



CITY OF BAYPORT

294 NORTH 3RD STREET
BAYPORT, MN 55003

PLANNING COMMISSION MEETING

City Hall - Council Chambers
September 17, 2012 – 6:00 p.m.

A. CALL TO ORDER

B. APPROVAL OF MINUTES

- March 19, 2012 regular meeting

C. PUBLIC HEARINGS

- Public hearing to consider proposed modifications to the original restoration and management plan for the open space contained within the Inspiration development

D. OLD BUSINESS

E. NEW BUSINESS

F. GENERAL INFORMATION

- Update on term expiration / reappointment

G. OPEN FORUM

H. ADJOURNMENT

**CITY OF BAYPORT
PLANNING COMMISSION MEETING MINUTES
CITY COUNCIL CHAMBERS
MARCH 19, 2012
6:00 P.M.**

CALL TO ORDER

Pursuant to due call and notice thereof, Vice Chairperson Levy called the regular Bayport Planning Commission meeting of March 19, 2012, to order at 6:00 p.m.

ROLL CALL

Commissioners Present: David Levy, Jason Obler and Joe Ritzer

Commissioners Absent: Todd Gilles

City Staff Present: Assistant City Administrator/Planner Sara Taylor, City Council Liaison Michele Hanson

SWEARING IN OF NEW MEMBER JEFF RICHTMAN

Commissioner Levy administered the oath of office to Jeff Richtman, who was recently appointed by the City Council to fill the seat vacated by Pam Hoye.

ELECTION OF OFFICERS

Planner Taylor reviewed the Planning Commission bylaws regarding election of officers. In the past, the vice chairperson typically has been elected to fill the vacancy of chairperson. As such, a motion to elect David Levy to the position of chairperson would be appropriate. Planner Taylor stated that if David Levy is elected to serve as the chairperson, the Planning Commission will also need to elect a new vice chairperson. Due to their longevity on the Planning Commission, it was recommended that either Joe Ritzer or Todd Gilles be appointed as vice chairperson.

It was moved by Commissioner Obler and seconded by Commissioner Ritzer to appoint David Levy as the chairperson of the Planning Commission for a term of two years, or until his term expires. Motion carried.

It was moved by Commissioner Levy and seconded by Commissioner Obler to appoint Joe Ritzer as vice chairperson of the Planning Commission for a term of two years, or until his term expires. Motion carried.

APPROVAL OF MINUTES

It was moved by Commissioner Ritzer and seconded by Commissioner Obler to approve the December 19, 2011 meeting minutes as presented. Motion carried.

PUBLIC HEARINGS

Public hearing to consider amendments to the city's zoning ordinance, related to variances, to comply with new state legislation: Planner Taylor explained that a new state law now requires cities to use different criteria when determining whether a variance should be granted. In the past, cities have used the "undue hardship" variance standard and criteria to evaluate variance applications; however, the new law now requires cities to use the "practical difficulties" standard and criteria. The proposed amendments to the city's zoning ordinance to comply with the new

variance law were reviewed, along with a few minor text updates to be consistent with current practice. Planner Taylor noted the new standard will provide cities more leniency when considering whether to grant variance requests. Notice of the public hearing was published in the Stillwater Gazette and no comments were received prior to the meeting. The city attorney has reviewed and approved the proposed amendments, and staff is recommending approval of the draft ordinance.

Chairperson Levy opened the public hearing and no comment was heard.

It was moved by Commissioner Ritzer and seconded by Commissioner Richtman to close the public hearing. Motion carried.

Discussion followed on the proposed amendments, noting that revisions were made to the submittal requirements for variance applications to streamline the process and clarifying that the City Council shall serve as the board of adjustments and appeals when reviewing variances.

It was moved by Commissioner Obler and seconded by Commissioner Ritzer to recommend to the City Council to approve the proposed amendments to the city's zoning ordinance, related to variances, to comply with new state legislation, with the findings of fact listed in the staff report and presented at the meeting. Motion carried.

OLD BUSINESS – None

NEW BUSINESS – None

GENERAL INFORMATION

Planner Taylor welcomed Jeff Richtman to the Planning Commission and thanked him for his willingness to serve on the commission. Planner Taylor also noted that the April 16, 2012 Planning Commission meeting has been cancelled, due to a lack of business.

OPEN FORUM – None

ADJOURN

It was moved by Commissioner Ritzer and seconded by Commissioner Obler to adjourn the meeting at 6:11 p.m. Motion carried.

