, it seems that there will be limited traffic into and out of the operations. However, for example, there remains the possibility that attendees of a class or growing event could be entering the site on the driveway at the same time as a landscape truck is picking up an order. Therefore, staff would recommend including a condition that the Applicant must work with the City Engineer and Planner to locate a minimum of two (2) pull over locations between the entrance to the Tree Farm Operations and Lansing Avenue, and each pull-over must be a minimum of 20-foot wide to ensure that two vehicles could pass each other and still access the operations. Staff would further recommend including a condition that any intensification of the number of trips beyond that contemplated and reviewed in this application may require an amendment to this permit.

Architecture, Building
Height & Accessory
Structures:

The Applicant is proposing to construct a storage shed and shade area to support the Tree Farm operations. A brochure depicting the storage shed is attached for your review and reference (Exhibit D). Since the lot exceeds 20-acres, there is no limit on the number of accessory buildings on the site. *Additionally, as proposed the storage shed will meet the city's standards for height, floor area ratio and*

coverage.

Utilities (well and septic):

As summarized above, the Applicant is proposing to install an additional well to serve the Tree Farm area and will require electric service to the area. Since the parcel is large, and only one single-family structure is on-site, it seems reasonable that there would be an additional well on the property. The Applicant is proposing to serve the well and electrical service with a solar system which we be constructed as part of the Operations. *Staff would recommend including a condition that the Applicant will be required to get any necessary permits from the regulatory agencies having jurisdiction over the installation of wells, including, but not necessarily limited to the Minnesota Department of Health.*

Easements (NNG)

As shown on the plan, there is an existing Northern Natural Gas (NNG) easement which runs north-south through the property, and is adjacent to eastern edge of the Proposed Tree Farm Area. While the initial Tree Farm Area does not appear to encroach upon the easement, there is not a site plan which shows both the easement and the site plan on the same graphic. *Generally, NNG is fairly restrictive with their easements, so staff would recommend including a recommendation that the Applicant coordinate with the gas line to ensure that the site plan as contemplated is acceptable to NNG.*

Lighting

~~No information was submitted regarding exterior lighting of the Tree Farm Area.~~ The Applicant has updated the Layout Plan to indicate three (3) light fixtures one which will be located on the north façade of the Storage Shed, and two which be located on the eastern edge of the shade area. The Applicant has described all light fixtures as down-cast. The designated area is fairly secluded and setback from structures on adjacent properties and there is significant vegetation around the area which will buffer the operations, and the proposed lighting. ~~Since no plan was submitted, Staff would recommend including a condition that any future the light installation as shown on the Updated Layout Plan shall be required to meet the City's ordinance standards for lighting identified in Section 32-321 Lighting, lighting fixtures and glare. If the Applicant desires to install exterior lighting initially, they may submit a plan for review and approval during this process.~~

Signage

No signage was included as proposed as part of this application. If in the future any signage is proposed, the Applicant shall be required to follow the City's Ordinance Standards. The Applicant has identified on sheet L102 that a sign indicating the "Landsvagar Farm" operations would be placed on the north side of the driveway from Lansing Avenue. As stated within the supplemental Narrative, the sign is proposed to be 30" x 30". ~~Staff would recommend including a condition addressing future sign installations on the property, or indicating that the Applicant should provide information regarding location and size for review~~

and approval during this process. The described sign size and location is consistent with the City's Zoning Ordinance for sign area and location. Since a detail of the sign is not provided, staff would recommend including a condition which states that the sign shall be constructed per the specifications provided, and that aspects of the sign shall be in conformance with the applicable sections of the ordinance.

Employees and Hours of Operation The Applicant has stated that there will likely be one permanent employee of the operations, with the opportunity to employ temporary seasonal employees. As described in the narrative, the hours of operation may not be regular, but could be kept to the hours of 8 a.m. and 6 p.m. Since the Applicant will be residing on the property, it seems reasonable that they may conduct some maintenance of the Tree Farm outside of the standard hours of operation. Staff would recommend including a condition that would restrict all outside Employees, any visitors, clients or vendors of the Tree Farm to be limited to the hours of operations, but that the Applicant (Owners) would be permitted to conduct work in the area outside of the standard hours.

