City Council Item

May 12, 2025

Item	Pioneer Ridge Tree Removal Update (Planning Case 25-01)	
File No.		**Item No:** J.1
Agenda Section	**ADMINISTRATIVE PRESENTATIONS**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION No formal action; general update only.	
Motion Type	N/A
Strategic Priority	Development & Redevelopment

SUMMARY

At the May 5th, 2025 City Council meeting the City Council was asked to consider a Land Disturbance and Tree Clearing Contract associated with the townhome development referred to as Pioneer Ridge. That contract would have allowed for tree removals following preliminary plat approval but prior to final plat approval with certain conditions and financial securities. This contract was being considered under the basis of a deadline for tree removals of June 1st, 2025 related to federal regulations regarding the northern long eared bat. Based on questions surrounding the extent of tree removals, the City Council did not take action on the proposed contract and directed staff to work with the applicant to provide clarifications to concerns related to the proposed tree removals.

City of Chanhassen planning and forestry staff met with representatives from Brandl Anderson, including their ecological consultant, on May 6. After further review of the federal regulations pertaining to protection of the Northern Long-Eared Bat, it was found that the federal regulations only

apply to a construction project when it has a federal nexus, such as a federal permit or federal funding. The U.S. Army Corps of Engineers issued a letter dated April 14, 2025, indicating that the Pioneer Ridge project does not require a federal permit through their organization. Additionally, there is no federal funding associated with the Pioneer Ridge project. Based on no federal permit or federal funding, there is no federal nexus between the Pioneer Ridge project and federal regulations. As a result, there are no timing restrictions for tree removals for the Pioneer Ridge development. The City Council is no longer being asked to consider a Land Disturbance and Tree Removal Contract.

Tree removals and site grading will commence only after the City has approved final construction plans.

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

N/A

ATTACHMENTS

Memo to City Council