MEMORANDUM

DATE: September 12, 2012

TO: Planning Commission (September 17, 2012 meeting)
Mitch Berg, City Administrator

FROM: Sara Taylor, Assistant City Administrator/City Planner

SUBJECT: Public hearing to consider proposed modifications to the original restoration and management plan for the open space contained within the Inspiration development

A. BACKGROUND

The Inspiration development was platted and approved by the city in 2005 as a planned unit development (PUD), which included 328 residential housing units and 145 acres of restored native prairie open space. Unfortunately, due to the collapse of the housing market, the development has struggled financially and seen multiple property owners, which has contributed to the lack of progress in new home construction and the native prairie restoration, as well as maintenance and management of the open space.

Despite the challenges associated with the market and the economy, the development has seen some growth, with 79 new homes constructed since 2006. The current owner, Bayport Mainstreet Holding (BMH), LLC, is committed to continuing this growth and creating an attractive and viable neighborhood for both existing and future residents. This includes completion of the open space restoration and management for the development. However, because BMH is proposing modifications to the original restoration and management plan created for the development, city review and approval is required.

Notice of the Planning Commission's public hearing was mailed to all property owners within 350 feet of the subject property and published in the Stillwater Gazette on August 30, 2012. The following informational items are attached:

- project narrative by applicant
- legal description of the open space area
- exhibits detailing the proposed open space restoration and management plans
- conceptual approval of proposed restoration and management plan by Minnesota Land Trust

B. STAFF COMMENTS

In order to save on infrastructure costs and maintenance, the city approved the development of Inspiration in three phases. The remaining improvements left in Phase I of the development, which are the responsibility of the developer (or property owner), include completion of the open space restoration. Upon completion of the restoration, the developer will convey the open space to the city, which is protected with a conservation easement held by the Minnesota Land Trust. A non-profit stewardship foundation will be responsible for overseeing the ongoing maintenance for the open space, and maintenance expenses will be funded by the Inspiration homeowners association.

To guide the restoration and management efforts for the open space areas, a detailed plan was created for the development. Although some of the restoration and maintenance practices for the open space

were initially implemented according to this plan, BMH has confirmed that no restoration work has been completed since 2006. In further exploration, it appears that some of the techniques and plants prescribed by the original plan have not responded to the natural conditions on site or have failed to produce desired outcomes. For this reason, BMH is proposing to modify the original plan, to establish and sustain native plant species. The proposed modifications include: 1) Elimination of trees in the prairie and savanna areas, due to lack of irrigation and deer grazing; 2) Proceeding with ongoing maintenance of the eastern prairie already restored with native plantings installed presumably by the Department of Natural Resources; 3) Implementation of an aggressive buckthorn removal strategy and restoration of these areas with native grasses, which can tolerate ongoing chemical herbicide to control buckthorn.

It should be noted that although modified, the proposed restoration and management plan is consistent with the spirit and intent of the original plan, which is to restore the open space area with a stable plant community, dominated by native species, including perpetual maintenance. In addition, the proposed modifications shall maximize effectiveness and efficiencies, resulting in a cost savings for implementation and long-term maintenance of the open space. It is also important to note that the Minnesota Land Trust, who holds the conservation easement for the open space and oversees the methods, materials, and timeframe for restoration and management of this land, has given conceptual approval of the proposed modifications.

The applicant has provided detailed open space restoration and maintenance plans, which illustrate the various activities and schedule for completion. With the exception of some buckthorn treatment and planting in areas 1-3 of the oak savanna, a majority of the open space restoration will be completed in 2012-2013. Once restored, maintenance of the open space will include a combination of ongoing mowing and prescribed burns, to kill non-native vegetation and stimulate germination for new plant growth.

C. SUGGESTED FINDINGS OF FACT AND CONDITIONS OF APPROVAL

The original restoration and management plan does acknowledge that restoration and management programs need to be flexible. Staff feels this is not only warranted, but perhaps necessary in this particular case where certain techniques and/or plant species originally thought to produce efficient and effective results have proven to be unsuccessful. Because the spirit and intent of the original restoration and management plan will remain intact and will not be compromised by the proposed modifications, staff does not feel this project will have a negative impact on the neighborhood or community. In addition, the reduced fees to complete the restoration and ongoing management will result in a cost savings to the residents, have a positive impact on the development's homeowners association, and should help the development to be sustainable and attractive to prospective buyers.

In conjunction with the application, staff recommends the following conditions of approval:

1. The original restoration and management plan entitled "Ecological Restoration and Management Program" shall be updated accordingly by the applicant, to reflect modifications to the text and/or maps, approved by the city.
 2. Final detailed plans regarding the goals, methods, materials, and time frame for restoration and management are subject to review and approval by the Minnesota Land Trust.
 3. The open space restoration and management plan may be reviewed for compliance on an annual basis, or as the City Council deems necessary, to ensure compliance.
 4. Any additional proposed modifications to the open space restoration and management plan must be reviewed by the city and the Minnesota Land Trust.
-

5. The proposed modifications to the open space restoration and management plan do not include work to the Indian burial ground area. No work shall be performed in this area without prior written approval.
6. Approval of the proposed modifications to the open space restoration and management plan does not constitute a material modification or amendment to the Inspiration Master Developer's Agreement or Planned Unit Development (PUD) permit.