Noise While not specifically addressed within the application materials, noise related to the landscape operations has the potential to cause a nuisance. Often, the noise generated from back-up warnings on trucks, back-hoes and equipment (beeping) if constant can cause significant disturbance to neighbors. In response to this concern, the Applicant has updated the layout to allow for one-way traffic through the area, and the driveway through the Tree Farm Area will be signed "one-way" which will reduce the need for frequent backing-up through the area of operations. Additionally, depending on the frequency of trucks and visitors also could cause disturbance to adjacent property owners. Once more information is provided regarding the anticipated number of trips per day, staff will better be able to assist with determining what, if any, mitigation may be helpful to maintain the quiet enjoyment of neighboring properties. At a minimum, the planning commission should be aware that there are noise standards established by the Minnesota Pollution Control Agency (MPCA), which the Applicant will be required to meet, and *staff would recommend including a condition that operations must meet the MPCA's noise standards.*

Possible Future Expansion Area The Applicant has identified an additional 2.42 acres to the north of the Proposed Tree Farm Area for a possible Future Expansion Area. Generally, staff would assume that the area would be used in a similar way to that of the initial Tree Farm Area with similar levels of intensity. While this would generally seem to be acceptable, there are some potential concerns regarding the identified Expansion Area. The NNG easement does appear to encroach within the Expansion Area,

and since the site plan for the area is unknown, it is difficult to know if there would be any potential conflicts between the operations and the easement. Likewise, the circulation of the area is unknown, and the trip generation is unknown. In order to adequately review the Expansion Area, staff would look for some additional information regarding anticipated traffic patterns and a conceptual site plan if the Applicant would like the Expansion Area to be permitted as part of this CUP process. *If it is simply too premature to conceptually layout the Expansion Area, then staff would recommend including a condition that the Expansion Area generally appears acceptable but that an amendment to the CUP will be required when detailed plans for the area are known.*

Engineering Standards

~~The City Engineer is reviewing the application and will provide a staff report/memo prior to, or at the Planning Commission meeting. Staff will present the findings including any recommendations during the meeting. During the July 19th meeting, the Planning Commission requested additional comments from the City Engineer regarding dust control internal to the site, as well as at the connection of the driveway with Lansing Avenue. The City Engineer has indicated that due to the fairly limited number of trips anticipated that additional dust control is likely not warranted. However, if significant intensification of the use occurs resulting in increased trips, then a dust control plan may be necessary. Additionally, the trip information was provided to the City Engineer and he recommends that rather than widening the entire length of the driveway, that two bump-outs or pull-over locations be identified to ensure two cars could pass each other internal to the site. This recommendation is reflected in the analysis above, as well as in the proposed conditions.~~

Other Agency Review

~~The property is located within the Brown's Creek Watershed District (BCWD), and the Applicant will be required to obtain any necessary permits or approvals from them prior to beginning operations.~~

Additional Information Needed

~~As stated within the review, staff would recommend that some additional information be provided by the Applicant for consideration. Preliminarily those items are:~~

- ~~*—Information regarding the anticipated number of trips per day at the site should be provided. This should include anticipated number of visitors, vendors, clients and any employees.~~
- ~~*—If any exterior lighting is planned, information regarding size type and location should be provided.~~
- ~~*—If any signage is desired, information regarding the size, type and location should be provided.~~
- ~~*—If the Applicant would like the Expansion Area to be considered within the CUP, then a Conceptual Plan for the area that specifically addresses circulation, the NNG easement and the expected increase in trip generation (if any) should be provided for review.~~

Draft Conditions

The following draft recommendations and findings are provided for your consideration and discussion. The following can be modified, deleted, added to, etc., depending on the public testimony and discretion of the planning commission.

