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AGENDA

Polson City–County Planning Board and City of Polson Zoning Commission

PUBLIC HEARING - DRAFT POLSON DEVELOPMENT CODE

Tuesday, January 26, 2016 @ 6:00 P.M.
Polson City Hall Council Chambers

- I) Call Meeting to Order
- II) Roll call
- III) Pledge of Allegiance
- IV) Open up Public Hearing - on Zoning Regulations & Zoning Map (Draft Polson Development Code 2016)
 - a) Staff Report – City Planner, Kyle Roberts
 - b) Public Comments
 - c) Close Public Hearing – on Zoning Regulations & Zoning Map (Draft Polson Development Code 2016)
- V) Open up Public Hearing – on Subdivision Regulations (Draft Polson Development Code 2016)
 - a) Staff Report – City Planner, Kyle Roberts
 - b) Public Comments
 - c) Close Public Hearing – on Subdivision Regulations (Draft Polson Development Code 2016)
- VI) Public Comments Not on the Agenda
- VII) Old Business: Approve Meeting Minutes December 8, 2015
- VIII) Public Comments



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IX) Meeting Adjourn

The City of Polson encourages public participation in its public meetings and hearings in doing so the City holds its meetings in handicapped facilities and any persons desiring accommodations for a handicapping condition should call City Hall at 883-8200 for more information. “



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CITY COUNTY PLANNING BOARD MEETING DRAFT
Tuesday December 8th, 2015
City Hall Council Chambers—6:00 p.m.

Members Present: Mark McGuyer, Merle Parise, Joslyn Shackelford, Gil Mangles, Dave Rensvold and Sam Jacobson

Members Absent: Mike Lies, and Tim McGinnis

Staff Present: City Planner Kyle Roberts, County Planner LaDana Hintz and Technician Beth Smith

Public Present: Phillip Piercy, Kevin Donahue, Joe McMaster, Scot Born, Dennis Duty, Joel Nelson, Dennis and Pat DeVries, Lita Fonda and Lee Manicke

Order of Business: Approve October 13, 2015 meeting minutes
Special Use Permit #15-09 DCI - Dialysis Clinic Incorporated

6:01 PM~ Roll call was taken and Vice Chair Joslyn Shackelford led the Pledge of Allegiance. Joslyn introduced and welcomed the new City-County Planning Board Member Mark McGuyer chosen by the City Commission to replace resigned board member Dennis DeVries.

Comments from the City Planner Kyle Roberts were the terms for some City Planning Board member seats will be expiring the end of December and the City of Polson is advertising for those positions as well as all other expiring City board positions. He stated that if they would like to reapply for their City seat to please submit an application with letter of interest. Lake County Planner LaDana Heintz stated the County representatives have already filled out their applications. Kyle said the board should have received their copy of the Growth Policy. Erica is still collecting information. Chapters 3 & 4 are the only ones not completed and anything highlighted in yellow she is still collecting information for. Joslyn asked if the Board would be receiving an additional hard copy in January. Kyle stated we could provide hard copies. There were no comments from the public on items not on the agenda. **Gil Mangles motioned, Sam Jacobson second to approve the October 13, 2015 meeting minutes as presented, All in Favor. Motion carried.**

City Planner Kyle Roberts presented the staff report for Special Use Permit #15-09. Stating the project is in the Highway Commercial Zoning District, on Lot 16C of Phase 6 in the Ridgewater Subdivision. Board member Merle Parise questioned page 4 last paragraph regarding moving a Fire hydrant. Kyle explained there was a proposal to build a fenced area for the dumpsters in that area, but because of a utility easement, they are not permitted to build there, so the condition does not apply. Technical Assistance for the Applicant was Phillip Piercy with Littlejohn Engineering Associates. He said he had several staff members from DCI in the audience who may be able to answer any question the Board might have that he is not able to answer. Phillip said he did not see any issues with moving the dumpster site, but stated the fire hydrant had been installed after they had their survey done and so they do not have a completely accurate location of the hydrant. They did have their surveyor fly over the area and take pictures so they could get the location of that fire hydrant. Phillip believed that the fire hydrant is located within the pavement area of the plans and the fire hydrant will still need to be relocated. Gil Mangles and Sam Jacobson discussed there only being two handicapped parking spaces and whether that would be enough. Comments from the public were from Joslyn Shackelford changing hats and addressing the Board as the landscape designer for the proposed project. She acknowledged the