D. RECOMMENDATION

Staff recommends approval of the modifications to the original restoration and management plan entitled "Ecological Restoration and Management Program" for the open space contained within the Inspiration development. Suggested findings of fact and conditions of approval are stated in section "C" of the staff report. The Planning Commission is asked to make a recommendation on the proposed modifications, which will be considered by the City Council on October 1, 2012.



From Site to Finish

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August 16, 2012

Sara Taylor
City of Bayport
994 North 3rd Street
Bayport, MN 55003

Re: Inspiration Project Update

Ms. Taylor,

On behalf of Bayport Mainstreet Holding, LLC, Landform is pleased to submit this application for a project update to the Inspiration Prairie Restoration and Maintenance Plan.

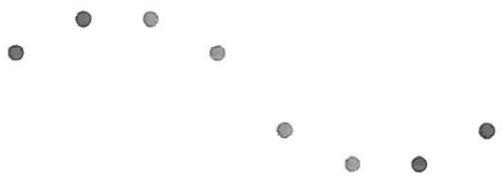
PROJECT BACKGROUND

In 2004 and 2005, Contractor Property Developers Company (CPDC) received preliminary and final City approval for the 328-unit Inspiration project and began construction in 2005. The project approvals included 121 single family homes in phase I, a 75-unit condominium in phase II, 132 single family homes in phase III and 145 acres of restored prairie/open space. (The PUD approvals allowed flexibility in the timing of the phase II and phase III areas.)

Unfortunately, the collapse of the housing market and the related oversupply of homes and lots resulted in project struggles. CPDC voluntarily let the project go back to the bank in 2007. Neighborhood Development Partners (DBA Bayport Mainstreet Holding, LLC) acquired the Inspiration development from the bank in February of 2008 as a Sheriff's Certificate. The new developer inherited the responsibility for 1) completing the prairie restoration, 2) conveying the open space prairie areas to the City of Bayport and 3) conveying the Nature Center to the City of Bayport.

Unfortunately, that development team could not make the project work either and allowed the project to go back to their investment firm in 2010. The investment firm, operating as Bayport Mainstreet Holding, LLC (BMH), hired an asset manager to help them work through the entitlement issues and make the project marketable. There were a number of complicated restructuring elements that the asset manager proposed to the investment firm. After reviewing their options, BMH hired Landform as the asset manager in April 2012. After reviewing the project history, we agreed to focus on the simplest solutions. It is our goal to make this project attractive and viable to the market place so that the project can be completed and appealing to the existing residents. It is our intent to continue to focus on what needs to be done to maintain a vibrant successful neighborhood in a financially responsible manner.

As you know, the Inspiration master-plan was conceived, modeled and themed during a completely different economic period which included a housing paradigm that no longer exists. In other words, what was well-intended at Inspiration back in 2003 - 2004, literally doesn't work today. Even with everyone's best efforts, no one could have foreseen what was coming with the collapse of the economy and the housing markets. However, we are beginning to see a slow recovery, as evidenced in the new home construction in Inspiration.



PROJECT UPDATE—PRAIRIE RESTORATION

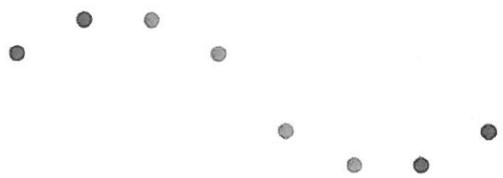
In order to complete the final required phase I improvement and release the remaining letter of credit, the Open Space Restoration must be completed. While the annual maintenance program has continued on-site, no restoration work has been completed since 2006. This six-year stoppage was the result of the challenging economy, slow home sales leading to financial difficulties and the failure of two excellent development teams to make the project work. We have reevaluated the site and met with Inspiration homeowners. It is our goal to modify this well-intended but unworkable plan into a plan that is sustainable.

