

# CITY OF POLSON COMMISSION PUBLIC HEARING AGENDA

**VIRTUALLY (VIA ZOOM)\***

**April 20, 2020**

**6:30 P.M.**

## **Link to meeting:**

<https://umontana.zoom.us/j/95963156212?pwd=b2J4S1FFVUM0TGQzcUdzN2hzZWJhZz09>

-- OR -- dial in by phone: 253-215-8782, meeting ID: 959-6315-6212

You will need to enter a password to join the meeting. Please contact Kyle Roberts, City Planner at 883-8213 or [cityplanner@cityofpolson.com](mailto:cityplanner@cityofpolson.com) to obtain meeting password

Please join the meeting 10-15 minutes before the meeting begins

### **1. CALL TO ORDER**

Mayor Briney

### **2. PLEDGE OF ALLEGIANCE**

Mayor Briney

### **3. APPROVAL OF PROPOSED AGENDA**

Mayor Briney

### **4. PUBLIC COMMENT ON SIGNIFICANT MATTERS TO THE PUBLIC **NOT** ON THE AGENDA (address items to the Chair. Commission takes no action on items discussed)**

## **NEW BUSINESS**

### **6. OPEN PUBLIC HEARING**

Mayor Briney

### **7. SPECIAL USE PERMIT (SUP #20-01), FUN & FANCY FREE LEARNING CENTER**

City Planner Kyle Roberts

### **8. CLOSE PUBLIC HEARING**

Mayor Briney

### **8. ADJOURN**

The City of Polson encourages public participation in its public meetings and hearings. In doing so the City holds its meetings in handicapped accessible facilities. Any persons desiring accommodations for a handicapping condition should call the City Clerk at 883-8203 for more information.

\*The Polson City Commission is holding a virtual meeting as part of the City of Polson's COVID-19 transmission mitigation efforts.

**POLSON CITY COMMISSION  
STAFF REPORT**

**DATE:** APRIL 20, 2020

**APPLICATION TYPE:** SPECIAL USE PERMIT (SUP #20-01), DAYCARE/LEARNING CENTER IN MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT (MRZD)

**APPLICANT:** HU BEAVER BUILDER, INC.  
314 1<sup>ST</sup> STREET EAST #207  
POLSON, MT 59860

**TECHNICAL ASSISTANCE:** HU BEAVER BUILDER, INC.  
314 1<sup>ST</sup> STREET EAST #207  
POLSON, MT 59860

**PROPERTY OWNER:** LISA WALL-WILBERT  
111 11<sup>TH</sup> AVENUE WEST  
POLSON, MT 59860

**LOCATION:** 303 11<sup>TH</sup> AVENUE WEST

APPLICABLE REGULATIONS & POLICIES	PUBLIC NOTICE	WRITTEN PUBLIC COMMENTS
<ul style="list-style-type: none"> <li>◆ Sections <a href="#">6.02.210</a>, <a href="#">6.03.220</a>, and <a href="#">Article 4</a>, as applicable, of the Polson Development Code</li> <li>◆ Polson Growth Policy, 2016</li> </ul>	<ul style="list-style-type: none"> <li>◆ <i>Lake County Leader</i> ad published on <a href="#">April 2<sup>nd</sup></a> and <a href="#">16<sup>th</sup></a></li> <li>◆ Notices mailed to adjoining landowners: March 20, 2020</li> </ul>	<p>One written comment has been received at time of staff report writing; it is included in project packet</p>

The special use permit procedure requires public review of developments that may have a significant impact on the landscape setting, public facilities, or neighboring land uses. Special uses are those that may be compatible with the land uses permitted by right in a zoning district, but require individual review of their location, scale, design, and configuration, and may include the imposition of conditions or mitigations in order to ensure the appropriateness of the use at a particular location within a given zoning district ([Sec. 6.03.220](#)).

**APPLICATION TIMELINE:**

- Pre-application received March 9, 2020
- Pre-application meeting conducted on March 12, 2020
- Pre-application response letter mailed to applicant on March 12, 2020
- Application received March 13, 2020
- City-County Planning Board public hearing review and recommendation conducted on April 14, 2020; City Commission public hearing review and vote scheduled for April 20, 2020

**PROPOSAL:**

The applicant is requesting a Special Use Permit to construct a 15,359 square foot learning facility on a 145,055 square foot lot located at 303 11<sup>th</sup> Avenue West. The facility will serve as a day care for children ages 1-5 years. The day care will serve approximately 150 children and will operate 12 months a year, 6:30 AM to 6:00 PM, Monday thru Friday, with limited hours and a much smaller group on Saturdays. Off-street parking will consist of a 32-space parking lot and a 240-foot drop-off lane will be provided along the northern edge of the property. An outdoor playground area will be provided directly south of the facility and will be enclosed with a six-foot tall opaque fence.

