

**Polson Development Code Update
Advisory Committee Meeting Notes
September 14, 2009, 10:00 a.m. - 12 p.m.
Polson City Hall, Commission Chambers**

ATTENDEES

Bruce Agrella, PDC Advisory Committee

Dennis Duty, PDC Advisory Committee

Bob Fulton, PDC Advisory Committee

Lee Manicke, PDC Advisory Committee

Joyce Weaver, PDC Advisory Committee and Polson Building and Planning Department

Cora Pritt, Polson Building and Planning Department

Dave DeGrandpre, Land Solutions, LLC

DISCUSSION

Discussion generally focused around Dave DeGrandpre's August 27, 2009 memorandum to the Advisory Committee.

- There was a brief discussion regarding the effort to bring the current zoning map up to date. Joyce asked Dave to slightly soften the colors on the CIZD and CBD designations on the draft map dated 9/11/09.
- Regarding specific criteria for zone changes, special use permits and variances, Lee said it is important to identify exactly what the roles of the different boards are and under what authority they are acting.
- There was discussion regarding the interaction between the PDC and the Lake County Subdivision Regulations. Dave suggested expanding the PDC to include all of the items required in subdivision regulations in order to have one primary regulatory document instead of two. Dave thought it wouldn't take too much effort or expand the scope of the consulting contract greatly. Confirmation is needed from the Lake County planners on this approach.
- There was discussion about the Salish Point area and expansion of permitted uses in the TZD (Transitional Zoning District) to include small scale restaurants, ice cream stands, etc. Lee suggested changing the name of the TZD to more accurately reflect this, such as a mixed use district, light commercial district or something along those lines.
- Also regarding the TZD, Joyce expressed concern with taller buildings blocking lake views of others to the south. She also said parking is a big issue with commercial uses, and those uses should provide at least a portion of the parking demand off-street (for example all employee parking, or a percentage of all employees + visitors) in the TZD.

- Dennis cautioned that expanding the allowed uses in the TZD should not be permitted on the TZD area located in southeast Polson.
- The committee also stated a real transitional district (as opposed to the proposed TZD with an expanded list of permitted or special uses), should be applied to the block northeast of the County Courthouse and perhaps the block to the north of that.
- Lee stated that instead of a hospital overlay district (proposed in the 8/27/09 memo), an actual zoning district should be created to make the map and rules clearer.
- Regarding other areas for possible expansion of the TZD, Bob asked Dave to re-evaluate the recommendation to change the zoning immediately south of Riverside Park, and also to take a look at the area a little farther south along First Street West for possible TZD designation.
- Regarding housing in the CBD, the committee decided ground floor housing should not be allowed on Main Street and perhaps First Street East and West.
- The subject of allowing small scale, neighborhood commercial land uses in MRZD was discussed. Joyce said there would be the potential for lots of conflict and cited two examples where conditions of approval are not consistently being upheld. Dennis said any approvals must have strong enforcement. The committee agreed that conditions of approval must be met prior to occupancy and that compliance must be demonstrated prior to a certificate of occupancy being issued. The committee also agreed that any commercial land uses in the MRZD must be very small scale and neighbors must be protected from negative impacts.
- The issue of code enforcement was discussed as well as the perception that currently enforcement is weak. The idea of an up-front enforcement bond that would be refundable when all conditions have been met was discussed. The committee asked Dave to look into other code enforcement ideas.
- The committee discussed the idea of allowing detached accessory dwelling units in all residential districts. Joyce expressed concern over traffic, water, sewer and other impacts. This led to a discussion of how to meet the goal of encouraging affordable / attainable housing if things like accessory dwelling units and increased building heights (in the CBZD) are not allowed. Overall the committee did not think allowing detached accessory dwelling units in all residential districts would be a good idea, but suggested that in RRZD it might be appropriate if a minimum lot size was met and perhaps renting would be permitted if the primary residence is owner-occupied.
- **The committee plans to continue this discussion on October 2nd from 9-11 in the Polson City Commission Chambers.**