



ENVIRONMENTAL BOARD AGENDA

Wednesday, May 27, 2026

Broadcast on Cable TV Channel 16
and northmetrotv.com/lino-lakes-stream

ADVISORY BOARD MEETING, 6:30 P.M. Council Chambers (televised)

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment (*sign-in prior to start of meeting per Rules of Decorum*)
4. Setting the Agenda: Addition or Deletion of Agenda Items
5. Approval of Minutes: March 25, 2026
6. Action Items
 - A. Tree Preservation Ordinance Update
7. Discussion Items
 - A. Recycling Intern Updates

ADJOURNMENT

**CITY OF LINO LAKES
ENVIRONMENTAL BOARD MEETING**

DATE:	March 25, 2026
TIME STARTED:	6:30 p.m.
TIME ENDED:	6:53 p.m.
MEMBERS PRESENT:	Alex Schwartz, Lindsay Buchmeier, Mary Jo Stevenson, Danielle Berger, Jonathan Parsons, Elizabeth Larkin
MEMBERS ABSENT:	Kelli Damiani
STAFF PRESENT:	Thomas Hoffman, Jennifer Alderink

1. CALL TO ORDER AND ROLL CALL

Mr. Schwartz called the Environmental Board meeting to order at 6:30 p.m. on March 25, 2026.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Mr. Schwartz declared open mike at 6:34 p.m. There were no public comments.

Mr. Schwartz closed public comments at 6:34 p.m.

4. SETTING THE AGENDA: Addition or Deletion of Agenda Items

Mr. Schwartz took a motion to approve the March 25th, 2026 agenda. Ms. Buchmeier motioned to approve the agenda. Motion was seconded by Mr. Schwartz. Motion carried 6-0.

5. APPROVAL OF MINUTES

Mr. Schwartz took a motion to approve the February 25th, 2026 minutes. Ms. Buchmeier motioned to approve the agenda. Motion was seconded by Mr. Parsons. Motion carried 6-0.

DRAFT MINUTES

6. ACTION ITEMS

Lyngblomsten PUD Amendment #4

Lyngblomsten is a proposed mixed-use building as part of the senior living campus in Lino Lakes. The site is located at the corner of County Road J and Hodgson Road and sits on approximately 3.37 acres. It is located south of the existing senior development and bordered by residential homes to the west and commercial businesses to the east. The site is currently two separate parcels.

The project consists of a mixed-use building with commercial and resident-oriented space on the first floor and market-rate senior independent living units above.

Lyngblomsten at Lino Lakes, LLC is currently proposing 59 market-rate senior living units and 29,800 SF of commercial business:

1. 59 market-rate units
2. Commercial 29,800 SF

Tom Hoffman, Environmental Coordinator for the City of Lino Lakes, presented and was available for questions.

Ms. Larkin noted that this is a key gateway entrance to the City. Because of this, she inquired about the additional landscape requirements Lyngblomsten must abide by beyond what is current being proposed.

Mr. Hoffman said that Lyngblomsten only has to meet our landscape standards. He also noted that they are proposing 100 extra shrubs and some other trees, so they would be providing extra landscaping along that corridor beyond what is required. In addition, Mr. Hoffman said that the signage requirements will be taken care of with the roundabout project. A City entrance sign will be a part of the roundabout project, not this development.

Ms. Stevenson asked about the likelihood of those additional trees/shrubs being moved around.

Mr. Hoffman said that the extra trees/shrubs could be moved around. He also noted that because Lyngblomsten is exceeding their landscape requirements, there is some flexibility with the species and placement.

Mr. Schwartz asked if the city code has anything in it regarding diversity of species used in landscaping.

Mr. Hoffman said that the city code requires that you cannot have more than 30% of one species for the trees. This does not pertain to the shrubs and plants. The city code is for the tree mitigation and preservation. You will see a lot of shrubs with these developments that will be one species or one family.

Ms. Berger commented that she does see some native species that are on the planting schedule, but was wondering if there could be a recommendation for a higher portion of native species to be planted.

Mr. Hoffman said that they could make that recommendation, but noted that where these shrubs are proposed to be planted have hard growing conditions. The native plants are more susceptible to the heat, drought, and salts. For that reason, they usually see the same 7-10 species planted in these situations. Mr.

Hoffman did say that he will give Lyngblomsten more species recommendations for native or pollinator habitat.

Mr. Schwartz makes a motion to approve the recommendations for the Lyngblomsten PUD Amendment #4. Ms. Berger motioned to approve the recommendations. Mr. Schwartz seconded that motion. Motion passes 6-0.

2. DISCUSSION ITEMS

A. Earth Day

Mr. Hoffman said that the City will participate in the Earth Day event at Wargo Nature Center again this year and that they're still looking for volunteers. The City will have a booth outside, near the bounce house. They will have quails for kids to interact with, minnow races with native species, and storm water and forestry stuff there.

B. Water Conservation Grant

Met Council is opening up their Water Conservation grant again, which is what the City had the Smart Irrigation Controller rebate program through and now the Water Conservation Rebate program through. Our current grant goes through June of 2026. Mr. Hoffman will be asking for \$6,000 more in funding for the next round of grants. This will bring the total to \$30,000 instead of the \$24,000 that the City had previously. This additional funding request comes because we are opening up the rebate to four items instead of one.

Mr. Hoffman also mentioned that there is potential for the City to use it's grant money for City irrigation upgrades. This will depend on how much additional funding we have. This is an option, but Mr. Hoffman wanted to extend the money from the grant to the residents first.

Mr. Schwartz asked about the nature of the City irrigation upgrades.

Mr. Hoffman answered that it would be for the older systems in our parks that would go to either re-use, switching our irrigation heads to ones that are more efficient, or getting updated controllers that we can program and possibly hook up to our SCADA water system. This would allow the City to see peak demand, skip waterings, and generally bring our system online so we can help better manage it instead of having it just on a set timer.

Mr. Schwartz asked if we have any more of the Smart Irrigation Controllers from last year in stock.

Mr. Hoffman said that he believes we have 13 currently in stock and 13 applications that haven't come to pick them up yet.

Mr. Schwartz noted that the Smart Irrigation Controller could be the low-hanging fruit that could help manage City water usage.

Mr. Hoffman said that the problem with the current Smart Irrigation Controllers is the number of zones and size that they are able to cover. Most of our City parks far exceed that, so we would have to look into a possible commercial device to cover our needs. There is a program through Met Council where we could have someone come out and look at our current system and give us a list of potential upgrades.

Mr. Parsons asked if you need an input for every zone or could you have a master input to turn the whole thing on and off.

Mr. Hoffman said that he believes those systems are up to six zones. He said that the one that we have now is about the size of the bricked out area in City Hall, but it's not a smart controller.

Mr. Parsons said that he thought there should be the option to have a master controller for the whole thing, but he's just not sure if that exists.