The original project approvals included approval of the 145-acre open space Restoration Plan. This document was always intended to be modified by the development team in response to new data. The January 2005 restoration plan states on page 2 *“Restoration and management programs need to be flexible because of the variability exhibited by the temporal and spatial resources addressed by a plan. Programs need at times to be changed in response to new data and derived insights resulting from regular monitoring. For these reasons, this program should be viewed as being neither conclusive nor absolute. This program is a starting point in an ongoing process of restoring the site’s biodiversity and natural processes. Regular monitoring during the restoration process will provide feedback on the program’s effectiveness, and generate information to evaluate and justify the need for changes. This process of evaluation, adjustment, refinement, and change is called ‘adaptive management.’ Adaptive management is a tool that is fundamental to the restoration, management, maintenance, work described in this program.”*

We have reviewed the original plans, our files and the City files and have worked with the current landscape maintenance firm to document the current condition of completion of the prairie. We have worked with Sandstrom Land Management to obtain cost estimates for completion of the restoration and subsequent maintenance.

The City is holding a letter of credit for completion of the prairie restoration. Over the years, there have been a number of letter of credit reductions to the letter of credit. The last reduction was on December 28, 2006, when the City accepted the restoration plan at approximately 63% complete, but retained \$371,826.57 for the final improvements (\$5,000 for punchlist items that have since been completed, \$274,461.57 for prairie restoration based on the original proposal, \$74,365 for security).

It is our intention to complete the remaining work on the prairie restoration, but given that as the project stumbled and changed hands four times, some of the history is lost to both the City and the current owner. In 2010, the previous developer requested bids from 6 firms to complete the restoration. The original design team was the highest bid at \$292,461 and Sandstrom Land Management was the low bid at \$51,580 for the same scope of work. The low bid was based on the same quality/quantity of materials and was simply the result of a very competitive bidding environment. The previous developer contracted with Sandstrom Land Management and, while they were not authorized to complete the restoration, they were hired to provide maintenance services. We are pleased that Sandstrom Land Management was brought on for prairie maintenance. They are a respected expert in prairie restoration and maintenance and have gained the respect of the residents, the MN Land Trust, City staff and the developer. They have been doing an excellent job on the prairie maintenance (as evidenced by the positive annual inspection reports from the MN Land Trust).

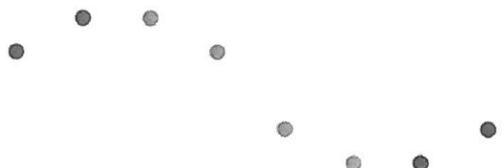


Our professional staff of planners and landscape architects worked closely with Sandstrom Land Management to identify areas where the restoration was not fully completed and prepare a restoration plan that is manageable and consistent with the original vision. Included in this submittal is an updated plan and schedule for restoration of the dedicated open space at Inspiration. The spirit and intent of this revised plan remains the same as the original restoration plan: we intend to convert all dedicated open space to a state of established, stable plant communities dominated by desirable native species. While it is virtually impossible to restore a native plant community devoid of invasive non-native species, establishing stability and dominance of native plants is an achievable goal that has always been the expectation at Inspiration.

The revised restoration plan departs from the original in a few locations on the site for reasons born out of lessons learned after several years of maintaining open space on site. Following are revisions and the reasons for revising the strategy:

- The original restoration plan called for the planting of numerous trees in prairie and savanna areas. Virtually all of the trees planted during initial restoration failed to establish for a variety of reasons. Deer browsing and lack of a dedicated irrigation system are the primary contributing factors and it is unreasonable to expect that either of those contributing factors will change in the future. The goal is to establish a sustainable community of plants dominated by natives and one of the primary reasons that goal exists is that native plant communities require little, if any ongoing long-term maintenance. Irrigation and deer protection are not standard maintenance practices typically employed in prairie restorations.
- The original restoration plan called for clearing and seeding of a large portion of the eastern part of the site to establish a short dry prairie. Since the original plan was adopted, it has become clear through our regular monitoring and maintenance program that the area in question had already been converted to a native plant community by someone else in the past, most likely the DNR. Starting from scratch in this area would set back the establishment process several years and the end result might not even reach the level of establishment that exists today. For this reason the revised restoration plan removes the area in question from the restoration plan and instead shifts the emphasis in this area to ongoing maintenance.
- The original restoration plan called for buckthorn removal in several locations and establishment of new woody vegetation in an effort to restore an oak savanna condition. Several of the areas where buckthorn was originally removed were not subsequently maintained in a buckthorn-free condition and the plant was allowed to re-establish itself. Once established it takes several years of chemical treatment and mowing to remove all buckthorn plants and viable seeds from the plant community before any sort of re-establishment of broadleaf plants can begin. For this reason, the revised strategy in areas dominated by buckthorn is to undertake a several-year removal and control regime during which native grasses (not broadleaf plants) will be established at the ground plane, allowing for annual chemical herbicide application to kill buckthorn until all viable plants and seeds are out of the areas to be restored.