1. The Permit shall be granted for the approximately 0.99-acre area located south of the existing graveled driveway, and the site shall be constructed according to the Plans dated August 5, 2016.
2. The hours of operation shall be from 8 a.m. to 6 p.m., and shall apply to all clients, vendors and employees of the Wholesale Tree Farm Operations.
3. All visitor, employee and vendor parking shall be accommodated on site, and located on an improved (graveled) surface.
4. ~~If the City Engineer provides any required modifications to the site plan they must be reflected on an updated plan set and submitted for his review and approval.~~
5. A grading permit shall be acquired prior to commencement of work on site.
6. The Applicant shall work with the City Engineer and Planner to identify two pull-over locations on the driveway between the entrance to the Tree Farm Area and Lansing Avenue. The bump-outs shall be constructed to the width and design as recommended by the City Engineer.
7. ~~All access and driveway lane widths shall be consistent with the recommendations of the City Engineer.~~
8. The Owner shall initially clear the area depicted as "Clear Brush and Trees for Maximum Line of Sight" on Sheet L102 prior to commencing operations, and shall keep the area cleared for so long as the Tree Farm is operational.
9. The lighting as identified on the Tree Farm Layout Plan shall be installed in compliance with Section 32-321 of the City's Zoning Ordinance.
10. The proposed 30" x 30" sign identifying the "Landsvagar Farm" and location as depicted on sheet L102 is consistent with the City's Zoning Ordinance, and installation, design and construction shall be completed in compliance with the applicable sections of the City's sign ordinance.
11. The wholesale tree farm shall not generate more than an average of six (6) additional vehicle trips per day (including delivery trucks) from the site. If the number of trips exceed this amount, the Owner shall work with the City on appropriate steps to ensure safe ingress and egress from the operations, which may include an amendment of the Conditional Use Permit. This shall not include the trips created by the Owner or any occupants of the subject property as the principal residence, or the trips generated from the classes as conditioned subsequently.
12. All trips generated as a result of the wholesale tree farm operations shall occur during the hours of 8 a.m. and 6 p.m. Monday through Friday.

13. The Owner shall be permitted to conduct a maximum of 12 educational or growing events per growing season, with a maximum of 2 events per month between the months of May and October.
14. The Education and Growing Events shall be conducted during regular business hours Monday through Friday, and may be permitted on Saturdays between the hours of 8 a.m. and 6 p.m.
15. A maximum of 5 vehicles associated with the educational or growing events, not belonging to the Owner, may be parked on-site (limit of 10 vehicle trips generated for classes per day). All participants of the event shall park on the site in the area designated on the Layout Plan.
16. The ADA compliant parking stall shall be constructed to ADA accessible standards which shall be verified by the City's Building Official.
17. Retail sales shall be permitted during the educational and growing events and shall only be available to those in attendance at such events during those hours.
18. Retail sales to local residents or by-appointment shall be permitted only if such trips can be accommodated within the daily maximum as indicated in condition number 11.
19. The Applicant should coordinate with Northern Natural Gas (NNG) to ensure compliance with their easement requirements and the proposed operations.
20. All operations on site shall meet the MPCA's noise standards and regulations.
21. All necessary permits from Brown's Creek Watershed District must be obtained prior to issuance of a grading or building permit.
22. All necessary permits shall be obtained from Washington County, MPCA, Minnesota Department of Health, Brown's Creek Watershed District and any other entity having jurisdiction of the operations.
23. Any future expansion shall require an amendment to the Permit, including the 2.42 acre area identified within the Application materials.
24. All future expansion of the Tree Farm operations shall be subject to any and all setback requirements in the City's adopted Zoning Ordinance.

Potential Conditions based on Applicant Responses to Additional Information

- ~~▪ A lighting plan must be submitted for review and approval.~~
- ~~▪ A proposed signage plan shall be submitted for review and approval.~~
- ~~▪ All proposed construction and site work shall be consistent with the plan set dated (Insert Date of final updated plan set).~~

Action requested:

Staff is requesting a recommendation from the Planning Commission reflecting one of the following options:

- Recommendation to the City Council of Approval with Draft Conditions and Findings

- Recommendation to the City Council of Denial with Findings

If the Planning Commission recommends Approval, the following draft Findings are provided for your consideration:

- The proposed Tree Farm use conforms to the City's Comprehensive Plan for rural residential and agricultural uses.
- The proposed Tree Farm is classified as a *Nursery, Commercial*, and is a conditionally permitted user per the City's zoning code.
- The proposed Tree Farm will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood.
- The proposed Tree Farm is compatible with the existing neighborhood.
- The proposed Tree Farm meets the conditions or standards adopted by the city through resolutions or other ordinances.
- The proposed Tree Farm will not create additional requirements for facilities and services at public cost beyond the city's normal low-density residential and agricultural uses.

Attachments

Staff did not make additional copies of the information provided in the July 19th Packets. Please refer back to your previous packet for information related to the Application, previous plan set, certificate of survey and shed brochure if needed.

