



NORTHWEST ASSOCIATED CONSULTANTS, INC.

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MEMORANDUM

8/4/15 CC Mtg.
**Agenda
Item
6b**

TO: Sunfish Lake Mayor and City Council

FROM: Michelle Barness

DATE: July 29, 2015

RE: Sunfish Lake – 295 Salem Church Road – Driveway Screening Plan

FILE: 211.02

BACKGROUND AND ANALYSIS

City approvals for the platting and development of the 295 Salem Church Rd. property required provision of screening along the west edge of the property's driveway easement in order to mitigate potential impacts from traffic on adjacent neighbors. According to the approved landscape plan from 1999, trees were to have been provided 12 feet from each other along the west edge of the driveway easement as permitted given existing trees and vegetation. Landscape screening may have originally been provided along the driveway easement with development of the home; however a portion of the plantings failed over time. According to Zoning Ordinance Section 1218.02 General Landscaping and Maintenance, "all landscaped areas shall be kept neat, clean and uncluttered, and in those cases where landscaping is required as part of City approvals, any plant material which is diseased or dies shall be replaced with like kind of the original size."

On March 3, 2015 the City sent a letter to the owner of the subject property requesting a new landscape plan for replacement screening trees along the west edge of the driveway easement, which was to be reviewed by the City Planner and City Forester, and approved by the Sunfish Lake City Council.

On July 21, 2015 the City Forester visited with the property owner at the site to discuss what areas require additional screening plantings and what specific tree species are appropriate given the unique forested conditions of the area. The forester's recommendations are provided in the attached memorandum (Exhibit A), and are summarized as follows:

- There are three open spaces along the driveway easement that could use additional screening, and where new screening would not interfere with or require the removal of existing vegetation.

- The property owner can install three Canadian hemlock trees in the identified locations. These trees are suitable for shady conditions and less desirable to deer. The trees should be installed at no more than 4 feet in height to allow them to better acclimate to local conditions.
- The trees require extra watering.
- Shredded wood mulch should be added around the base of the trees to help hold soil moisture and to prevent weeds as the trees grow.
- The trees should be installed as soon as possible to allow them to establish before winter conditions set in.
- The City Forester has agreed to visit the site again when the trees will be installed to help identify the appropriate placement of the screening vegetation.

The property owner has agreed to install the three trees, and has provided the attached landscape plan noting where the trees will be installed along the west edge of the driveway easement (Exhibit B). The property owner has indicated that if the City Council recommends approval of the planting plan, the trees will be installed prior to September 1, 2015.

RECOMMENDATION

Planning staff recommends approval of the revised screening plan for 295 Salem Church Road to install three Canadian hemlock trees along the west edge of the property's driveway easement, and suggests that City Council approval be contingent on meeting the conditions provided by the City Forester in the attached email memorandum dated July 24, 2015 (Exhibit A).

cc: Catherine Iago, City Clerk
 Tim Kuntz, City Attorney
 Don Sterna and Eric Eckman, City Engineers
 Mike Andrejka, Building Official
 Jim Nayer, City Forester
 Ron Wasmund, Septic System Inspector

Michelle Barness

From: lstreecare@gmail.com on behalf of Jim Nayas [jim@lstreecare.com]
Sent: Friday, July 24, 2015 9:50 AM
To: Michelle Barness
Subject: Coss tree planting near driveway

Hi Michelle,

When I met with Virginia Coss to discuss the possibilities for additional evergreen trees along the west side of her driveway easement we had a positive meeting that brought a few new details to light.

1. The landscape drawing showing where trees were planned to be installed was prepared by a company the the Cosses have not worked with.
2. The landscape drawing does not show any evergreen trees south of the swale (waterway).
3. Significant vegetation would need to be removed to plant any new trees successfully south of the waterway.
4. There is a line of deciduous shrubs planted just to the east of the split rail fence. (probably in the last 2-3 years) These shrubs were installed by Coss and seem appropriate species and appear well established though growing slowly in the shady conditions.

Virginia and I noted three open spaces where new evergreen trees would fit and I recommended using Canadian hemlock since that is a tree suitable for the shady conditions and less desirable as deer food. I recommended installing 4' evergreens since smaller trees acclimate to their new sites more quickly. The new trees will require extra watering and shredded wood mulch to help hold soil moisture. The mulch will also help with weeds while the new trees are getting established. The sooner the new trees are installed the better so they get settled in before winter.

Jim

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Jim Nayas
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Living Sculpture, Tree and Shrub Care, Inc
www.lstreecare.com

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LANDSCAPE ARCHITECTURE • SITE PLANNING
DESIGN/BUILD CONTRACTING



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Existing Garage

Existing House

Landscape Plan

Coss Residence

273. Salem Church Road
Sunfish Lake, Minnesota

NOTES:
1. SEE ALL DISTURBED SOIL AREAS
WITH MINOR SOIL MIX & BOX
UNLESS NOTED AS LATER
AND KERN ARE TO BE RECORDED
AND REVEALED.

STUBBY AUSTRIAN PINE
PLANTED TO BE PERMITTER
BY EXISTING TREES

I hereby certify that this plan, specification, or report
was prepared by me or under my direct supervision
and that I am a duly Registered Landscape Architect
under the Laws of the State of Minnesota.

DATE: 7-25-94 REG. NO. 12224

Scale: 1" = 10'

Drawn By: JDB

Job No.

Date: 6-15-94

Revisions: 1-2-94

Plant three
Canadian
Hemlock Trees
in this area.
(Existing mature trees
are also in this area
but not shown)



Sheet No.