The revised restoration plan is based on several years of watching how the natural systems at Inspiration operate, how different conditions respond to different treatments, what works and what



does not. Through a combination of targeted restoration and maintenance techniques that are specifically timed to maximize effectiveness, the revised restoration and maintenance plans represent the best and most efficient program to produce the desired outcome of establishing stable plant communities dominated by desirable native species. The updated plan would increase the restoration cost estimate from the \$51,580 originally bid by Sandstrom in 2010 to approximately \$60,000.

Upon completion of the open space restoration, the open space and the nature center will be conveyed to the City of Bayport (the existing conservation easement over the open space in favor of the MN Land Trust will remain). A foundation will be established, as required by the City approvals, to manage the open space and will be funded by the HOA.

PROJECT UPDATE—PRAIRIE MAINTENANCE

Sandstrom Land Management has been responsible for Open Space Maintenance for several years. The current maintenance plans were approved by the MN Land Trust and annually inspected. The 2012 inspection was conducted on August 14, 2012 and we expect a letter noting the good results to be provided to the City in the next week or two.

We are very pleased with the work from Sandstrom, who is maintaining the open space at a very competitive rate approximately 30% of the original annual maintenance costs. The original maintenance budget was more than \$35,000 annually. The current maintenance budget has been reduced to less than \$15,000 annually. The same mix of mowing and herbicide treatment envisioned in the original plan is provided, but we were able to get a much more competitive quote from this vendor than the original vendor. We believe that we can further reduce these annual maintenance costs as the prairie is stabilized and restoration complete.

Quality service at a competitive price is always important but even more so in this economy. The HOA is responsible for maintenance costs and, not surprisingly, the homeowners have been supportive of our work to provide the same level of maintenance at a substantially lower rate than that proposed by the original maintenance company. We have received very positive feedback from the Inspiration residents and the Minnesota Land Trust about the quality of the work performed by Sandstrom. We are committed to continuing our relationship with this experienced prairie restoration/maintenance team as we work together to complete the restoration.

We have worked with Sandstrom to develop a multi-year maintenance plan. Careful and consistent adherence to the maintenance program means that over time, the maintenance investment is reduced.

Open space will be maintained through a combination of mowing and prescribed burns.

- All open space areas will be mowed and spot treated with herbicide each year.
- Specific areas within the overall open space will be burned each year and every 3rd year thereafter to kill non-native vegetation and encourage the growth of native prairie vegetation.

Following is a schedule corresponding to the numbered areas on the plan identifying the first year of prescribed burns for each area and subsequent recommended years in parentheses.

- Area 1: 2011, (2014, 2017...)
- Area 2: 2013, (2016, 2019...)
- Area 3: 2012, (2015, 2018...)
- Area 4: 2013, (2016, 2019...)
- Area 5: 2011, (2014, 2017...)
- Area 6: 2012, (2015, 2018...)
- Area 7: 2013, (2016, 2019...)

NOTE: This schedule is a recommendation only. Periodic changes to the burn schedule may be required due to shifting environmental conditions including, but not limited to the following:

- fire bans/drought conditions
- wind issues
- plant community shifts/changes
- combining/re-ordering of numbered areas for environmental and/or economic reasons

SUMMARY

We respectfully request City approval of the updated plans. We believe that these modifications will allow the project to be completed in a manner consistent with the spirit and intent of the original vision for the open space. The completion of the last outstanding development item will add value to the existing homes and make the remaining lots more appealing to buyers, creating a win-win situation for everyone involved.

The benefits of this updated plan include:

1. Development of a stable plant community dominated by native species informed by “new data and derived insights resulting from regular monitoring” as envisioned by the 2005 plan.
2. A plan based on the experience and knowledge of prairie restoration experts on projects since 2005, including changes in recommendations of product types, uses and maintenance. The new vision is focused on the best long term materials for establishment of a stable plant community. This updated plan is consistent with the spirit and intent of the original plan.
3. Completion of the prairie restoration by 2015, which will allow the open space to be conveyed to the City of Bayport as required by the original approvals.
4. Completion of the prairie restoration and conveyance of the open space will include conveyance of the nature center to the City of Bayport as required by the original approvals.
5. Completion of the prairie restoration and conveyance of the land will trigger the establishment of the Conservation Area Stewardship Foundation, which will be responsible for on-going maintenance of the open space and will be funded by the HOA.
6. The updated restoration plan with this vendor includes the same quality materials needed to establish a stable plant community of native species, but is modified to reflect the current conditions and previous work. The current vendor is able to provide this work for significantly less than the original vendor’s cost estimates.
7. The updated plan results in a variety of native species that can be maintained by the current landscape company at approximately 30% of the original 2005 cost estimates, resulting in a cost savings to the Bayport Inspiration residents.