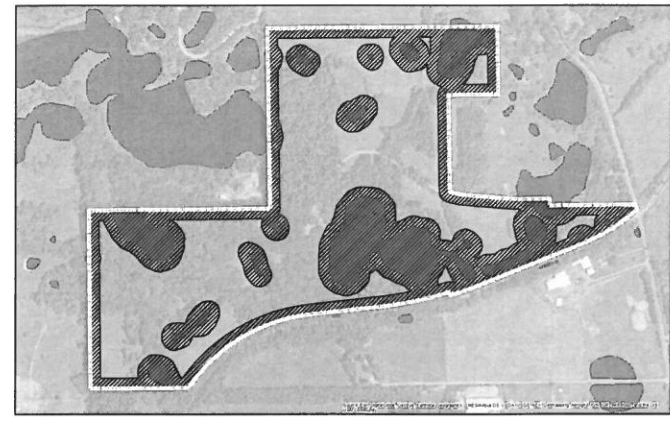
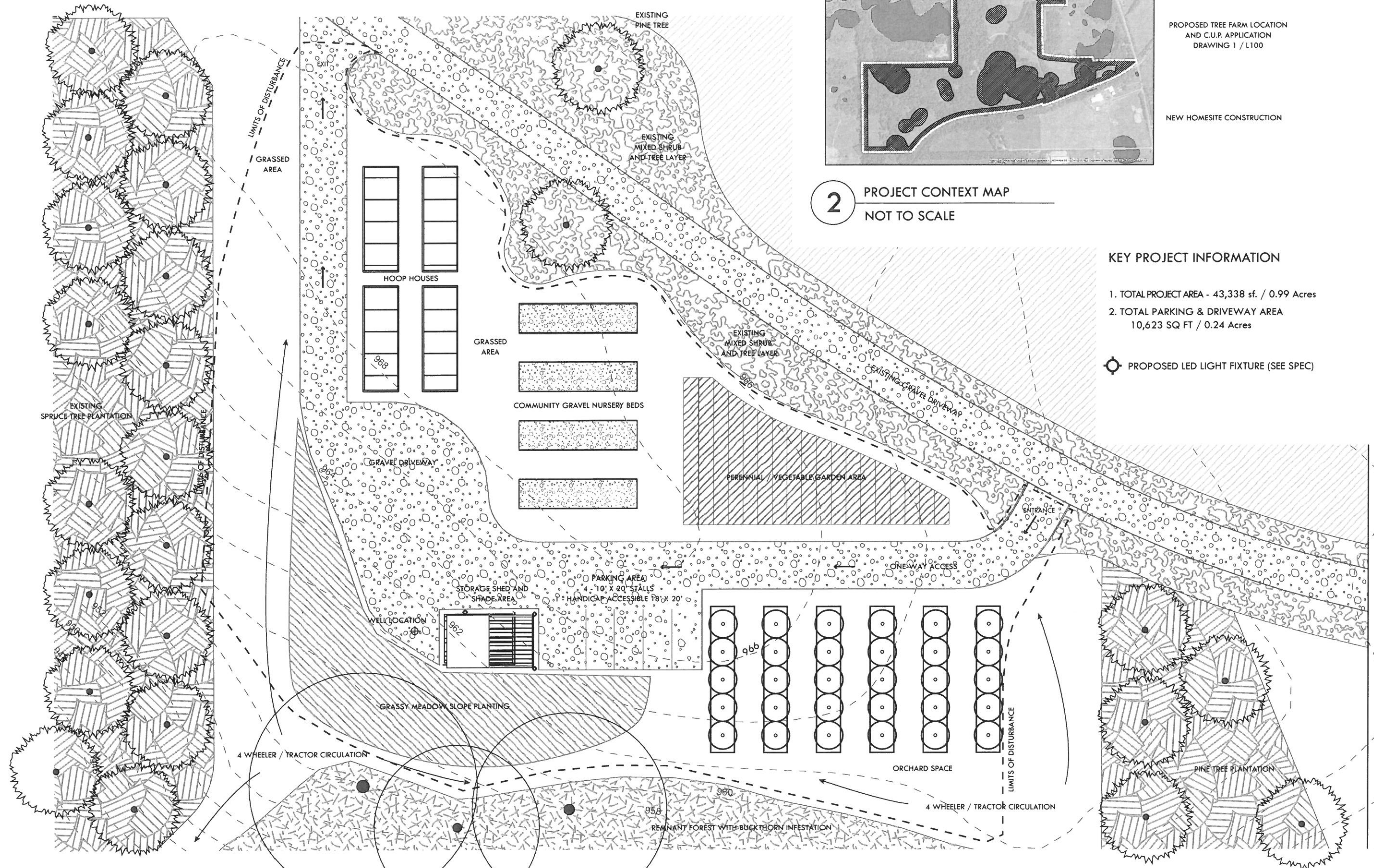
Exhibit A: ~~Applicant's CUP Narrative and Application Supplemental Narrative~~

