



106 1st Street E., Polson, MT 59860
406-883-8200 Fax 406-883-8238
www.cityofpolson.com



PETITION FOR ZONING TEXT/MAP AMENDMENT

NAME OF APPLICANT: _____

MAIL ADDRESS: _____

CITY/STATE/ZIP: _____ PHONE: _____

INTEREST IN PROPERTY: _____

TECHNICAL/PROFESSIONAL REPRESENTATIVE:

Name: _____

Mailing Address: _____

Phone: _____ E-mail Address _____

Check which applies: Map Amendment Text Amendment

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:

A. What is the purpose and intent of the proposed zoning text amendment?

B. What Section of the Polson Development Code is proposed for Amendment?

C. Proposed text of the amendment (May require additional sheets)

IF THE REQUEST IS AN AMENDMENT TO THE ZONING MAP PLEASE COMPLETE THE FOLLOWING:

A. Address of the property: _____

B. Legal Description: (Subdivision Name, Lot & Block and/or Tract Number
(Section, Township, Range)

(Attach sheet for metes and bounds)

C. Land in zone change (ac) _____

D. The present zoning of the above property is: _____

E. The proposed zoning of the above property is: _____

F. State the changed or changing conditions that make the proposed amendment necessary:

HOW WILL THE PROPOSED TEXT AMENDMENT/MAP CHANGE ACCOMPLISH THE INTENT AND PURPOSE OF:

A. Promoting the Growth Policy

B. Lessening congestion in the streets and providing safe access

C. Promoting safety from fire, panic and other dangers

D. Promoting the public interest, health, comfort, convenience, safety and general welfare

E. Preventing the overcrowding of land

F. Avoiding undue concentration of population

G. Facilitating the adequate provision of transportation, water, sewage, schools, parks and other public facilities

H. Giving reasonable consideration to the character of the district

I. Giving consideration to the peculiar suitability of the property for particular uses

J. Protecting and conserving the value of buildings

K. Encouraging the most appropriate use of land by assuring orderly growth

During the course of review of the application and after final determination by the City of Polson, the Owner/Developer hereby agrees to hold the City of Polson harmless from all claims, expenses, costs and attorney's fees that may arise as a result of the actions or process taken by the Owner/Developer. This "hold harmless" responsibility does not indemnify the City from its acts of negligence, violation of codes or ordinances, or defense of its codes or ordinances.

The signing of this application signifies approval for Polson Planning staff to be present on the property for routine monitoring and inspection during approval process.

(Applicant Signature)

(Date)

APPLICATION PROCESS

APPLICABLE TO ALL ZONING APPLICATIONS:

- A. Pre-Application Meeting:
A discussion with the planning director or designated member of staff must precede filing of this application. Among topics to be discussed are: Growth Policy compatibility with the application, compatibility of the proposed text amendment/zone change with surrounding zoning classifications, and the application procedure.
- B. Completed application form.
- C. Application fee per schedule, made payable to the Polson Planning Department.

<u>Zoning Text Amendment fee</u>	\$500.00
<u>Zone Change: Map Amendment fee</u>	\$1000.00 + \$10/acre

In reviewing the application and materials submitted by the applicant, the City of Polson may determine that it may require extraordinary review and incur additional, expenses, costs and staff time on behalf of the applicant. The staff will advise the applicant of anticipated additional time and anticipated costs, including expenses for outside consultants, prior to incurring the same. The applicant is expected to pay such anticipated costs and hereby waives all statutory or ordinance time frames imposed upon the City until such fees and costs are paid.

- D. The application must be accepted as complete by the Polson Planning staff **thirty five (35) days prior** to the date of the planning board meeting at which it will be heard in order that requirements of state statutes and the zoning regulations may be fulfilled. At the public hearing with the Planning Board, the Board will make a recommendation to approve or deny the Text Amendment/Zone Change Request. The recommendation will be sent to the Polson City Commission for hearing at which time the Commission will vote to approve or deny the Text Amendment/Zone Change request. If approved, the text amendment/zone change will be in effect thirty (30) days from the second reading of the ordinance.

App

- E. Application Contents (For Map Amendment Only):
 1. Petition for zone change signed by the real property owners representing at least 65% of the land area for which the change in zoning classification is sought.
 2. A map showing the location and boundaries of the property.
 3. A list of the names and mailing addresses of all property owners within 150 feet of the subject property as shown on the Assessor's roll. See example below and attached notice from County Plat Room or a Title Company.

<u>Assessor No</u>	<u>Sec-Twn-Rng</u>	<u>Lot/Tract No</u>	<u>Property Owner & Mailing Address</u>
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- 4. A title report of the subject property.