Mr. Schwartz said the option of a master controller would be something good for public works to look into.

Mr. Hoffman also talked about the insert that will be going out with the next round of utility bills. This insert would notify residents about the Water Conservation Rebate program. He said that the City is also doing Facebook posts, a page on the City website, and some other marketing efforts to alert residents to the program.

Ms. Buchmeier asked if there is an attachment for those that get their water bill electronically?

Mr. Hoffman said that we can certainly set something up for that.

7. ADJOURN

Ms. Schwartz took a motion to adjourn the meeting at 6:53 p.m. Ms. Buchmeier motioned to adjourn. Ms. Stevenson seconded the motion. Motion passes 6-0.

Respectfully submitted,

Jennifer Alderink – Office Specialist

**ENVIRONMENTAL BOARD
AGENDA ITEM 6A**

STAFF ORIGINATOR: Tom Hoffman, Environmental Coordinator

MEETING DATE: May 27, 2026

REQUEST: Tree Preservation Ordinance Updates

APPLICANT: Lino Lakes

BACKGROUND

The City of Lino Lakes is evaluating updates to its Tree Preservation Ordinance to improve clarity, consistency, and overall effectiveness while continuing to protect the community's urban tree canopy. Staff began working with HKGi on updates to Section 1007.049: Screening, Landscaping, Buffer Yards, and Tree Preservation in January 2026. These updates were focused on the tree preservation elements within Section 1007.049 and are intended to simplify complicated and conflicting requirements while still maintaining roughly the same level of preservation. In particular, Staff, and HKGi are focused on adjusting the tree replacement calculation to make it easier for staff and developers to calculate.

As development continues throughout the City, the ordinance update is intended to simplify preservation requirements and create a more user-friendly process. Proposed updates also include revisions to ordinance definitions and terminology to improve clarity, consistency, and interpretation for property owners, developers, and city staff.

Trees and natural canopy are important components of the community's character and environmental health. Preservation of the existing canopy provides benefits including stormwater management, erosion reduction, and improved air quality. Maintaining tree canopy also supports neighborhood aesthetics and contributes to overall quality of life within the community.

The proposed ordinance updates are intended to balance environmental stewardship with reasonable use of private property. The revisions aim to establish clearer preservation standards and replacement requirements to help mitigate canopy loss when tree removal occurs while also improving predictability and consistency during development review and permitting processes.

The updates are intended to support the City's broader environmental and natural resource protection goals while ensuring the ordinance remains practical and administratively efficient.

ANALYSIS

Summary of Major Changes

1. Tree types are proposed to be defined as follows:
 - Common trees (i.e. aspen, elm), hardwood trees (i.e. birch, cherry, oak, hackberry), and coniferous trees (i.e. pine, spruce)
 - For each of these tree types, significant and specimen trees have also been defined:
 - TREE, SIGNIFICANT. A tree that is structurally sound and healthy and that is either a common tree at least twelve (12) inches DBH, a coniferous tree at least eight (8) inches DBH, or a hardwood tree at least six (6) inches DBH.
 - TREE, SPECIMEN. A tree that is structurally sound and healthy and that is either a common tree at least 30 inches DBH, a coniferous tree at least 18 inches DBH, or a hardwood tree at least 24 inches DBH. A specimen tree is a significant tree.
2. Definitions for Environmentally Sensitive Area (ESAs), natural resource conservation area, natural resource enhancement area, and woodland area have been consolidated into a single definition. The proposed definition reads as follows:
 - ENVIRONMENTALLY SENSITIVE AREA (ESAs). An area that contains native vegetation, natural features, and/or natural resources including:
 - Land within the Rice Creek Watershed District (RCWD) Wetland Management Corridor (WMC);
 - The shore impact zone of a public water as defined in Chapter 1102: Shoreland Management Overlay;
 - Within 50 feet of a creek or public ditch;
 - Wetland areas that are non-contiguous to the RCWD WMC extending outward from the wetland boundary 75 feet for management class A (Preserve), 50 feet for management class B (Manage 1), 30 feet for management class C (Manage 2) and class D (Manage 3); and
 - Connecting greenways as described in the 2040 Comprehensive Plan.

3. Changes are proposed to the way that the preservation and mitigation standards are defined and calculated.
- Currently, the preservation and mitigation standards are listed in Table 6 (see below) and vary based on the location of the tree(s) being removed. Applicants must define the Basic Use Area and all Environmentally Sensitive Areas (ESAs) for development before these calculations can be completed.
 - Proposed:
 - The proposed language removes the Basic Use Area language and focuses instead on whether or not trees are located within an ESAs, or outside of it.
 - A percentage of trees may be removed on a site without requiring replacement. Tree removal above this percentage requires replacement. Proposed percentages are:
 - In residential districts: 30% of significant trees in ESAs
 - In residential districts: 50% of significant trees outside of ESAs
 - In mixed use, commercial, industrial, and public/semi-public districts: 50% of significant trees outside of the ESAs and 70% of significant trees outside the ESAs.
 - Tree replacement ratios are proposed to be established as follows:
 - Specimen trees are to be replaced 1 inch for every 1 inch removed
 - Hardwood significant trees are to be replaced 1 inch for every 2 inches removed
 - Common and coniferous significant trees are to be replaced 1 inch for every 4 inches removed
 - Calculations will now be done consistently using caliper inches, rather than number of trees.

Table 6. Tree Preservation and Mitigation Standards			
Environmentally Sensitive Area (ESAs) Category	<i>Tree Location: within Basic Use Area</i>	<i>Tree Location: not within Basic Use Area</i>	
		Deciduous trees 6 inches DBH and over or evergreen trees between 12 to 20 feet tall	Deciduous trees 6-12 inches DBH or evergreen trees between 12 and 20 feet tall
Non-ESAs	No mitigation required	Provide one tree per tree removed	Provide two trees per tree removed
Natural Resource Enhancement Area	Provide one tree per four trees removed	Provide two trees per tree removed	Provide three trees per tree removed
Natural Resource Conservation Area	Provide one tree per two trees removed	Provide two trees per tree removed	Provide three trees per tree removed

4. The information required to be provided on a tree survey has been adjusted to ensure that developers provide consistent information to Staff. These adjustments include:
 - A requirement for the developer to provide an electronic table which lists the tree tag, tree species, tree type (common, coniferous, or hardwood), tree size, whether the tree is in the ESAs, whether the tree will be removed or saved, and the tree’s condition.
 - Clarification that certain types of trees are exempt from inclusion in the tree survey, including those that are part of a commercial tree operation, those transplanted from the site to another private lot or public space within the City, and those located within the right-of-way of major roadways.

5. Incentives were added to encourage protection of existing tree stands. This includes a provision to allow total replacement inches required to be reduced by 5% for every 0.25 acre of a significant tree stand that is preserved within a development, as well as a credit for preserving specimen trees at a rate of 2

inches of replacement for one inch preserved; up to 50% of the total required inches.

