

MEMORANDUM FOR THE RECORD
SHOW CAUSE HEARING – THURSDAY, JUNE 18, 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 June 12, 2026 a pre-construction meeting was held, as a Condition of Approval by the Planning & Zoning Commission. The Applicant is aware that a follow up inspection will be required once the work has been finalized, along with the submission of an As-Built to confirm compliance with the approved Plan.
- I would expect that all work approved by the Planning & Zoning Commission will be completed, inspected and approved within 6 months to a year.
- All requirements of the IWC Show Cause Hearing have been addressed by the Applicant.

STAFF RECOMMENDATIONS:

- At this time, based on the fact that all requirements of this Commission have been met, addressed, reviewed and approved; Staff would suggest that the Application be closed.

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

MOTION #1

I make a Motion that all requirements of this Commission have been met, addressed, reviewed and approved.