Sunfish Lake Comprehensive Plan

A) **Introduction** to Comprehensive Plan and Sunfish Lake Historical Background (pages 1-3)

B) **Planning Inventory** (pages 5-47):

The purpose of the Sunfish Lake Inventory is to identify the type, amount, and pattern of development that has taken place within the City.

Inventory includes:

- Social profile
- Physical profile
- Housing
- Community Facilities
- Transportation

C) **Establishment of Goals and Policies** (page 48):

The Sunfish Lake Comprehensive Plan is founded on an expressed local preference for a high quality, low density residential community and the preservation of the natural environmental features and rural character which provide a unique setting and housing opportunity within the Twin Cities Metropolitan Area.

The City has established goals and policies to sustain and further enhance this Rural Residential style of development. These goals and policies evolved through discussion and evaluation by the City Planning Commission, City Council and local citizens. To a large degree, goals and policies have remained unchanged since the City's incorporation in 1958…The Policy Plan content is a product of the ongoing City planning policies concerning the physical and economic configuration of the City now and into the future.

The Comprehensive Plan is formulated to reinforce positive historical choices and fit the remaining undeveloped parts into the land use pattern. Thus, the plan has the overall objective of directing local decision-making. *An understanding of the goals and policies of the City is essential in making local decisions. Any proposed action by the City should be evaluated with the criteria of the goals and policies as a guide.* In this way, local decision-making will be fair, reasonable and consistent.

D) **Summary of Community Goals** (pages 49-50):

Community goals are founded on the ability to strike a reasonable balance between the man-made environment and the natural environment. The protection of property investment and quality of life of local residents must be positively correlated with the City's ability to influence future land use decisions and regulate municipal improvements.

- To protect the general welfare and individual choice of Sunfish Lake residents.
- To insure the continuity of private owners' control of local land use.
- To retain the low density, semi-rural character of the City by implementing the standards of the Rural Residential Regional Planning Designation.
- To promote a harmonious residential environment for the well-being of Sunfish Lake's residents.
- To preserve and maintain a community of single family housing, while providing a range of housing opportunities within the City (price, design, etc.).
- To capitalize upon the proximity of Sunfish Lake to Metropolitan Area resources.
- To protect and maintain the natural environmental resources throughout the community.
- To prohibit medium and high density residential, commercial and industrial development in the City, thereby making additional municipal services unnecessary.

E) **Summary of Community Objectives/Policies** (pages 51-62):

Policy/objective topics include:

- General land use and development
- Natural environment
- Housing
- Community Facilities
- Transportation
- Implementation and administration

F) **Development Framework** (pages 63-87):

Based upon the foundation established by the Policy Plan and the issues identified within the Inventory, this section provides the framework to guide and direct future community growth and improvements and graphically depicts how physical development in the City should take place.

Overall Development Concept and Regional Planning Designation:

The City's main goal is to protect and enhance low density residential development.

Sunfish Lake plans to maintain the large lot, estate character of the City and prohibit higher intensity land uses.

A main goal is to preserve natural amenities to the maximum extent possible.

Sunfish Lake prohibits the extension of public utilities and requires the use of private well and septic facilities.

The City utilizes inter-governmental coordination with several surrounding municipalities to avoid duplication of services and to limit capital expenditures.

Future Land Use Plan:

Low Density Residential

- The City plans to attract infill development which complements existing low density land uses.
- Vacant land can accommodate up to 38 additional low density dwelling units over the next 10 to 20 years.
- Owners of vacant land in the City are generally not quick to sell.

Medium and High Density Residential

- Medium and high density residential development is not feasible in the City.

Commercial and Industrial

- A reasonable and practical use of land can be achieved without bringing commercial or industrial land uses and subsequent incompatibilities into the community.

Public

- The City has no plans to acquire additional land in the community for public use.

Semi-Public

- There are four existing church properties in the City that will continue to be guided Semi-Public.

Housing:

Housing standards are planned to remain constant as low density single family development of the utmost quality.

Affordable Housing

- The City actively participates in the Metropolitan Livable Communities Act through the Dakota County Cluster Action Plan.

Housing Rehabilitation

- The requirement of quality materials in home construction, high performance standards and continual code enforcement keep home maintenance at its best.

Natural Resources Management:

Conservation and preservation of local natural resources is a high priority in the City.

A tree preservation ordinance and close monitoring by the City Forester prevents arbitrary or excessive vegetation removal.

Steep Slopes

- Development on land in excess of 12 percent slopes is prohibited.
- Several local code requirements protect against increased runoff, erosion, and ground water pollution.

Poor Soils

- Development on poor soils and wetland areas is prohibited in accordance with the 1991 Wetland Conservation Act.

Community Facilities:

Sunfish Lake provides necessary public services to its residents through cooperative agreements with local communities.

Utilities

- No public wastewater services or water facilities are planned for use in the City, as septic systems and wells will be provided on-site by individual property owners.
- City septic system regulations conform with the MPCA standards and go further by mandating pumping of tanks every two years.

Stormwater Management

- The City will continue to use natural overland systems for movement, storage and filtration of storm water.

Parks and Trails

- There are no plans for development of existing park land or acquisition of additional public land in Sunfish Lake.
- The City is investigating the possibility of providing improved shoulders along Salem Church Road as a public trail route.

Local Government Administration

- No changes are planned to the administrative functions in Sunfish Lake.

Transportation:

No major changes in State, County or local road status is anticipated within the near future.

Aviation

- The City has adopted the Metropolitan Council's model Aircraft Noise Abatement Ordinance and established Aircraft Noise Zone IV as an overlay zoning district.

Implementation:

Zoning and Subdivision Regulations

- Sunfish Lake uses zoning and subdivision regulations as the primary means for implementation of Comprehensive Plan goals and policies.

Property Owner Reference and Development Guide

- Provides critical data regarding design and construction criteria to potential residents and developers proceeding through the development process

Site and Building Plan Review Process

- Detailed application requirements and building plan review by the City Planner ensures uniform application of ordinance regulations and high quality development.
- Notification of property owners and citizen participation is encouraged in review of all major projects.