6. Warranty language was added to ensure that all preserved trees and all trees planted as replacement trees are guaranteed to be alive and in good health following the completion of the development.

Additional changes being proposed will be discussed with the Environmental Board. A copy of the original ordinance language is attached with proposed redline updates and comments for review.

RECOMMENDATION

Environmental Board will provide the comments at their May 27, 2026 Board meeting to be forwarded to the Planning and Zoning Board and City Council.

ATTACHMENTS

1. Proposed Ordinance Revisions

§ 1007.049 SCREENING, LANDSCAPING, BUFFER YARDS AND TREE PRESERVATION.

(1) Purpose. To establish landscaping and tree preservation standards to promote high quality site development, compatibility of uses, biodiversity, tree preservation, and to enhance the health, safety and general welfare of the residents of the community.

(a) Definitions. For the purpose of the landscaping, screening and tree preservation standards, the following definitions shall apply:

~~—BASIC USE AREA. The area necessary for construction of the site's allowed use in accordance with the following:~~

~~—1. Commercial, industrial, and institutional uses include the area within the footprints of buildings and vehicular hardscape and within 20 feet around those improvements~~

~~—2. Residential subdivisions include the area within the street right-of-way and that portion of a residential lot between the right-of-way and within 100 feet beyond and parallel to the street right-of-way.~~

~~—3. Surface water management ponds are not part of the basic use area.~~

BIODIVERSITY. The variety, distribution and abundance of living organisms in an ecosystem.

DAMAGE. Action or inaction which does not follow good arboriculture practices. Damage may include damage inflicted upon roots by machinery, changing the natural grade above the root system or around the trunk, destruction of the natural shape or any action which causes infection, infestation or decay.

DIAMETER AT BREAST HEIGHT (DBH). ~~The width of a tree~~Diameter at breast height, typically measured at four and one-half feet to six feet above the ground. Multi-stem trees are considered one individual tree, and each stem must be measured 4.5 feet above the base of the stem and added together to determine the diameter of the multi-stem tree.

DETENTION AREA. Area of a detention pond from the normal water level and up the side slopes to ten feet offset from the high water level.

DISTURBANCE. Any construction, development, removals, earth movement, clearing or other similar activity.

DRIP LINE. Imaginary line on the ground that is extended straight downward from the outermost edge of the canopy.

ENVIRONMENTALLY SENSITIVE AREA (ESA). An area that contains native vegetation, natural features and/or natural resources. These include surface water (rivers, lakes, streams and ditches); shoreland and floodplain areas, especially riparian and wildlife corridors; wetlands, sensitive groundwater (wellhead) protection areas and sensitive geological features; state or federally listed (endangered, threatened or special concern) plant and animal species and their habitat; natural plant communities, including forests, woodlands and prairies, particularly those of high species diversity and other unique and sensitive features. ESA's are categorized as Natural Resource Conservation Areas and Natural Resource Enhancement Area.

(1) Land within the Rice Creek Watershed District (RCWD) Wetland Management Corridor (WMC);

(2) The shore impact zone of a public water as defined in Chapter 1102 Shoreland Management Overlay;

(3) Within 50 feet of a creek or public ditch;

(4) Wetland areas that are non-contiguous to the RCWD WMC extending outward from the wetland boundary 75 feet for management class A (Preserve), 50 feet for management class B (Manage 1), 30 feet for management class C (Manage 2) and class D (Manage 3); and

(5) Connecting greenways as described in the Comprehensive Plan.

~~TREE, COMMON. A deciduous tree such as aspen, elm, and any other tree not defined as a hardwood deciduous tree or a coniferous tree.~~

~~TREE, HARDWOOD. A deciduous tree such as birch, cherry, hickory, ironwood, hard maples, oak, hackberry, locust, and walnut.~~

FOUNDATION LANDSCAPE ZONE. An area located within fifteen feet of the building.

LARGE SHRUB. Large shrubs have a mature height over six feet.

LARGE TREE. Over story deciduous trees with a mature height of at least 40 feet.

MEDIUM SHRUB. Medium shrubs have a mature height of three to six feet.

MEDIUM TREE. Deciduous trees with a mature height over 18 feet and up to 39 feet.

~~—NATURAL RESOURCE CONSERVATION AREA. An area within the Shoreland District of DNR Public Waters (lakes and creeks), 50 feet of a creek or public ditches, and areas within the Rice Creek Watershed District (RCWD) Wetland Management Corridor (WMC).~~

~~—NATURAL RESOURCE ENHANCEMENT AREA. Includes wetland areas non-contiguous to the RCWD WMC extending outward from wetland boundary 75 feet for management class A (Preserve), 50 feet for management class B (Manage 1), 30 feet for management class C (Manage 2) and class D (Manage 3); areas located within the 100-year (1% chance) floodplain; and Woodland Preservations Areas.~~

REMOVAL. Actual removal or effective removal through actions resulting in the death of a tree.

ROOT PROTECTION ZONE. An imaginary circle surrounding the tree trunk with a radius distance of one foot per one inch of tree DBH (e.g., a 20 inch diameter tree has a Root Protection Zone with a radius of 20 feet).

SCREEN. A barrier that hinders sight and, potentially, access.

SMALL SHRUB. Small shrubs have a mature height of less than three feet. Small shrubs are interchangeable with perennials, ornamental grasses and groundcovers to fulfill landscape standards.

SMALL TREE. Understory deciduous trees with a mature height of 18 feet and under.

~~UNDESIRABLE TREE, UNDESIRABLE. Trees as defined in the city's Landscaping Guidelines and Technical Requirements that are dead, diseased, structurally weak, invasive or trees that are hazardous to people, infrastructure or buildings.~~

VEHICULAR HARDSCAPE. Areas covered with hard surface intended for motor vehicles, including but not limited to off-street loading spaces, parking lots, driveway, drop-offs, and drive through facilities.

WETLAND MANAGEMENT CORRIDOR. A contiguous corridor encompassing high priority wetland resources established by the Rice Creek Watershed District.

~~—WOODLAND PRESERVATION AREA. A remnant woodland ecosystem that is generally mapped in the City's Minnesota Land Cover Classification System, and although it may be degraded it generally meets the criteria for one of the following types of ecosystems as reasonably determined by the city: alder, aspen, black ash swamp, deciduous forest, floodplain forest, lowland forest, maple basswood, mixed hardwood swamp, northern hardwood, oak forest, paper birch, saturated or seasonally flooded deciduous forest, seasonally flooded deciduous forest, tamarack swamp, upland deciduous forest or woodland and willow swamp.~~

(2) Landscaping standards. New residential platted subdivisions, mixed use, commercial, institutional and industrial uses shall be subject to the landscaping standards unless specifically excepted. The landscape standards have been divided into five categories: canopy cover, foundation landscape, open areas landscape, buffer and screen, and boulevard trees. Projects shall comply with the applicable requirements of all five categories.

