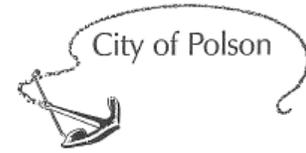




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CITY-COUNTY PLANNING BOARD MEETING
Tuesday January 12, 2016
City Hall Council Chambers—6:00 p.m.

Members Present: Mike Lies, Mark McGuyer, Merle Parise, Lou Marchello, and Gil Mangles

Members Absent: Sam Jacobson and David Rensvold

Staff Present: City Planner, Kyle Roberts; County Planner, LaDana Hintz; City Manager, Mark Shrives; and Technician, Beth Smith

Public Present: Tim McGinnis, Joslyn Shackelford, Elsa Duford, Ken Siler, Dennis Duty, Lita Fonda, Dennis and Pat DeVries, and Lee Manicke

Order of Business: Polson Development Code rewrite workshop

6:00 PM~ Roll call was taken and Mike Lies led the Pledge of Allegiance. There were no public comments on items not on the Agenda. City Planner, Kyle Roberts stated the process he would be following for the Public Hearing on Tuesday, January 26, 2016 at 6 p.m. for the proposed Draft Development Code. He opened the workshop for discussion and said there is a zoning map projected on the back wall. Lee Manicke questioned the Resort Overlay in the Mission Bay area and the addition of County properties in the zone. Lee also denoted the Airport Overlay was missing. Lita Fonda stated some confusion on the property just south of the City property on Kerr Dam Road being MRZD. Lita suggested leaving the property LRZD. Additional concerns came up whether or not the property should even be in the City limits and that it was possibly County and maybe considered wetlands. Pat DeVries spoke in regards to the vacant lot on the north side of 7th Ave. East and 1st Street East. The block is split zoned within the block with Central Business and Medium Density zoning. Pat felt zoning should be split by a road or an alley and did not think Central Business fit that area. She has requested the zone changed out of Central Business multiple times. Pat then spoke in regards to 1st Street West. The road is very busy since Main Street has been redone with four-way stops down to 7th Avenue. She suggested a Transitional Zone on both sides of 1st Street West. Lee Manicke stated he had suggested that area be Transitional in the past between 3rd and 4th Ave West since there are already some business in that area. It was said a Transitional buffer zone for residents on the busy 1st Street West would be nice. Elsa Duford asked if the new Old Town designation coincides with the original town site. Lita said no not exactly, more like the old style layout of accessing the property via detached garage from the alley. It has nothing to do with any age of any buildings just the layout of the house and garage. Dennis DeVries said he felt there should not be an Old Town District. If there is going to be an Old Town District then the homes along the river should not be a part of that zone. They do not fit the description given for the Old Town Zoning. Agreed, the properties along the river from Riverside Park down the river to the dog park should be in the Resort Zoning District. The Old Town District eliminates having more than one dwelling on a lot. Lee Manicke suggested by eliminating the word "existing" in Central Business District, it would permit Pat to sell her house as a residence in the current Central Business District. Discussion on road distinction in subdivisions. 1st Street West and Main Street are still up for a swap on being State Highway. **City Manager, Mark Shrives recapped having Kyle address a better definition of Transitional Zoning; draft out the discussion on the zoning map; and eliminating the word existing on page 34 allowing a bit more flexibility with the houses or those not built in the Central Business Zone. He also noted looking into the Airport Overlay District being on the map; and the MRZD lot in the far southwest side of town being in the City or County. Gil Mangles said Heritage Lane should be shown connecting south to Highway 93 and Memory Lane as well as the new road Breezy Way behind Eagle Bank was also missing.**

Meeting Adjourned 7:27 p.m.

City-County Planning Board Member, Mike Lies

ATTEST: Beth Smith, Planning Technician