



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



MINOR SUBDIVISION PRELIMINARY PLAT APPLICATION

FEE SCHEDULE:

FEE ATTACHED: _____

Minor Subdivision \$1,000 plus \$50 per lot and \$ 6.00 per address/adjoining landowners

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.

SUBDIVISION NAME: _____

OWNER (S) OF RECORD:

Name _____ Phone _____
 Mailing Address _____
 City _____ State _____ Zip _____

TECHNICAL/PROFESSIONAL PARTICIPANTS (Surveyor/Designer/Engineer, etc.):

Name & Address _____
 Name & Address _____
 Name & Address _____

LEGAL DESCRIPTION OF PROPERTY:

City/County _____
 Street Address _____
 Assessor's Tract No.(s) _____ Lot No(s) _____
 1/4 Sec _____ Section _____ Township _____ Range _____

GENERAL DESCRIPTION OF SUBDIVISION:

Number of Lots or Rental Spaces _____ Total Acreage in Subdivision _____
 Total Acreage in Lots _____ Minimum Size of Lots or Spaces _____
 Total Acreage in Streets or Roads _____ Maximum Size of Lots or Spaces _____
 Total Acreage in Parks, Open Spaces and/or Common Areas _____

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family _____ Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial _____ Industrial _____ Planned Unit Development _____
Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT _____

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS _____

IMPROVEMENTS TO BE PROVIDED:

Roads: Gravel _____ Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys _____ Other _____
Water System: Individual _____ Multiple User _____ Neighborhood _____ Public _____ Other _____
Sewer System: Individual _____ Multiple User _____ Neighborhood _____ Public _____ Other _____
Other Utilities: Cable TV _____ Telephone _____ Electric _____ Gas _____ Other _____
Solid Waste: Home Pick Up _____ Central Storage _____ Contract Hauler _____ Owner Haul _____
Mail Delivery: Central _____ Individual _____ School District: _____
Fire Protection: Hydrants _____ Tanker Recharge _____ Fire District: _____
Stormwater Drainage System: _____

PROPOSED EROSION/SEDIMENTATION CONTROL: _____

VARIANCES: ARE ANY SUBDIVISION VARIANCES REQUESTED? _____ (yes/no) If yes, please complete the information below:

SECTION/REGULATION OF THE SUBDIVISION REGULATIONS CREATING HARDSHIP: _____

EXPLAIN THE HARDSHIP THAT WOULD BE CREATED WITH STRICT COMPLIANCE OF REGULATIONS: _____

PROPOSED ALTERNATIVE(S) TO STRICT COMPLIANCE WITH ABOVE REGULATIONS: _____

PLEASE ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED BELOW:

1. Will the granting of the variance be detrimental to the public health, safety or general welfare or injurious to other adjoining properties?

2. Will the variance cause a substantial increase in public costs?

3. Will the variance affect, in any manner, the provisions of any adopted zoning regulations or Master Plan?

4. Are there special circumstances related to the physical characteristics of the site (topography, shape, etc.) that create the hardship?

5. What other conditions are unique to this property that creates the need for a variance?

APPLICATION CONTENTS:

The subdivider shall submit a complete application addressing items below to the Polson Planning Department at least thirty five (35) calendar days **prior** to the date of the Polson City Commission meeting at which it will be considered, unless other arrangements have been made with the planning staff.

Submittals shall include:

1. Preliminary plat application.
2. 12 copies of the preliminary plat.
3. Electronic copy of the plat, application, and supplemental information.
4. One reproducible set of supplemental information. (See Appendix A of Subdivision Regulations for the city where the subdivision is proposed.)
5. One reduced copy of the preliminary plat not to exceed 11” x 17” in size.
6. A bona fide legal description of the subject property and a map showing the location and boundaries of the property.
7. Application fee, including adjoining landowners addresses within 150 feet and fees

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.

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded, and other appropriate action taken. The signing of this application signifies approval for the Polson Planning staff to be present on the property for routine monitoring and inspection during the approval and development process.

(Applicant)

(Date)

FEE AGREEMENT

Dear Applicant/Developer:

Please be advised that you are responsible for any and all fees incurred from the City contract engineering firm, per Resolution #942, effective February 21, 2007. These fees begin with the Pre-Application through Final City Council Approval, including inspections. The fees also include any contact or requests from the Applicant/Developer or any person working with the project directly to the City Engineer.

Also, per Resolution #942 there will be an administrative surcharge of 5% to defray the administrative costs hereof, from the requestor, pursuant to the preceding acknowledgement.

Per Resolution #942, paragraph 4: No project or request may move forward thereafter until such time as the City department has been reimbursed the fee and/or cost, together with the five percent surcharge, associated with the City's engineering review of such project or request.

ACKNOWLEDGEMENT

I do hereby acknowledge and accept any and all costs incurred on behalf of the application/development as stated in the above paragraphs

Date: ____/____/20____

Signature of Applicant