(3) Canopy cover standards. The purpose of this requirement is to mitigate the effects of vehicular hardscape by establishing tree canopy cover to intercept rainfall, protect pavement from sun deterioration, reduce the heat island affect, and improve aesthetics. Canopy cover requirements do not

apply to single-family residential development, multi-family residential development without surface parking other than individual unit driveways and permitted outdoor storage areas in Industrial Districts.

(a) The required minimum canopy coverage for all uses is 40%.

(b) The following equation shall be used to calculate required canopy coverage:

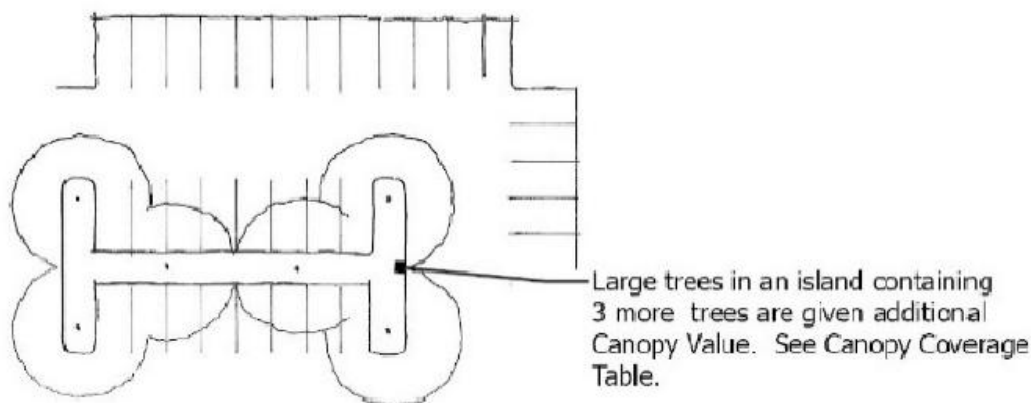
$$\text{Vehicular Hardscape (Square Feet)} \times \text{Canopy Cover Percent} = \text{Required Minimum Canopy Cover (Square Feet)}$$

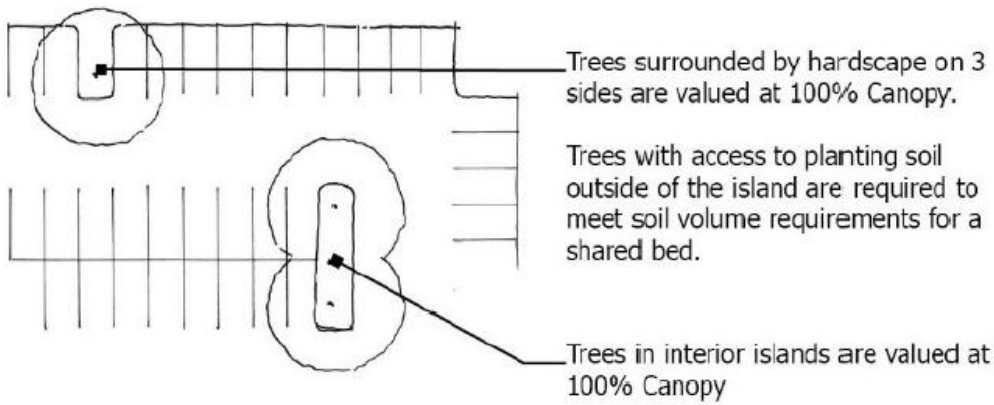
The total of the assigned canopy coverage values for all the trees in or near the vehicular hardscape must be equal or greater than the required minimum. Pervious pavements are considered 50% hardscape.

(c) The assigned canopy coverage value of each tree is based on planting location, tree size and anticipated tree canopy size 15 years after planting. The assigned canopy cover value to each deciduous tree is described in the following table and illustrations:

Table 1

Assigned Canopy Cover Value				
Planting Location (for new trees)		Interior parking lot islands	Within less than 7 feet of vehicular hardscape edge	7 to 12 feet from vehicular hardscape edge
Assigned Canopy Coverage Value		100 percent of the canopy square footage	50% of the canopy square footage	25% of the canopy square footage
Square feet (SF) of canopy coverage assigned to each deciduous tree	Large Tree	950 SF (or 1200 SF in islands of 3 or more trees)	600 SF	300 SF
	Medium Tree	500 SF	250 SF	125 SF
	Small Tree	250 SF	125 SF	NA
	Existing Tree: 6 - 12" DBH	1900 SF	950 SF	NA
	Existing Tree: 12+ " DBH	2850 SF	1425 SF	NA





(d) Existing trees may be used to fulfill canopy coverage, as described in division (9) below of this section, when the drip line has proximity to the edge of the hardscape; therefore, existing trees do not need to be within less than seven feet of the vehicular hardscape edge.

(4) Foundation landscape standards. The purpose of these standards is to soften and enhance building architecture, define access points, add color and seasonal interest, and to blend buildings in with the natural environment. Foundation landscaping standards do not apply to single family residential development.

(a) The foundation landscape planting standards are described in the following table:

Table 2

Foundation Landscape Standards		
	Per 100 linear feet (LF) of Building*	
Location	Trees and Shrubs	
Front and Public/Private Street	2 large	6 large

(b) Rounded to the nearest tenth, with a minimum factor of one.

(c) Round all calculations to the nearest whole number of plants.

(d) The required plant materials shall be planted in the foundation landscape zone adjacent to the building face where the requirement applies. The city may allow flexible planting locations where service areas or other constraints make the standards difficult to meet.

(e) Existing trees may be used to fulfill the foundation landscape standards as described in division (9) below of this section.

(f) Smaller landscape materials may be substituted at the following rates:

1 Large Tree = 1.5 Medium or 2 Small Trees

1 Large Shrub = 1.5 Medium or 3 Small Shrubs

(g) One large tree may be substituted for every two large shrubs in lieu of the shrub requirement at the discretion of the city.

(h) The design of landscaping for ground areas under the building roof overhang must take into account the potential effects of runoff from the roof edge.

(i) Trees planted within 30 feet of the building shall be considered within the foundation landscape zone.

(5) Open areas landscape standards. The purpose of these standards is to provide general site beautification and high aesthetic quality with a mix of plant materials in open areas. Open areas include disturbed site areas, that are not located within the foundation landscape zone, vehicular hardscape area or the building footprint and include cul-de-sac islands, boulevard medians, storm water management areas, and common areas in multifamily sites that are not for recreation facilities. Open area landscaping standards do not apply to single family residential lots. Open areas landscaping shall meet the following standards.

(a) The open areas planting standards are described in the following table:

Table 3

<i>Open Areas Landscape Standards</i>		
Per 2500 SF*	Trees and Shrubs	
	1 large	2 large
*Rounded to the nearest tenth, with a minimum factor of one.		

