

MEMORANDUM FOR THE RECORD
SHOW CAUSE HEARING – THURSDAY, MAY 21, 2026

Prepared by Stacy Radford, Zoning & Wetlands Officer

Property Owners: Jeffrey Phillips & Jennifer Michaels
Address: Noble Hill Road (Parcel ID: 061-002-000)
Meeting Date: August 21, 2025
Regarding: Cease & Correct order for unpermitted activities within the wetlands and 50' upland review area

UPDATED SUMMARY OF EVENTS:

- On April 28, 2026 the Planning & Zoning Commission approved a Mitigation Plan submitted for the correction of an open zoning violation with reference to the unpermitted excavation of earth material. There were Conditions of Approval which were required to be met, prior to the commencement of work and the Applicant is working towards achieving them.
- I would expect before the June 18th IWC meeting that all Conditions of Approval would have been met and the restoration of the site would be underway. Staff will be conducting periodic inspections of the property during the restoration process to be certain that all requirements of both Commissions are being met.

STAFF RECOMMENDATIONS:

- The Commission continue this matter to the next regularly scheduled meeting on June 18, 2026 and continue to do so until this matter has been resolved to the satisfaction of this Commission.

If the Commission is inclined to move forward with Staff's recommendations, the following language for a motion is suggested:

MOTION #1 (A Motion to Continue)

I make a Motion to continue this matter to the next regularly scheduled meeting on June 18, 2026 and continue to do so until this matter has been resolved to the satisfaction of this Commission.