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staff report was correct stating there was a lack of trees in the landscape buffer zone. She explained the driveway lengths in and out of the property. As well as a transformer electrical box, vision triangles, and the amount of area needed by Mission Valley Power to work easily in and around their equipment. Doing the math Joslyn said there is 78 ft. of usable landscape space and less if you add in the transformer box. The area left to plant two more trees is not adequate and not recommended to plant trees within two feet of a sidewalk or roadway due to the problem of possible heaving of that sidewalk or road area. Dennis Duty asked if the trees would be placed in the Boulevard. She said "yes" and Dennis said good that is where they have been trying to get the trees placed. Joslyn requested a recommendation to allow only two trees instead of the required four for the 12-foot landscape buffer for this project. Sam Jacobson asked if she could get three trees on the site and she said it would be difficult. Sam also stated he understands keeping up with the roads, cleaning sidewalks, and gutters and totally understands not wanting to harm them by planting trees too close. Dennis Duty complemented Joslyn on her expertise in the discussion about trees and stated that is why people hire a professional landscaper. Dennis also questioned whether an irrigation system was being proposed or not for the project. Joslyn said there has been some discussion about a drip system. Dennis Duty wanted to recommend they have a drip system and irrigation in the Boulevard. He said it is obvious in the summer if there is not one. He wanted the subdivision to look uniform and consistent all the way up Ridgewater Drive. **David Rensvold made a motion, second by Sam Jacobson to change condition #11 to read only two street trees in the landscape buffer zone. All in Favor. Motion Carried. Joslyn abstained.** Gil Mangles questioned the size of the handicapped parking spaces. He said they have been shrunk down to eight feet wide. Phillip stated they met ADA code for required width. Gil then asked how many wheelchairs will be available to the customers. Employee of Dialysis Clinic, Inc. Kevin Donahue said it would depend on the number of patients that require wheelchair use. Staff for DCI Joe McMaster said it anticipates the majority of their patients will be unloading and loading under the awning in the front of the building. **Motion made by Sam Jacobson, second by Dave Rensvold to recommend the approval for Special Use Permit #15-09 Dialysis Clinic Incorporated. Mark McGuyer, Merle Parise, Gil Mangles, Sam Jacobson, and Dave Rensvold in Favor. Joslyn Shackelford abstained. Motion Carried.**

Old business discussion was the Polson Development Code rewrite. Kyle said he felt there has been some good progress. The Board has had the current PDC draft for about a month for review. He said all the City departments, City Manager, Land Solutions and the City Attorney have reviewed the draft. Resident Pat DeVries stated she had spoken to the Board in the past about her concern. Although the Zoning Map is not yet included in the Draft PDC, her concern is the Central Business Zone on the east side of town. One lot is Central Business and the lot right next to that is residential. Pat said she would really like to see a zone boundary split by at least a street or alley. Her vacant lot is on 7th Avenue East and is surrounded by homes, but is being considered Central Business. She said she would eventually like to put a house there. Sam Jacobson questioned whether or not there was any current businesses on the block and it was said the northwest lot of the block was a Partnership for Children, but was not sure if it was considered a business or not. Everything else on the whole block is residential. She commented that she has come before the Board during the workshop process regarding the zoning and is hoping it will be addressed. It was discussed in the past the possibility of Transitional Zoning in that area. It seemed like back in the 90's the area had been labeled Transitional. Then when the map came out it was not. Lee Manicke spoke up about several proposed zone changes and several additional new zones. When a map comes out the concern can be addressed and



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changes can be made. Lee commented that the Draft Growth Policy should be approved prior to the Draft Polson Development Code. He thought the Planning Board should have a copy of the Polson Design Standards. Lee suggested that Kyle review some of his (Lee's) comments on the new Draft PDC. Lee also said the talk about trees in the Ridgewater Boulevard, that road does not meet the definition of a Boulevard. Dennis Duty commented on the preliminary stages of the PDC Draft and some changes the City employees have now made after the Board had committed to changing in the workshop process. He was not so sure if the rewrite approval was now going to be a quick public hearing approval process. Some changes made per Dennis were the special use permits, drive thru business and parking spaces, MRZD and some questions on the Transitional Zoning. Dennis said he thought maybe there were some typos with Land Solutions on the parking spaces numbers for drive-thru businesses. City Manager, Mark Shrives asked if there was a master list or something like a "hot topic list" of what was going to be up for big discussions. Even the top ten items for big discussions would be helpful. Sam Jacobson said threshold for Highway Commercial Special Use Permits was hammered through. How many trips per day, square feet of the building is what trips the SUP for HCZD. Resident, Lita Fonda commented to the Board for clarity that all those meetings were workshops. No official decisions have been made. The Board may have agreed on a discussion, but again no official voting was done to approve the draft copy of the Polson Development Code. Sam Jacobson clarified there was one time a formal vote occurred during a public hearing and that was to not expand the code jurisdiction area across the bridge. Clean draft will be published, the Planning Board will have a second meeting in January and keep things moving. The City Commission will approve the Growth Policy prior to the Development Code. Additional public comments came from Gil Mangles. He asked where he could find the standards for parking lots spaces. Gil was directed to speak with City Planner Kyle Roberts. Gil also brought up discussion of semi-trucks without Jake brake mufflers. With the light coming down the hill into town there at the Walmart and Ridgewater intersection the semis without brake mufflers has become a real nuisance. You can hear them inside some of these businesses and outside in the parking lots they are really bad. Gil mentioned he has started a petition on the topic and solicited for signatures.

Meeting Adjourned 7:12 p.m.

Joslyn Shackelford, Vice Chair

ATTEST: Beth Smith, Planning Technician