(b) Round all calculations to the nearest whole number of plants.

(c) Only land above the normal water level shall be included in the open area calculation for storm water detention areas. Planting shall be located above the normal water level in detention areas. The city may require specific tree species in locations where water levels vary.

(d) Existing trees may be used to fulfill open areas landscape standards as described in division (9) below of this section.

(e) Smaller landscape materials may be substituted at the following rates:

1 Large Tree = 1.5 Medium or 2 Small Trees

2 Large Shrub = 1.5 Medium or 3 Small Shrubs

(f) One large tree may be substituted for every two large shrubs in lieu of the shrub requirement at the discretion of the city.

(g) Areas that are included in a project-specific natural resource management plan that addresses vegetation are not subject to the open areas landscaping standards.

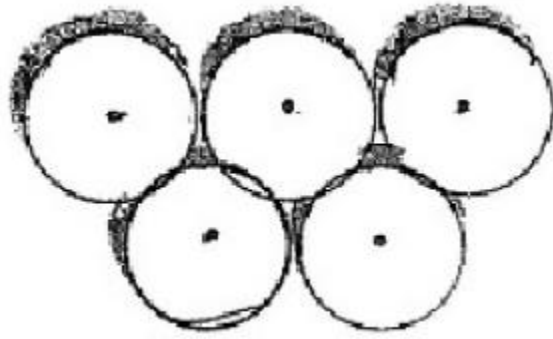
(6) Buffer and screen standards. The purpose of this requirement is to separate and buffer different land use types, screen roads and parking, and screen utility and loading areas. The location of buffers and screens are listed below, while the width of the buffer yard can be found in the respective zoning districts. Buffers and screens shall meet the following standards:

(a) Required screen location, height, and materials are described in the following table:

Table 4

<i>Landscape Screen Location, Height and Materials</i>		
<i>Location</i>	<i>Required Screen Height</i>	<i>Required Screen Materials</i>
Between a parking lot and public right of way or sidewalk where parking projects toward the public right-of-way or sidewalk	30 inches	<ul style="list-style-type: none"> • Planting screen in compliance with paragraph (f)2. <p>Or</p> <ul style="list-style-type: none"> • A combination of berm and screen in compliance with division (6)(b) below.
Between residential uses and arterial or collector street	6 Feet	<ul style="list-style-type: none"> • Planting screen in compliance with (6)(b). <p>Or</p> <ul style="list-style-type: none"> • Wall or fence and plantings shall provide shrub cover for 50% of the wall or fence on the exterior side. <p>Or</p> <p>A combination of berm and screen in compliance with division (6)(b).</p>
Between any development and adjacent, less intense, residential land uses (this includes across a street from residential), but not on the side of a use considered to be the front (as determined by the Zoning Administrator)		
Between loading/service area and public view		
Outdoor Storage Yards	10 Feet	A wall or fence of permanent materials and planting shall provide shrub cover for 50% of the wall or fence on the exterior side. At its discretion, the City Council may approve a modification or waiver from these standards where the affected lot line adjoins another industrial property.

(b) All planting screens shall require at a minimum a double row of plants with triangulated spacing (See illustration). Planting plans shall include species which are sized to appropriately screen visibility within five years of planting. Small shrubs shall be a planted at a maximum interval of three feet on center; medium shrubs shall be planted at a maximum interval of four feet on center; and large shrubs shall be planted at a maximum interval of six feet on center unless; otherwise authorized by the city.



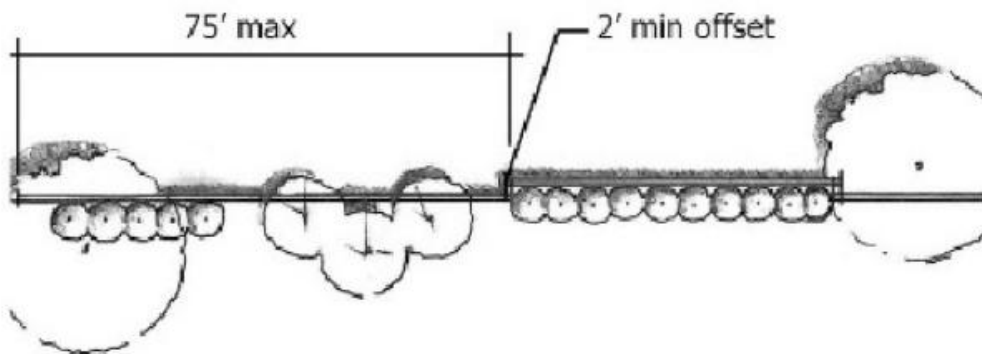
(c) A wall or fence intended to provide a continuous year round screen shall block visibility completely.

(d) In addition to the shrub cover required in the table above, all screens shall be planted with large trees every 50 LF, medium trees every 35 LF, small trees every 25 LF, or some combination thereof, along the length of the screen.

(e) Existing vegetative screens should be left in place unless composed of invasive species or otherwise directed by the city. Existing screens may be enhanced with new plantings to comply with the requirements.

(f) Berms shall be irrigated, have maximum side slopes of 3:1, and have no less than four inches of topsoil.

(g) Permanent walls and fences shall be offset by a minimum of two feet at intervals of 75 feet maximum length for stability and visual relief (See illustration).



(h) Approved permanent wall/fence materials shall include wood, metal, masonry, concrete stone, or other prefabricated and/or sustainable materials. Non-decorative concrete block is prohibited for screening walls. Rock face block or other decorative material is required for masonry walls. Chain link fences with slats are prohibited for screening walls.

(i) Maintenance of the required buffer strip planting and/or fence shall be the responsibility of the individual property owners or, if applicable, the homeowners association.

(7) Boulevard tree standards.

(a) Boulevard trees shall be required in all new residential subdivisions.

(b) Boulevard trees are required at the rate of one tree per lot frontage for single family and two-family lots. Townhome and multi-family properties shall provide boulevard trees at a rate of one tree per 70 linear feet of street frontage where property fronts any public street.

(c) Boulevard trees shall be planted within 14 feet of the curb line or as otherwise determined by the City Forester.

(d) Existing trees may be used to fulfill boulevard tree standards at the city's discretion.

(e) The city may, at its discretion, purchase and install the required boulevard trees. In such case, the city shall collect a standard fee per tree. Said fee shall be established by the City Council and based on the estimated market rate cost to purchase and install trees within the development site.

(8) Sod and ground cover. All areas not otherwise improved in compliance with the approved site plans shall have a minimum depth of four inches of topsoil and be sodded including boulevard areas. Exceptions to these criteria may be approved by the Zoning Administrator as follows:

(a) Seed may be provided in lieu of sod in any of the following cases:

1. Where the seed is applied to future expansion areas as shown on the approved plans, or

2. Where the seed is applied adjacent to natural areas or wetlands. Seed mixture shall be approved by the city, or

3. For single family and two family residential properties, proper erosion control measures shall be implemented and maintained until vegetation is established. Sod may be required in areas subject to erosion as determined by the Building Official or City Engineer.

