

**Polson Development Code Update
Advisory Committee Meeting Notes
October 20, 2009, 9:00 –11:00 a.m.
Polson City Hall, Commission Chambers**

ATTENDEES

Bruce Agrella, PDC Advisory Committee
Joyce Weaver, PDC Advisory Committee and Polson Building and Planning Department
Bob Fulton, PDC Advisory Committee
Lee Manicke, PDC Advisory Committee
Dennis Duty, PDC Advisory Committee
Cora Pritt, Polson Building and Planning Department
Dave DeGrandpre, Land Solutions, LLC
Sue Shannon, Lake County Planning Department

DISCUSSION

Polson Planning Area Boundaries

- The committee discussed the possibility of moving the eastern Polson Planning Area boundary farther out along Highway 35. Sue suggested requiring community or public water and sewer systems for future development so that when development is eventually annexed it can be readily connected to city services. Bob commented that the lack of availability of water rights on the Flathead Reservation is making it impossible to develop larger water systems, and that high groundwater along the south shore makes larger sewer problematic.

The committee agreed that strip commercial development along Highway 35 is not what the public is looking for, especially due to the infrastructure investment of the pedestrian and bike path that has nice views of the lake. Dennis suggested that planned unit developments (PUDs) could provide mixed use opportunities.

Sue emphasized that development in the Highway 35 area, especially commercial, should have connected transportation routes to limit the need for travelers to get onto the highway between destinations. Lee said it is important to provide areas for commercial expansion and Sue suggested commercial development should be kept close to the existing commercial and on the south side of Highway 35.

Dave said that for larger scale PUDs maybe requiring an area for future commercial would be appropriate to limit highway trips. Bob questioned how to determine what scale of a PUD would provide for viable neighborhood commercial development. Dave said that this was a long-range planning idea, and

perhaps when a number of projects are developed—and linked via transportation routes—the commercial areas could become viable.

The committee discussed extending the eastern boundary to Ducharme Lane/Turtle Lake Road, as well as the need for a large map with landmarks to better understand the current land uses and other issues involved. Sue suggested perhaps zoning an eastern extension LRZD with the opportunity for PUD zoning would make sense.

Dennis suggested that HCZD should only extend to Delaney's. The committee reviewed the undeveloped property already zoned either HCZD or CIZD for future commercial development and agreed there seems to be ample commercial land of varying types and locations already zoned appropriately.

- The committee discussed the southern Polson Planning Area boundary. Topics included the potential for strip development along Highway 93, protecting the City's primary gateway from unsightly development and constraints such as groundwater. The committee ultimately decided the existing southern boundary seemed appropriate.
- The committee then discussed the northwestern boundary. There was a general consensus that the boundary should be extended along Highway 93, but the committee decided it would be necessary to have a map showing existing tracts, roads and land uses in order to make a more informed decision.
- Sue recommended that she and Dave meet with the County Commissioners to discuss extending the boundaries before too much work goes into this to see if they are open to considering boundary changes.

Agenda

- On an administrative note, Bob asked if an agenda could be provided before each meeting and the committee decided this would be a good idea to keep the discussion moving forward. Dave will produce the agendas and send them out via email with meeting reminders.

Highway 93 Bypass

- Dave asked Joyce if she found out anything about a recent Highway 93 bypass meeting with MDT, City and possibly Tribal representatives. Joyce said she did not but would look into it.

The committee discussed the idea of putting one or more Highway 93 bypass routes on the zoning map, which Sue recommended. Bob stated it would be a waste of effort unless there is strong Tribal involvement in the bypass project due

to cultural, landownership and river crossing issues. Dennis said he would contact Joe Hovenkotter to see if anything new was happening.

Land Preservation and Parkland

- While reviewing Growth Policy Land Use Goal 2 and Implementation Strategy iii, Dave said he now recommends developing language to promote cluster development in addition to developing language allowing PUDs. Dennis agreed, saying cluster development is an important modern planning technique.
- The committee discussed parkland policy, whether to recommend cash-in-lieu of certain types of parks. The committee decided it would be valuable to invite Karen Sargent from the Polson Parks Department to the next meeting because she has been developing a parks plan and understands the City's parks priorities well. Joyce said she would invite Karen to the next meeting.

Planned Unit Developments

- Dave presented his recommendations regarding PUDs criteria and text. The committee agreed that it is important to require PUDs to have architectural standards. However, the committee said these standards should not be reviewed by the planning board or governing body or be enforced by the City or County. Having a set of standards that is enforceable should be the only requirement.
- The committee discussed traditional neighborhood design that includes blocks and alleys. There was general agreement this was a good style of development and that access from alleys can be a useful way of limiting street fronts that are lined with/dominated by garages. Allowing access from alleys would require changing the PDC. Lee stated the alleys need to be maintained so they do not become cluttered—there must be specific standards.

The committee plans to continue this discussion on November 4th from 9-11 in the Polson City Commission Chambers.