

Memorandum

To: Sunfish Lake Mayor Dan O'Leary and City Council Members

From: Lori Johnson, City Planner

Date: December 4, 2024

Re: Sunfish Lake – Planner's Report for the December 10, 2024, City Council Meeting
WSB Project No. 024343-000

Planning Commission Meeting: A Planning Commission meeting will not be held on December 19, 2024, due to lack of agenda items but a Planning Commission work session is scheduled for 5:30 p.m. on this date to discuss new ordinance chapters (see below).

1. 205 Salem Church Road/145 Salem Church Road: This item is on the regularly scheduled City Council agenda for December 10.
2. Ordinance Updates: The City Attorney and I presented the first five chapters of the proposed new zoning ordinance to the Planning Commission at a work session that was held prior to the Planning Commission meeting at 5:30 p.m. on November 21st. The Planning Commission was able to ask questions, propose solutions and take in new information. The next work session will be held on December 19 at 5:30 p.m. at the church to discuss the R-1 and the Performance Standards chapters. Anyone interested in learning more about the new ordinance is welcome to attend.

As a reminder, the work sessions are being held to give the Planning Commission a chance to comment on DRAFT chapters that are being prepared by city staff. Once all chapters have been drafted and vetted by the Planning Commission, there will be a public meeting to discuss the proposed changes. After this meeting, the overall zoning ordinance update will be placed on a Planning Commission agenda for a public hearing and recommendation to the City Council. The City Council will review the final draft and make a motion to approve, deny or table the item.

3. Escrow Updates: At the present time, there is one project that needs to have escrows replenished before any further work can be done by city staff. The project being referenced is that of the solar installation at St. Anne's church. St. Anne's, or the applicant (Apadana) must replenish the escrow account by December 9th, 2024, or the project will be put on hold from the perspective of inspections/permits, etc. A reminder about this deadline was sent to them on December 3. At the present time, their project is approximately \$500 over budget, so any replenishment of the escrow will cover this amount as well as future work.
4. Properties for Sale: There are two properties for sale in Sunfish Lake that are garnering a lot of attention and questions for staff regarding lot sizes and subdivision potential. The properties are 25 Windy Hill and 2078 Charlton Road. The property at 25 Windy Hill does have steep slopes present that could potentially make subdivision problematic. The property at 2078 Charlton Road does not appear to have steep slopes or wet conditions. Those wishing to develop the property will need to do their due diligence to determine if any potential lot sizes can meet the 2.5-acre NET minimum lot size requirements.