(b) Undisturbed areas containing existing viable natural vegetation which can be maintained free of foreign and noxious plant materials.

(c) Areas designated as open space or future expansion areas properly planted and maintained with native grasses or wild flowers indigenous to Minnesota. Seed mixture shall be approved by the city.

(d) Use of mulch materials such as bark, wood chips, and decorative rock in support of shrubs and foundation plantings.

(e) Native landscapes in compliance with M.S. § 412.925.

(9) General landscaping standards.

(a) All lot areas not used for off-street parking, off-street loading, sidewalks, driveways, building sites, or other requirements shall be landscaped with grass, shrubs, trees or other acceptable vegetation, or treatment as required by this chapter prior to issuance of a certificate of occupancy. Exceptions to this requirement are listed in division (15) below of this section.

(b) Commercial, industrial, public/semi-public, institutional, and multi-family residential uses shall be required to submit a site landscape plan, in compliance with § 1007.020, Site and Building Plan Review, of this chapter, for approval by the city prior to issuance of a building permit.

(c) Desirable existing trees may be used to fulfill canopy cover, foundation landscape, and open areas landscape standards if applicable by placement. Desirable existing trees are valued according to the following table:

Table 5

<i>Existing Tree Value</i>			
Tree Size	deciduous trees under 6 inches DBH or evergreen trees under 12 feet tall	deciduous trees between 6 to 12 inches DBH or evergreen trees between 12 to 20 feet tall	deciduous trees over 12 inches DBH or evergreen trees over 20 feet tall.
Tree Value	1 large tree	2 large trees	large trees

(d) Plantings may be grouped if part of an approved landscape plan.

(e) Standards may be met with different sizes of trees and shrubs.

(f) New trees may fulfill canopy coverage, foundation landscape, landscape screen, and open space standards simultaneously if applicable by location.

(g) An existing tree is considered to be removed if the tree trunk is damaged or if more than 30% of the root protection zone area is disturbed during the construction process.

(h) The city may allow flexibility in landscape standards if there are conflicts with solar power, wind power, water harvesting, food production, or other innovative measures proposed for the site.

(i) The landscape plan shall be compared to all applicable CPTED (Crime Prevention Through Environmental Design) standards and reviewed by the Police Department.

(j) Trees and shrubs shall not be planted in the right-of-way without city authorization and shall not be planted in easements without authorization from the holder of the easement.

(k) Turf slopes in excess of three to one (3:1) are prohibited.

(l) Commercial, industrial, multi-family, public/semi-public, and institutional uses shall install irrigation systems to ensure survivability of landscape materials.

(10) Tree Preservation and Replacement

(a) Purpose

~~Tree preservation and mitigation standards.~~ The purpose of these standards is to protect valuable trees and stands of vegetation, while not interfering with landowners' reasonable use and development of property. The goal is to preserve higher quality natural areas and natural features, minimize unnecessary loss of habitat, biodiversity and forest resources, and to replace removed trees in areas where tree cover is most critical.

(b) Applicability

(1) Unless specifically excepted, tree preservation and mitigation standards apply to all plats, site plans, conditional use permits, interim use permits, grading, building, and other activity that requires a city permit or approval.

~~(1) (a) Tree preservation and mitigation standards are described in the following table:~~

~~(2) Table 6~~

Tree Preservation and Mitigation Standards			
Environmentally Sensitive Area (ESA) Category	Tree Location: within Basic Use Area	Tree Location: not within Basic Use Area	
		deciduous trees 6 inches DBH and over or	deciduous trees 6-12 inches DBH or evergreen

	evergreen trees between 12 to 20 feet tall	trees between 12 and 20 feet tall	
Non-ESA	no mitigation required	provide one tree per tree removed	provide two trees per tree removed
Natural Resource Enhancement Area	provide one tree per four trees removed	provide two trees per tree removed	provide three trees per tree removed
Natural Resource Conservation Area	provide one tree per two trees removed	provide two trees per tree removed	provide three trees per tree removed

~~—(b) Trees used for mitigation may also fulfill the open areas landscape standards at the discretion of the city.~~

~~—(c) Trees with 30% of the roots damaged are considered to be removed and must be mitigated for at the applicable rates.~~

~~—(d) Undesirable trees are not subject to the tree preservation and mitigation standards.~~

~~—(e) Areas where trees are being removed for ecological restoration in accordance with a city approved restoration plan are not subject to the tree preservation and mitigation.~~

(2) On existing lots with existing buildings where no building or development activity that requires a permit or approval from the city is occurring, the removal of trees is not subject to tree preservation and mitigation standards.

~~—(g) Replacement trees shall be planted on site.~~

~~—(h) The applicant may request to pay a fee per tree in lieu of some or all of the trees required for mitigation. At the city's discretion, the city may accept the fee for planting trees within the general area of the development project. The city shall maintain a standard fee per tree based on the estimated market rate cost to purchase and install trees.~~

~~—(11) Landscaping guidelines and technical specifications. The selection, installation, and maintenance of all planting materials shall be in compliance with the City's Landscaping Guidelines and Technical Specifications Manual.~~

Tree Survey

(1) A tree survey is required for all property that contains a significant tree.

(2) The tree survey shall be the basis for the tree preservation plan, tree mitigation standards, and the use of existing trees to fulfill landscape standards.

(3) The tree survey shall provide the following information for all significant and specimen trees on a site:

~~1. In the basic use area and other areas where tree removal is proposed, for all significant trees:~~

- a. Tree tag
- b. Tree location
- c. Root protection zones
 - i. For significant tree stands designated for preservation, the survey should identify the location of the combined root protection zones of all tree stands designated for preservation on the development property.
 - ii. On adjacent properties, the root protection zone of significant tree where the root protection zone is within five feet of the development property.
- d. Whether the tree will be removed or saved
- e. ESAs on the site

(4) In addition to the tree survey, the applicant shall also provide an electronic table with the following information:

- a. Tree tag
- b. Tree species
- c. Tree type: common, coniferous, or hardwood
- d. Tree size (dbh)
- e. Located in ESA: yes or no
- e.f. Tree to be removed or saved
- d.g. Tree condition

- i. Tree is dead or in poor condition. Structural defect such as a crack or split or evidence of advanced disease or predation.

- ii. Tree is in fair to good health. At least 75% full canopy cover with no structural defect.

(5) The following trees are exempt from inclusion in the tree survey:

- a. Trees that are planted as part of a commercial operation including a tree farm, nursery, or orchard.
- b. Trees that are transplanted from the site to another private lot or public space within the City.

a.c. Trees that are located within the right-of-way of major collector and arterial streets.