8. The completion of the restoration plan allows the current owner to request a reduction in the remaining letter of credit, which reduces liability on the project and makes it more appealing to the greater Twin Cities development community.
9. The Minnesota Land Trust has reviewed this updated plan and has given conceptual approval of the changes, pending formal City action.

We understand that the City intends to process this minor modification as a public hearing and we respectfully request approval of the minor modification to the Inspiration prairie restoration and management plan. We understand that this item will be scheduled for Planning Commission review on September 17th and City Council action on October 1st.

If you have any questions or comments about this request, please contact me at 612.638.0225 or klindahl@landform.net.

Sincerely,
Landform

A handwritten signature in cursive script that reads "Kendra Lindahl". The signature is written in black ink and is positioned above the typed name and title.

Kendra Lindahl, AICP
Principal

EXHIBIT A

Legal Description of Protected Property

That part of Outlot A, INSPIRATION, according to the recorded plat thereof Washington County, Minnesota described as follows; Beginning at the southwest corner of said Outlot A; thence North 13 degrees 49 minutes 41 seconds West, assumed bearing, along the west line of said Outlot A a distance of 1151.95 feet; thence North 76 degrees 10 minutes 19 seconds East perpendicular to said west line a distance of 417.47 feet; thence South 13 degrees 05 minutes 01 seconds East 760.23 feet to the east line of said Outlot A; thence continue South 13 degrees 05 minutes 01 seconds East 195.00 feet along said east line; thence continue along said east line southeasterly 135.74 feet along a tangential curve concave to the east, having a radius of 575.90 feet and a central angle of 13 degrees 30 minutes 16 seconds; thence continue along said east line southerly 100.43 feet to the southeast corner of said Outlot A, along a tangential reverse curve concave to the west, having a radius of 557.44 feet and a central angle of 10 degrees 19 minutes 20 seconds; thence South 85 degrees 19 minutes 24 seconds West, not tangent to said curve, along the south line of said Outlot A, a distance of 234.44 feet; thence continue along said south line, South 76 degrees 10 minutes 19 seconds West 201.04 feet to the point of beginning said point also being the southwest corner of said Outlot A and there terminating.,

Outlot F, INSPIRATION, according to the recorded plat thereof, Washington County, Minnesota

Outlot G, INSPIRATION, according to the recorded plat thereof, Washington County, Minnesota

Outlot H, INSPIRATION, according to the recorded plat thereof, Washington County, Minnesota.

Outlot I, INSPIRATION, according to the recorded plat thereof, Washington County, Minnesota

Outlot J, INSPIRATION, according to the recorded plat thereof, Washington County, Minnesota

Outlot K, INSPIRATION, according to the recorded plat thereof, Washington County, Minnesota,

That part of Outlot L, INSPIRATION, according to the recorded plat thereof, Washington County, Minnesota described as follows: Beginning at the southwest corner of said Outlot L; thence North 01 degrees 08 minutes 51 seconds West, assumed bearing, along the west line of said Outlot L, a distance of 310.68 feet to the south line of Lot 1, Block 13; thence North 70 degrees 09 minutes 11 seconds East, a distance of 119.71 feet; thence North 51 degrees 36 minutes 29 seconds East, a distance of 112.65 feet; thence North 33 degrees 03 minutes 46 seconds East, a distance of 107.12 feet; thence North 63 degrees 05 minutes 49 seconds West, a distance of 123.46 feet; thence North 26 degrees 54 minutes 11 seconds East, a distance of 50.00 feet; thence South 63 degrees 05 minutes

