

MEMORANDUM

To: Bruce Agrella, PDC Advisory Committee (PDCAC)
Dennis Duty, PDCAC
Bob Fulton, PDCAC
Lee Manicke, PDCAC
Joel Nelson, PDCAC and Lake County Planning Director
Joyce Weaver, PDCAC and Polson Planning & Zoning Official
Todd Crossett, City Manager
Cora Pritt, Building and Planning Department

Copy: Janet Camel, CSKT Planning Director

From: Dave DeGrandpre, Land Solutions, LLC

Date: October 15, 2010

Re: Draft Polson Development Code Update

At long last I am pleased to present to you a full draft update of the Polson Development Code and a revised draft zoning district map in underline and strike-through format. It has been a much larger and more complex job than I anticipated, hence the delay.

As you review the document and map you will notice many proposed changes. Although there are many clarifications and clean-up type changes proposed, some of the noteworthy one that I would like to bring to your attention are mentioned below. Many of the proposed changes are based on the Polson Growth Policy; some are based on our committee discussions, the May 2009 public scoping meetings, and my discussions with other stakeholders and community members; others proposed changes are based on my research of other communities' planning efforts and reference books, and of course there have been many changes in state planning and zoning law since the PDC was adopted in 1994.

Noteworthy Proposed Changes

1. The draft zoning map includes an expanded TZD area on Salish Point and downtown. The map includes a new hospital/mixed residential zoning district around St. Joseph Medical Center. Based on our discussions and my preliminary discussions with the Lake County Commissioners, the map also includes a potential new area along Highway 93 that may be considered for inclusion in the Polson Planning Area.

2. The organization of the PDC chapters in this draft is quite a bit different, with only 7 chapters instead of 21 (see the table of contents), and many of the appendices incorporated into the regulations. I have tried to group appropriate sections together but the reader still has to do a bit of jumping back and forth between sections. Given the desire not to repeat certain information over-and-over, I don't know that there is much choice.

3. I have also proposed several clarifications and updates to the zoning administration chapter (Chapter III), many of them based on experience, others on changes in zoning statues since 1993, others based on specific requests (for example, a more detailed enforcement section). There are also several new flow charts to show various permitting processes in the zoning administration chapter, Chapter III.

4. After much discussion and debate among the committee late last fall, in an effort to address affordable housing I have proposed smaller minimum lot sizes in the MRZD and TZD; allowing for multi-family housing in much of the CBD (to also promote downtown vitality); increasing the maximum lot coverage allowances; increasing the maximum building height to 35 feet instead 30, and also expanding the ability for landowners to develop accessory dwelling units. I am sure these proposals will spur lively discussion.

5. In order to provide more flexibility, I have proposed a new planned unit development overlay district; an allowance for cluster development in certain districts; making the variance criteria a little softer; allowing for shared parking under certain circumstances, and also several new land uses in the different districts. I have proposed to lessen the hillside development standards in a number of respects, but also suggest requiring storm drainage plans for most significant development.

6. In an effort to address the impacts of certain land uses, especially in conjunction with the proposals for smaller lot sizes and increased residential densities, I have proposed several new performance standards including standards for multiple-family dwellings, standards for commercial development in the HCZD, bed and breakfasts, and also proposed making all commercial and industrial development a special permit use in the CIZD. I have also proposed requiring commercial marinas to include pump-out facilities to address water quality concerns, and added specific criteria and performance standards for a number of land uses.

7. I hope you will find the new application forms will provide clarity to applicants and make permit administration easier for city staff.

8. In order to address changing economic circumstances and community interests, I have proposed allowing home occupations to have up to 4 employees (after securing a special use permit) in several districts. I have also proposed allowing community gardens in almost all of the districts, either as a permitted or special permit use, and strengthened the requirement for pedestrian and bicycle facilities.

There are several other changes you will see as you review the draft. I hope to use this as a starting point to debate the proposals as we move forward. I think the next step is to give you a chance to review the draft, then meet and start deliberating one section at a time. During a recent meeting with Planner Joyce Weaver and City Manager Todd Crossett, we discussed starting the Advisory Committee's deliberations in November and probably going through February as necessary. I will discuss this again with Joyce and Todd shortly and be in touch with you soon.

Thank you for your participation and patience and I look forward to talking with you soon.

Sincerely,

Dave DeGrandpre