~~(5)~~(6) For a new plat or new planned unit development, the tree survey shall be one plan sheet and the tree preservation plan shall be a separate plan sheet.

(7) For a building permit for a new structure on an existing lot, the tree survey and preservation information may be included on the lot survey typically required for a building permit instead of on a separate document.

~~(6)~~(8) For a building permit for an addition to an existing structure, the tree survey information may be provided in an informal medium that sufficiently conveys the information.

~~(7)~~(9) At the city's discretion, the tree survey requirement may be waived ~~under the following circumstances:~~

1. In circumstances when sSignificant trees will not be removed and are not likely to be impacted by construction based on construction limits shown on the grading plan.

~~(b) — 2. Significant trees will only be removed within the basic use area and the basic use area is not an ESA.~~

(c) Tree Preservation Plan.

(1) A tree preservation plan shall be required for all soil disturbance activities where tree preservation and mitigation standards apply. A tree preservation plan shows how the tree preservation and mitigation standards will be met and how preserved trees will be protected during construction and other potentially harmful activities.

~~— (b) The tree preservation plan shall be based on the tree survey.~~

(2) A tree preservation plan shall identify:

- a. ~~The basic use area and e~~Environmentally sensitive areas (ESAs).
- b. The disturbance area.
- c. Tree size (~~DBH~~dbh), species, condition, location, and root protection zone for all significant trees to be preserved, or;
- d. The combined root protection zone of all stands of trees designated for preservation, whichever is applicable.
- e. Location and type of tree protection fence.
- f. Staging areas.
- g. Temporary construction access routes when temporary site access is necessary within root protection zone of any tree or tree stand designated for preservation.

- h. Temporary access shall be routed in a manner that is least disruptive to the tree or tree stand per the approval of the City Forester.
- i. Temporary access roads shall not exceed 25 feet in width and shall be delineated by snow fencing or safety fencing.
- j. An eight-inch deep cover of wood chip mulch shall be placed over the temporary access route to cushion the root protection zones from compaction.
- k. Existing and proposed grading.
- l. The plan shall show directional felling and trenching to separate root systems prior to bulldozing trees or stumps if necessary to avoid damage to adjacent trees.
- m. The plan shall be coordinated with utility planning so that utilities are installed in a manner that protects trees intended to be saved.

~~(3) (e) Trees to be preserved shall be tagged in the field and keyed to the tree preservation plan. The city may inspect the trees to verify compliance with the preservation plan at any time during construction.~~

~~(f) If a natural resource management plan has been approved for the site, the tree preservation plan shall be in compliance with said plan.~~

~~(g) The following shall occur prior to soil disturbance:~~

~~1. The tree preservation plan shall be approved by the city.~~

~~2. Fencing and all tree protection measures shall be installed and inspected by the city.~~

~~3. Erosion control measures shall be installed and inspected by the city.~~

~~4. All required financial securities have been submitted.~~

~~5. Any required development agreement has been approved. (14) Tree preservation during construction. Trees that are to be preserved must be protected by the following methods unless otherwise approved by the city.~~

~~(a) Before land clearing, grading, or construction begins, the city approved tree protection fencing or other method shall be installed and maintained around the root protection zone of the trees to be protected. Fencing shall be a minimum of four feet high and of a highly visible material, such as snow fence or polyethylene laminar safety netting, and must be standing throughout the construction process. Cut roots with clean, pruning cuts at the fence line prior to fence installation to avoid later tearing of the roots. Signage shall be installed to instruct workers to stay out of the root protection zone.~~

- ~~—(b) Areas where development must encroach upon the root protection zone must be identified on the tree preservation plan in which case the fencing shall be installed at that edge.~~
- ~~—(c) No actions that may harm the health of the tree; including but not limited to construction, traffic, compaction, storage of equipment or materials including soil, grading, or concrete washout areas; may occur in the root protection zone.~~
- ~~—(d) Trees damaged by construction, or with more than 30% of the roots disturbed, shall be counted as removed and mitigated at applicable rates.~~
- ~~—(e) Tree protection measures shall remain in place until all grading and construction activity is terminated.~~
- ~~—(15) Final inspection. Prior to the issuance of a certificate of occupancy, the project developer, builder, or representative shall certify in writing to the city that all elements of the tree preservation plan and landscaping plan were completed. These must be confirmed by the city. However, the city may issue a certificate of occupancy prior to completion of landscaping in the following situations:~~
 - ~~—(a) If winter weather will prevent healthy planting practices, a security shall be posted to ensure the remaining planting is accomplished and all planting must be installed by June 15 the following spring.~~
 - ~~—(b) A certificate of occupancy may be issued by the city on residential lots prior to lawn seeding or sod, provided an escrow security is submitted sufficient to ensure that the work will be completed and the date of completion is specified.~~
- ~~—(16) Non-compliance. If the city finds that the property is not in compliance with the approved landscaping plan or tree preservation plan, it shall inform the property owner or, if applicable, the homeowners association, regarding the non-compliance and describe, in writing, the steps needed to bring the property into compliance within a reasonable timeframe, not to exceed 60 calendar days.~~
- ~~—(17) Performance security. The city may require performance security to ensure compliance with the requirements of this chapter.~~
 - ~~—(a) The performance security shall extend for two years from the date of planting. The form of the security (cash, letter of credit, or other form) shall be determined by the city.~~
 - ~~—(b) If after notification of non-compliance the property owner or, if applicable, the homeowners association, fails to achieve the compliance within 60 calendar days, the city may exercise its authority to use the performance security to address compliance.~~

At the City's discretion, the tree preservation plan requirement may be waived if the tree survey shows that no significant trees are on the development property or adjacent properties that are near the construction area. ~~If a tree survey shows that no significant trees are on the development property or adjacent properties are near the construction area, the city may waive the tree preservation plan requirement.~~

(d) Tree Removal

(1) Within any residential zoning district, development may remove or disturb up to 30% of the total diameter inches of significant trees within the ESA and up to 50% of the total diameter inches of significant trees outside of the ESA without requiring replacement. Any tree removal beyond this threshold shall require replacement tree planting.

~~(1)~~(2) Within any mixed use, commercial, industrial, or public/semi-public zoning district, development may remove or disturb up to 50% of the total diameter inches of significant trees within the ESA and up to 70% of the total diameter inches of significant trees on site without requiring replacement. Any tree removal beyond this threshold shall require replacement tree planting.

(3) The following are not subject to the tree preservation and mitigation requirements and may be removed without replacement:

a. Undesirable trees as defined in the city's Landscaping Guidelines and Technical Requirements.

b. Unhealthy trees – those that are listed as dead or in poor condition on the tree survey.

