



CITY OF POLSON

Planning & Building Department
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Date Rec'd: _____
Fee: _____
ZC #: _____

PETITION FOR ZONING TEXT / MAP AMENDMENT

FEE SCHEDULE: Text amendment \$500. Zoning map amendment: \$1,000 + \$10 per acre and \$6 per address/adjoining landowners.

APPLICATION PROCESS: A petition for zoning text / map amendment must go through a public hearing process with both the City-County Planning Board and City Commission. This application must be deemed complete and sufficient by the City of Polson Planning Department 35 days prior to the date of the City-County Planning Board meeting.

Please note that an amendment to the zoning map may not become effective except upon favorable vote of two-thirds of the present and voting members of the City Commission if a protest against a change is signed by the owners of 25% or more of:

- i. The area of the lots included in the proposed change; **or**
- ii. Those lots 150 feet from a lot included in a proposed change

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.

NAME OF APPLICANT: _____
MAIL ADDRESS: _____
CITY/STATE/ZIP: _____ **PHONE:** _____
INTEREST IN PROPERTY: _____

TECHNICAL/PROFESSIONAL REPRESENTATIVE:
Name: _____
Mailing Address: _____
Phone: _____ **E-mail Address:** _____

Check which applies: Map Amendment Text Amendment

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:

A. What is the purpose and intent of the proposed zoning text amendment?

B. What Section of the Polson Development Code is proposed for Amendment?

C. Proposed text of the amendment (may require additional sheets)

IF THE REQUEST IS AN AMENDMENT TO THE ZONING MAP, PLEASE COMPLETE THE FOLLOWING:

A. Address of the property: _____

B. Legal Description: (Subdivision Name, Lot & Block and/or Tract Number (Section, Township, Range)

(Attach sheet for metes and bounds)

C. Land in zone change: _____

D. The present zoning of the above property is: _____

E. The proposed zoning of the above property is: _____

F. State the changed or changing conditions that make the proposed amendment necessary:

G. Please attach:

- i. A map showing the location and boundaries of the property.
- ii. A list of the names and mailing addresses of all property owners within 150 feet of the subject property as shown on the Assessor's roll.
- iii. A title report of the subject property.

HOW WILL THE PROPOSED TEXT AMENDMENT / MAP CHANGE ACCOMPLISH THE INTENT AND PURPOSE OF:

A. Promoting the Growth Policy

B. Lessening congestion in the streets and providing safe access

C. Promoting safety from fire, panic and other dangers

D. Promoting the public interest, health, comfort, convenience, safety and general welfare

E. Preventing the overcrowding of land

F. Avoiding undue concentration of population

G. Facilitating the adequate provision of transportation, water, sewage, schools, parks and other public facilities

H. Giving reasonable consideration to the character of the district

I. Giving consideration to the peculiar suitability of the property for particular uses

J. Protecting and conserving the value of buildings

K. Encouraging the most appropriate use of land by assuring orderly growth

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.

The signing of this application signifies approval for Polson Planning staff to be present on the property for routine monitoring and inspection during approval process.

(Applicant Signature)

(Date)