City Council Item

October 13, 2025

Item	Approve Encroachment Agreement for 8465 Mission Hills Lane	
File No.		**Item No:** D.7
Agenda Section	**CONSENT AGENDA**	
Prepared By	Laurie Hokkanen, City Manager	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION "The Chanhassen City Council approves the Encroachment Agreement for 8465 Mission Hills Lane to allow for the installation of a fence."	
Motion Type	Simple Majority Vote of members present
Strategic Priority	Development & Redevelopment

SUMMARY

A Conservation Easement was recorded against the property at 8465 Mission Hills Lane as part of the original subdivision approval. The easement encumbers the entirety of the property's rear yard and was established to protect existing vegetation and natural features.

BACKGROUND

The conservation easement, as written, prohibits any structures—including fences—within its boundaries unless specifically authorized by the City. Unlike the city's current standard conservation easement language, this easement does not include a defined procedure for amendment. As a result, staff is recommending allowing the fence through an Encroachment Agreement, rather than attempting to amend the easement itself.

The property owner has requested approval to install a fence within the conservation easement area to

provide for reasonable residential use of their backyard. The proposed fence installation will not require the removal of any trees or disturbance of existing vegetation. Therefore, the request is consistent with the spirit and intent of the conservation easement, which is to preserve the natural character of the area.

DISCUSSION

BUDGET

RECOMMENDATION

Staff recommends approval of the Encroachment Agreement to allow construction of a fence within the conservation easement area. The agreement will be drafted by the City Attorney and recorded against the property. The property owner will be responsible for all costs associated with the installation and any future removal or restoration required within the easement area.

ATTACHMENTS

8465 MISSION HILLS LN
Marsh Glen Plat