49 seconds East, a distance of 121.36 feet; thence North 26 degrees 54 minutes 11 seconds East, a distance of 86.98 feet; thence North 17 degrees 10 minutes 51 seconds East, a distance 100.25 feet; thence North 05 degrees 36 minutes 58 seconds East, a distance of 100.25 feet; thence North 05 degrees 56 minutes 55 seconds West, a distance of 57.15 feet; thence North 07 degrees 34 minutes 30 seconds West, a distance of 196.59 feet; thence North 79 degrees 37 minutes 39 seconds West, a distance of 126.14 feet; thence North 07 degrees 34 minutes 30 seconds West, a distance of 16.61 feet; thence northerly 31.97 feet on tangential curve, concave to the west, having a radius of 470.06 feet and a central angle of 03 degrees 53 minutes 50 seconds to the southeasterly line of Block 10; thence North 57 degrees 36 minutes 13 seconds East, not tangent to said curve, along said southeasterly line, a distance of 132.45 feet; thence North 39 degrees 49 minutes 46 seconds East, along said southeasterly line, a distance of 105.10 feet to the south line of Outlot F; thence South 77 degrees 09 minutes 03 seconds East, along said south line, a distance of 34.88 feet to the westerly line of Outlot K; thence South 22 degrees 23 minutes 24 seconds East, along said westerly line, a distance of 31.75 feet; thence South 25 degrees 41 minutes 25 seconds West, along said westerly line, a distance of 126.02 feet; thence South 03 degrees 08 minutes 35 seconds East, along said westerly line, a distance of 186.89 feet; thence South 10 degrees 55 minutes 16 seconds East, along said westerly line, a distance of 138.40 feet; thence South 15 degrees 55 minutes 04 seconds East, along said westerly line, a distance of 69.72 feet; thence South 11 degrees 46 minutes 12 seconds East, along said westerly line, a distance of 229.15 feet to the southeasterly line of Outlot K; thence North 44 degrees 55 minutes 55 seconds East, along said southeasterly line, a distance of 677.36 feet; thence North 12 degrees 51 minutes 36 seconds East, along said southeasterly line, a distance of 241.84 feet; thence North 11 degrees 10 minutes 00 seconds East, along said southeasterly line, a distance of 73.37 feet to the southerly line of Outlot J; thence South 48 degrees 02 minutes 17 seconds East, along said southerly line of Outlot J, a distance of 42.63 feet; thence South 61 degrees 12 minutes 15 seconds East, along said southerly line, a distance of 72.22 feet; thence South 71 degrees 47 minutes 09 seconds East, along said southerly line, a distance of 101.25 feet to the easterly line of Outlot J; thence North 05 degrees 42 minutes 13 seconds West, along said easterly line, a distance of 90.84 feet to the north line of said Outlot L; thence North 89 degrees 08 minutes 36 seconds East, along said north line, a distance of 360.00 feet to the northeast corner of said Outlot L; thence South 00 degrees 51 minutes 24 seconds East, along the east line of said Outlot L a distance of 1,296.00 feet to the southeast corner of said Outlot L; thence South 88 degrees 51 minutes 09 seconds West, along the south line of said Outlot L a distance of 1,570.44 feet to the point of beginning, said point being the southwest corner of said Outlot L and there terminating.

Outlot O, INSPIRATION, according to the recorded plat thereof, Washington County, Minnesota

Outlot P, INSPIRATION, according to the recorded plat thereof, Washington County, Minnesota,



OPEN SPACE MAINTENANCE SCHEDULE

Open space will be maintained through a combination of mowing and prescribed burns.

- All open space areas will be mowed each year.
- Specific areas within the overall open space will be burned each year and every 3rd year thereafter to kill non-native vegetation and encourage the growth of native prairie vegetation.

Following is a schedule corresponding to the numbered areas on the plan identifying the first year of prescribed burns for each area and subsequent recommended years in parentheses

Area 1: 2011, (2014, 2017...)

Area 2: 2013, (2016, 2019...)

Area 3: 2012, (2015, 2018...)

Area 4: 2013, (2016, 2019...)

Area 5: 2011, (2014, 2017...)

Area 6: 2012, (2015, 2018...)

Area 7: 2013, (2016, 2019...)

NOTE: This schedule is a recommendation only. Periodic changes to the burn schedule may be required due to shifting environmental conditions including, but not limited to the following:

- fire bans/drought conditions
- wind issues
- plant community shifts/changes
- combining/re-ordering of numbered areas for environmental and/or economic reasons

**OPEN SPACE
MAINTENANCE PLAN**
INSPIRATION
BAYPORT, MN



- L A N D F O R M**
- (Red dot) Forest
 - (Orange dot) Open Space
 - (Green dot) Grass
 - (Blue dot) Water
- FROM: SITE PLAN

