

SUNFISH LAKE PLANNING COMMISSION MEETING
NOVEMBER 21, 2024
7:00 P.M.

Attendants

Chair: Acting Chair Dominick Driano
Commissioners: Present: Jeannine Naves, Claire Nobel and Kevin Wu
Absent: Commission Tom Hendrickson
City Planner: Lori Johnson
City Clerk: Christy Wilcox
City Attorney: Kori Land
Members of the General Public.

1. **CALL TO ORDER:** Acting Chair Driano called the meeting to order at 7:00 p.m.
2. **ADOPT AGENDA:** Acting Chair Driano asked if there were any additions to the agenda and there was no response.

Commissioner Naves moved to adopt the agenda as presented, seconded by Commissioner Wu. Motion carried (4-0)

3. **APPROVE MINUTES, AUGUST 15, 2024, PLANNING COMMISSION MEETING:** Acting Chair Driano asked if there were any additions or corrections to the August 15, 2024, Planning Commission meeting minutes.

Commissioner Nobel moved to approve the minutes of the August 15, 2024, Planning Commission meeting, seconded by Commissioner Naves. Motion carried. (4-0)

4. **PUBLIC HEARING: A. 205 AND 145 SALEM CHURCH ROAD – LOT LINE ADJUSTMENT AND VARIANCE REQUEST.** Acting Chair Driano opened the meeting for the purpose of a public hearing. Mark and Katherine Sullivan, owners of 205 Salem Church Road (their home site) and 145 Salem Church Road (vacant) have applied for a lot line adjustment and variance in relation to these two parcels. The driveway for 205 Salem Church Road encroaches over the lot line between the two parcels and extends to the center of a portion of 145 Salem Church Road. At some point in the future the Sullivan's would like to sell 145 Salem Church Road and would like to have their driveway on the parcel on which their home is located. To meet setbacks for two new driveways (one on each parcel) and plan around the natural features of the property, they are requesting a lot line adjustment that would push the lot line between the two properties 45 feet to the east. In doing so, 145 Salem Church Road would be nonconforming with the lot width requirements of the zoning ordinance.

The required lot width in the R-1 Single Family zoning district is 200 feet. The existing width of 145 Salem Church Road is 200 feet, and the lot line adjustment would create a lot width of 155 feet. The existing lot width of 205 Salem Church Road is 359 feet, and the lot line adjustment would change the width of this lot to 404 feet , therefore, this parcel would still meet lot width requirements.

It should be noted that no construction of either a home or a driveway on 145 Salem Church Road is proposed at this time; these drawings have been presented to ensure that the lot line adjustment can accommodate two driveways. The house location shown on 145 Salem Church Road is approximate and only meant for demonstrative purposes.

City Planner Johnson presented her report dated November 14, 2024, and asked that additional conditions be added to the proposed recommendation relating to escrows and no permit be issued at 145 Salem Church Road until the driveway serving 205 Salem Church Road is removed and add condition number 3 that prior to the installation of the new driveway for 205 Salem Church Road, the property owner must submit a grading/drainage plan for the new driveway location.

Acting Chair Driano asked if there were any questions from the applicant or the public.

Carlos Perez of Sketches, LLC was present and discussed the project on behalf of the property owner. Mark Sullivan, owner of the property, indicated that he does not have plans at this time for the vacant property.

Acting Chair Driano closed the public hearing.

Commission Naves moved to recommend approval of the Minor Subdivision/Lot Line Adjustment for 205 and 145 Salem Church Road requested by Mark and Katherine Sullivan with the conditions listed in the Planner's Report dated November 14, 2024, with the addition of language to number 2 and addition of condition number 3 as proposed by the City Planner, seconded by Commissioner Nobel. Motion carried (4-0).

Commissioner Wu moved to recommend approval of a 45-foot variance to the 200-foot lot width requirement for the property at 145 Salem Church Road requested by Mark and Katherine Sullivan based upon the Variance rationale as outlined in the Planner's Report dated November 14, 2024, seconded by Commissioner Naves. Motion carried (4-0).

5. Ordinance Prohibiting Cannabis Uses

City Attorney Kori Land presented the proposed Cannabis and Lower-Potency Hemp Zoning Ordinance and the background as to why cities are reviewing at this time. After discussion, the City Attorney is recommending approval to the City Council of the proposed ordinance.

Acting Chair Driano asked if one of the churches decided as part of their religious service to introduce hemp or cannabis as part of their beliefs, would that be allowable under this ordinance. Attorney Land said that this would not be allowed under this ordinance, and they would have to ask for an amendment. This ordinance does not prohibit personal possession if they are not selling it.

Commissioner Nobel moved to recommend approval of the proposed ordinance amending the Sunfish Lake City Code Section 1201.08 uses not provided within zoning code dealing with Cannabis and Lower-Potency Hemp, seconded by Acting Commissioner Driano. Motion carried (4-0).

OTHER/NEW BUSINESS:

6. ADJOURN

Acting Chair Driano moved to adjourn the meeting at 7:28 p.m., seconded by Commissioner Naves.
Motion carried. (4-0)

Respectfully submitted,

Christy Wilcox, City Clerk