Exhibit B: ~~Applicant's Plan Set~~ Revised date 08/05/2016

Narrative – Supplemental Information:

Updated Site Plan:

- Shown on the plan, we are showing 4 parking spaces plus 1 handicap accessible space on the plan to allow for small sized classes of 2 to 4 vehicles to be parked.
 - Shown on the plan is the removal of the words "Potential Secondary Access Road", replaced with "Exit" as to be constructed.
 - Traffic circulation in the tree farm area is designed to be one-way to prevent "back-up" beeping; One-way signage will be present at the entrance and exit points.
 - Shown on the plan is the location of proposed lighting. Planning for 3 Outdoor Down Lights, one located on the north wall of the shed, and two located under the shade structure. Lighting will be in conformance with requirements in the City code. See provided spec for proposed fixture.
 - The proposed 30" x 30" "Landsvägar Farm" sign shall be present on the North side of the driveway entrance, 10 feet from the lot line on Lansing Avenue N.
-
- In regards to traffic generated by the tree farm operation, the wholesale tree farm would potentially generate approximately 5 delivery vehicles per month over from May through October (over time once the business grows). Plans are to utilize my own vehicle for nearby deliveries, with potential for trucks from landscapers or local delivery vehicles to make other deliveries. Online sales deliveries will most likely occur via UPS or FedEx.
 - The nursery operation will include classes and growing events where up to 4 vehicles would be at the site for those taking classes. These classes will occur at various weekday times and Saturdays throughout the summer months (May-September, between 8AM and 6PM). We are planning for up to 10 classes to be held through the months of May-October (approximately 2 per month, resulting in a total of a possible 16 additional trips per month (4 incoming vehicles per class and 4 outgoing vehicles per class). We plan to offer a variety of class subjects with a focus on self-development and useful life skills. Potential courses include topics such as: Basic gardening - Planting, care and harvest; Advanced gardening: Seed saving, season extension, etc.; Plant combos/pots and borders; Edible plants and their uses; Herbs and uses; Basic floral design; Holiday decorations; Tablescape design; Porchscape design.
 - The on-site retail sales that I referred to in the CUP Application may occur during these educational events as mentioned above or upon appointment (from local inquiries). It is not my intention to have regular retail sales hours, but to accommodate requests from those in attendance at classes or those in the surrounding community who wish to call and make an appointment to view and purchase trees, shrubs or plants.
 - Electricity will be sourced by a solar system to power the well and electricity needs of the farm operations.
 - Undergrowth near the front of the driveway near Lansing Avenue N will be removed to allow for better sightlines for incoming and outgoing vehicles as proposed at the July Planning Commission meeting (see sheet L102).



2 PROJECT CONTEXT MAP
NOT TO SCALE

HATCHING INDICATES 75' SETBACK

PROPOSED TREE FARM LOCATION
AND C.U.P. APPLICATION
DRAWING 1 / L100

NEW HOMESITE CONSTRUCTION

KEY PROJECT INFORMATION

- 1. TOTAL PROJECT AREA - 43,338 sf. / 0.99 Acres
- 2. TOTAL PARKING & DRIVEWAY AREA
10,623 SQ FT / 0.24 Acres

⊙ PROPOSED LED LIGHT FIXTURE (SEE SPEC)