~~a.c.~~ Trees that are not significant or specimen trees.

d. Areas where trees are being removed for ecological restoration in accordance with a city approved restoration plan ~~are not subject to the tree preservation and mitigation.~~

(e) Tree Replacement

(1) The following calculation procedure shall be used to determine tree replacement requirements for significant trees:

a. Determine the total number of diameter inches of significant trees within the subject property.

i. Calculate the total number of diameter inches of significant trees within any ESAs on the subject property.

ii. Calculate the total number of diameter inches of significant trees outside of any ESAs on the subject property.

b. Significant trees in ESAs ~~(residential districts)~~

i. Calculate 30% of the total diameter of significant trees within the subject property to determine the allowed tree removal limit, or the number of diameter inches allowed to be removed without replacement.

ii. Subtract the total diameter inches of significant common trees that will be removed from the allowed tree removal limit.

- c. Common and coniferous significant trees shall be replaced at a ratio of one inch replaced for every four inches removed.
- d. Trees indicated on the tree preservation plan to be saved but which ultimately are removed or damaged shall be replaced at a ratio of one inch replaced for every one inch removed.

(3) Replacement trees

- a. Replacement trees shall consist of certified nursery stock that meet the American Standard for Nursery Stock and be not less than:
 - i. Two caliper inches for hardwood and common trees
 - ii. Six feet in height for a coniferous tree which shall be equivalent to two inches when determining replacement requirements.
- b. Replacement tree species shall be limited to those identified in the city's Landscaping Guidelines and Technical Requirements.
 - i. Where 20 caliper inches or more must be replaced, no more than 30% of the total caliper inches shall be of the same genus.

~~(2)~~(4) Trees used to fulfill replacement requirements for mitigation may also fulfill the canopy cover, foundation landscape, and open areas landscape standards at the discretion of the city.

~~(3)~~(5) Replacement trees shall be planted on site.

(6) The applicant may request to pay a cash fee per tree in lieu of some or all of the trees required for mitigation. At the city's discretion, the city may accept the fee, or a combination of cash payment and tree replacement in lieu of planting replacement trees. Cash fees accepted by the City in lieu of (or in combination with) planting of replacement trees shall be placed in the Tree Preservation Fund and used solely for purchase, planting, and replacement of trees on publicly owned property or the acquisition of forested lands in the City for planting trees within the general area of the development project. ~~The city shall maintain a standard fee per tree based on the estimated market rate cost to purchase and install trees as established by the City fee schedule.~~

(7) Incentives. As an incentive to protect specimen trees or significant tree stands, the city will allow the following:

- a. For every 0.25 acre of a significant tree stand that is preserved within a development site, the total caliper inches of tree replacement that is required may be reduced by 5%.
- b. Specimen Tree Credit. A credit in diameter inches will be applied at a ratio of two inches of replacement for one inch preserved (2:1) up to fifty percent (50%) of the required replacement diameter inches.
- ~~a.c.~~ Trees and woodlands eligible for the credits provided for by this section shall be approved by the city forester as healthy trees worth saving.

~~(e)~~(f) Process

~~(1)~~—~~(e)~~ ~~Trees to be preserved shall be tagged in the field and keyed to the tree preservation plan. The city may inspect the trees to verify compliance with the preservation plan at any time during construction.~~

~~(2)~~(1) If a natural resource management plan has been approved for the site, the tree preservation plan shall be in compliance with said plan.

~~(3)~~(2) The following shall occur prior to soil disturbance:

- a. The tree preservation plan shall be approved by the city.
- b. Fencing and all tree protection measures shall be installed and inspected by the city.
- c. Erosion control measures shall be installed and inspected by the city.
- d. All required financial securities have been submitted.
- e. Any required development agreement has been approved.

~~(4)~~(3) Final inspection. Prior to the issuance of a certificate of occupancy, the project developer, builder, or representative shall certify in writing to the city that all elements of the tree preservation plan and landscaping plan were completed. These must be confirmed by the city. However, the city may issue a certificate of occupancy prior to completion of landscaping in the following situations:

- a. If winter weather will prevent healthy planting practices, a security shall be posted to ensure the remaining planting is accomplished and all planting must be installed by June 15 the following spring.
- b. A certificate of occupancy may be issued by the city on residential lots prior to lawn seeding or sod, provided an escrow security is submitted sufficient to ensure that the work will be completed and the date of completion is specified.

~~(5)~~(4) Non-compliance. If the city finds that the property is not in compliance with the approved landscaping plan or tree preservation plan, it shall inform the property owner or, if applicable, the homeowners association, regarding the non-compliance and describe, in writing, the steps needed to bring the property into compliance within a reasonable timeframe, not to exceed 60 calendar days.

~~(f)~~(g) Tree Protection Measures

(1) ~~Tree preservation during construction~~Required Protective Measures. Trees that are to be preserved must be protected by the following methods unless otherwise approved by the city.

- a. Before land clearing, grading, or construction begins, the city approved tree protection fencing or other method shall be installed and maintained around

the root protection zone of the trees to be protected. Fencing shall be a minimum of four feet high and of a highly visible material, such as snow fence or polyethylene laminar safety netting, and must be standing throughout the construction process. Cut roots with clean, pruning cuts at the fence line prior to fence installation to avoid later tearing of the roots. Signage shall be installed to instruct workers to stay out of the root protection zone.

- b. Areas where development must encroach upon the root protection zone must be identified on the tree preservation plan in which case the fencing shall be installed at that edge.
- c. No actions that may harm the health of the tree; including but not limited to construction, traffic, compaction, storage of equipment or materials including soil, grading, or concrete washout areas; may occur in the root protection zone.
- d. Trees damaged by construction, or with more than 30% of the roots disturbed, shall be counted as removed and mitigated at applicable rates.
- e. Tree protection measures shall remain in place until all grading and construction activity is terminated.

(h) Warranty

(1) All trees identified to be preserved shall be guaranteed to be alive, in good health, and of good quality and structural condition for two years from the date of landscaping acceptance.

(2) All trees planted as replacement trees in accordance with this section shall be guaranteed to be alive, in good health, and of good quality and structural condition for 12 months from the time of planting.

(3) Warranty replacement

a. Any tree identified to be preserved or replacement tree which is not alive or healthy, as determined by the city forester, before the expiration of the warranty period shall be removed and replaced with a new tree meeting the requirements for a replacement tree.

b. The warranty replacement tree shall be planted within eight months of removal.

a.c. The warranty replacement tree shall be guaranteed to be alive, in good health, and of good quality and structural condition for 12 months from the time of planting.

(g)(i) Security

(1) Performance security. The city may require performance security to ensure compliance with the requirements of this chapter.

- a. The performance security shall extend for two years from the date of planting. The form of the security (cash, letter of credit, or other form) shall be determined by the city.
- b. If after notification of non-compliance the property owner or, if applicable, the homeowners association, fails to achieve the compliance within 60 calendar days, the city may exercise its authority to use the performance security to address compliance.

(Am. Ord. 13-23, passed 9-11-2023)

Cross-reference:

City fee schedule, see § 218.01