OPEN SPACE RESTORATION PLAN
INSPIRATION BAYPORT, MN

Map Key #	Objective	Timeline	Activity
1 6.3 AC	Oak Savanna Restoration	2012 (Oct.) 2012 (Nov.) 2013 (Sept.) 2013 (Sept.) 2015 (May)	Fall burn to control buckthorn Seed with native grass and sedges Re-spray buckthorn with broadleaf herbicide Plant forb plugs
2 2.2 AC	Oak Savanna Restoration	2012 (Oct.) 2012 (Nov.) 2013 (Sept.) 2014 (Sept.) 2015 (May)	Fall burn to control buckthorn Seed with native grass and sedges Re-spray buckthorn with broadleaf herbicide Plant forb plugs
3 3.7 AC	Oak Savanna Restoration	2012 (Oct.) 2012 (Nov.) 2013 (Sept.) 2014 (Sept.) 2015 (May)	Fall burn to control buckthorn Seed with native grass and sedges Re-spray buckthorn with broadleaf herbicide Plant forb plugs
4 6.9 AC	Establish wet prairie grasses in area dominated by stinging nettle	2012 (Sept.) 2012 (Oct.) 2012 (Nov.) 2013 (June)	Treat with Roundup Fall burn Seed with native grass/forb mix Mow Planting Mow Planting
5 3.9 AC	Restore dry prairie & small wetland (not planted or 95% failure)	2012 (July) 2012 (Aug.) 2012 (Oct.) 2013 (June)	Mow Treat with Roundup Seed with native grass/forb mix Mow Planting Mow Planting
6 5.2 AC	Restore dry prairie & small wetland (not planted or 95% failure)	2012 (July) 2012 (Aug.) 2012 (Oct.) 2013 (June)	Mow Treat with Roundup Seed with native grass/forb mix Mow Planting Mow Planting
7 1.4 AC	Increase seed with short grass native prairie seed mix (after fall maintenance burn)	2012 (Oct.) 2012 (Nov.) 2013 (June)	Fall burn (part of 2012 maintenance) Seed with native grass/forb mix Mow Planting Mow Planting
8 3.1 AC	Establish native vegetation in midland Round area (to be PERFORMED WITHIN THE BARIAL GROUND WITHOUT PRIOR WRITTEN APPROVAL)	2012 (July) 2012 (Aug.) 2012 (Oct.) 2013 (June)	Mow, cut and treat buckthorn seedlings Treat with Roundup Seed with native grass/forb mix Mow Planting Mow Planting
9 12.2 AC	Restore dry prairie in area with heavy reed canary grass infestation	2012 (Sept.) 2012 (Oct.) 2013 (June) 2013 (Oct.)	Mow Planting Treat with Roundup, seed with native mix Mow Planting Mow Planting Treat with Roundup, seed with native mix
10 3.8 AC	Restore dry prairie around small wetland (lots of fibrite with little native vegetation ending)	2012 (Oct.) 2012 (Oct.) 2013 (June)	Fall burn (part of 2012 maintenance) Remove and dispose of all fence Seed with native grass/forb mix Mow planting Mow planting
11 2.9 AC	Restore dry prairie & small wetland (not planted or 80% failure reeds, can't use drill)	2012 (July) 2012 (Aug.) 2013 (June)	Mow Treat with Roundup Seed with native grass/forb mix Mow planting Mow planting

NOTE: Areas not colored on the map include private lots, public right-of-way, common space, and areas where restoration work is complete and the focus of open space management has shifted from restoration to ongoing maintenance.



NOTE: Areas 10 & 11 will not be conveyed to the City and will continue to be owned and maintained by the Home Owners Association



L A N D F O R M



Landform and Site by Paulsen & Associates, Inc. 10/11/11
10/11/11



August 10, 2012

Kendra Lindahl
LANDFORM
105 South Fifth Ave., Suite 513
Minneapolis, MN 55401

RE: Inspiration (CPDC)
Washington County
Project File ID#: 2005-277
Conceptual Approval of Restoration and Management Plan

Dear Ms. Lindahl,

Thank you for notifying us of your desire to work with Sandstrom Land Management to restore and manage the prairies and oak savannas on the Inspiration development, which is protected with a conservation easement held by the Minnesota Land Trust. Your conceptual plans for restoration and management are detailed in an email to the Land Trust, dated August 10, 2012.

According to your plans, Sandstrom Land Management will complete the restoration of the prairies and oak savannas that began several years ago when the conservation easement was first placed on the property. The revised restoration includes activities such as seeding the oak savannas with native grasses and sedges, spraying buckthorn, and planting forb plugs. Activities in the prairies include seeding with native grasses and forbs, mowing, and burning. The oak savanna and prairie restoration activities are anticipated to begin in fall 2012 and conclude in May 2015. Your plans also include a maintenance schedule for the long-term management of the oak savannas and prairies with controlled burns on a 3-year rotation.

The Land Trust has reviewed the conservation easement and your request for revised restoration and management activities and hereby gives our conceptual approval. Please keep in mind that while we conceptually agree to restoration and management, the Land Trust will need to review and formally approve the detailed plans regarding the goals, methods, materials, and time frame for any oak savanna and prairie restoration and management.

We are encouraged and excited about your commitment to applying high quality stewardship practices to Inspiration. Please continue to inform the Minnesota Land Trust of any change in management practices you plan to undertake. We look forward to working with you in the future to continue to protect this land.

Sincerely,

Anne K. Murphy
Conservation Stewardship Director

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Revised 11/2010; final version 1/13; please refer to the...