1 TREE FARM LAYOUT PLAN
SCALE 1" = 15'



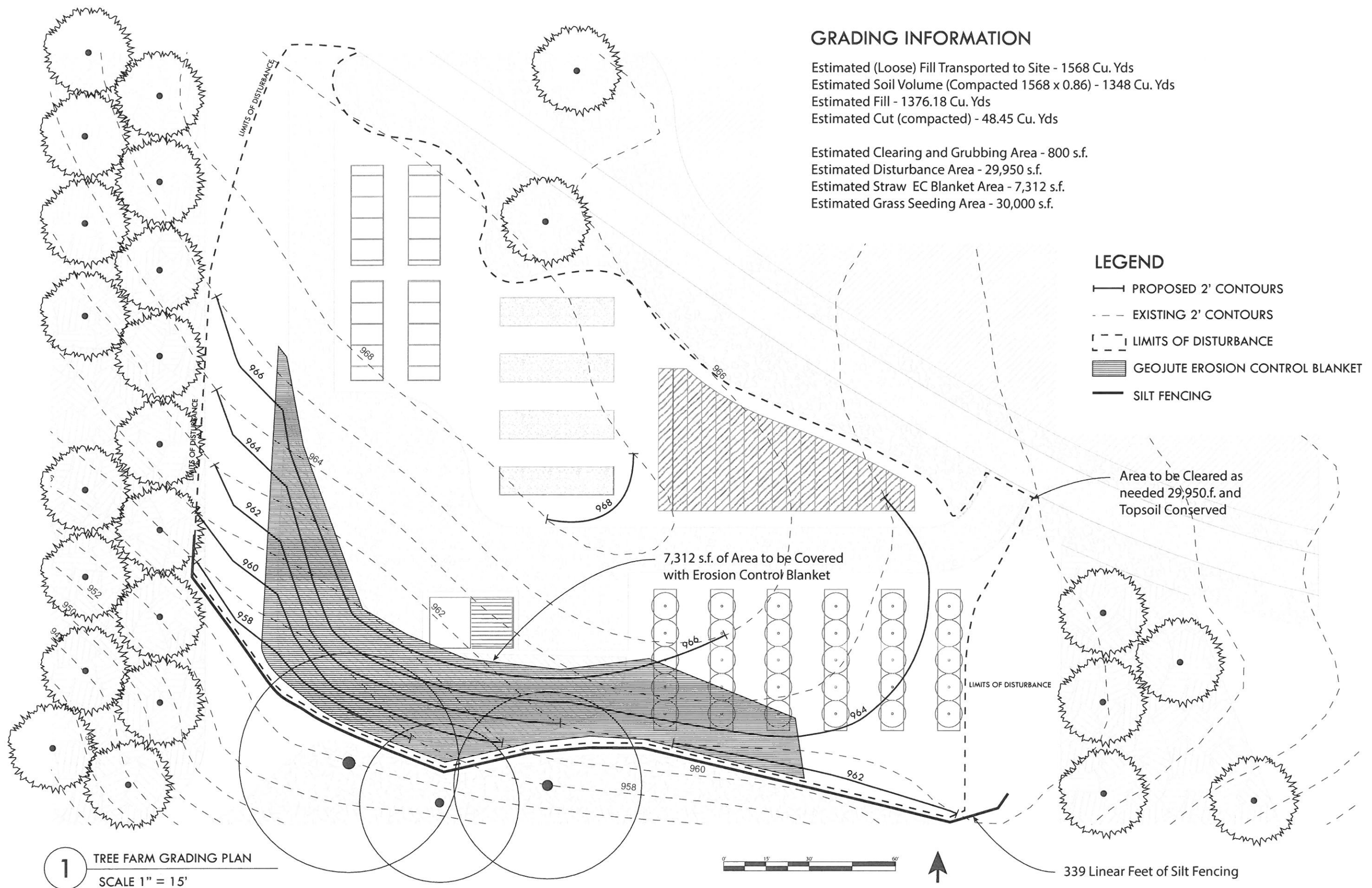
GRADING INFORMATION

Estimated (Loose) Fill Transported to Site - 1568 Cu. Yds
 Estimated Soil Volume (Compacted 1568 x 0.86) - 1348 Cu. Yds
 Estimated Fill - 1376.18 Cu. Yds
 Estimated Cut (compacted) - 48.45 Cu. Yds

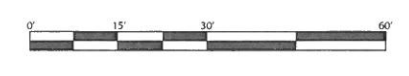
Estimated Clearing and Grubbing Area - 800 s.f.
 Estimated Disturbance Area - 29,950 s.f.
 Estimated Straw EC Blanket Area - 7,312 s.f.
 Estimated Grass Seeding Area - 30,000 s.f.

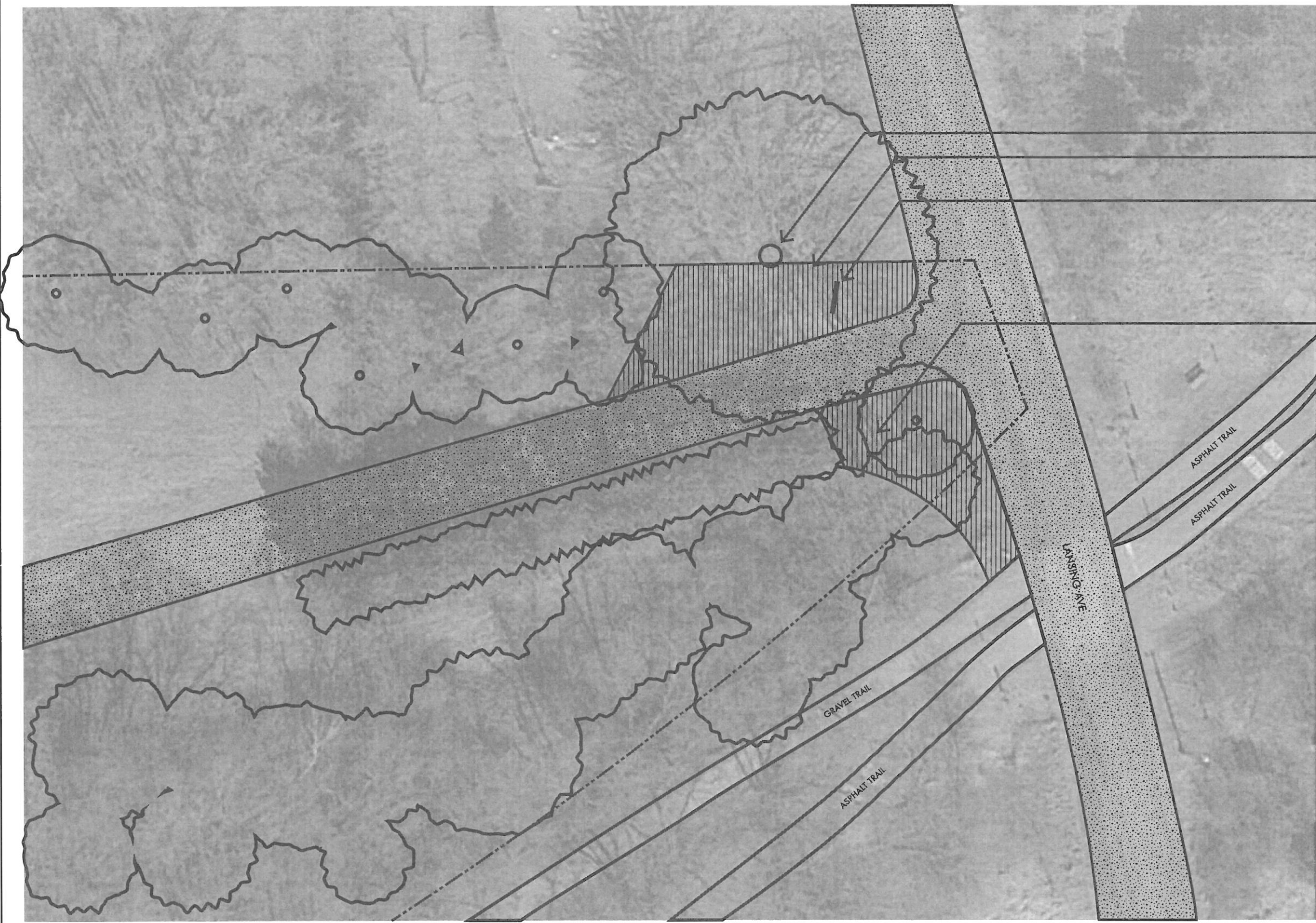
LEGEND

- PROPOSED 2' CONTOURS
- - - EXISTING 2' CONTOURS
- - - LIMITS OF DISTURBANCE
- ▨ GEOJUTE EROSION CONTROL BLANKET
- SILT FENCING



1 TREE FARM GRADING PLAN
SCALE 1" = 15'





- PRESERVE EXISTING BUR OAK
- CLEAR BRUSH AND TREES FOR MAXIMUM LINE OF SIGHT
- LANDSVÄGAR FARM SIGNAGE (10' FROM PEROPERTY LINE MIN.)

— CLEAR BRUSH AND TREES TO GATEWAY TRAIL PAVEMENT FOR MAXIMUM LINE OF SIGHT

1 ENTRY PLAN
1" = 10' - 0"