**PROPERTY DESCRIPTION:**

The subject property is located on the southside of 11<sup>th</sup> Avenue West at 303 11<sup>th</sup> Avenue West. More specifically, Lot 1 on Certificate of Survey No. 7334-FT in Section 9, Township 22 North, Range 20 West, Lake County. The property is zoned Medium Density Residential (MRZD) and is a suitable zoning district for the proposed use. However, per the Polson Development Code, a Special Use Permit approval is required for schools and day care centers in MRZD.

The property is 145,055 square feet in size and has an average slope of approximately 4.5%, sloping down from south to north. The property is currently vacant and undeveloped.

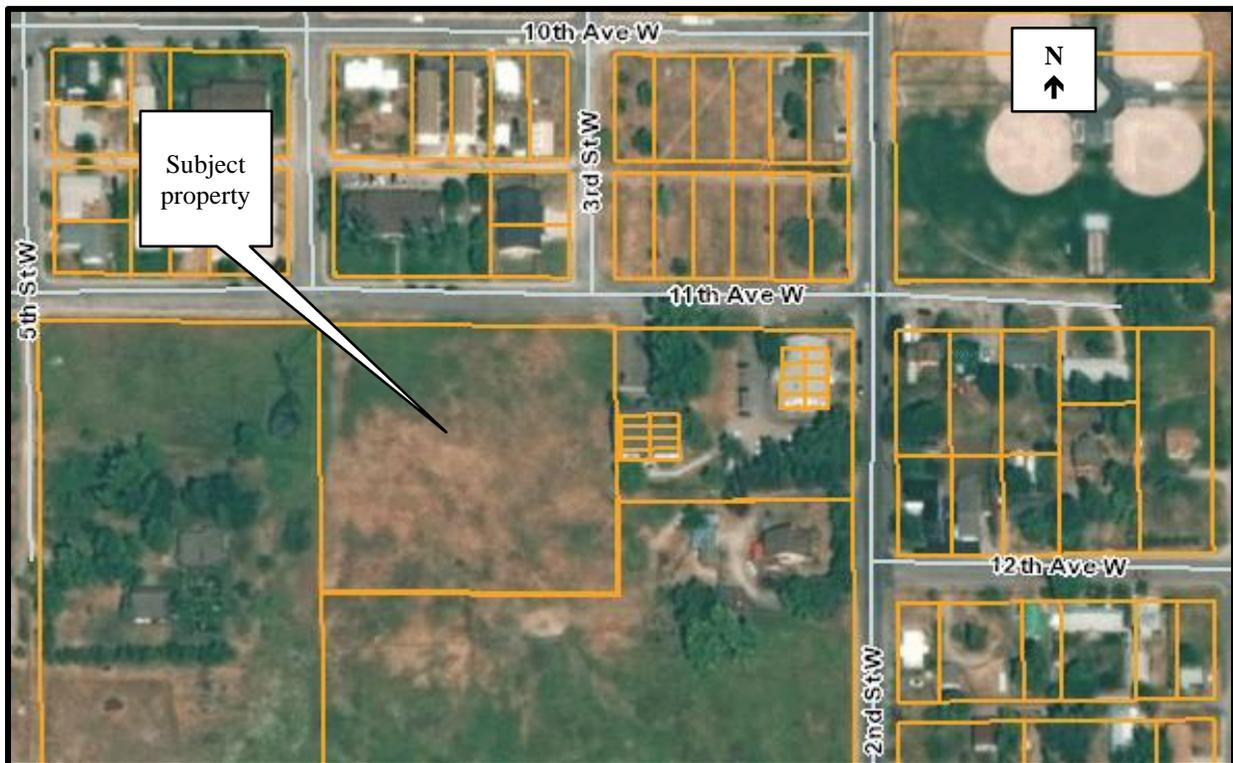


Figure 1-- Subject Property located off 11th Avenue West

**ADJACENT LAND USES AND ZONING:**

	<b><u>LAND USE</u></b>	<b><u>ZONING</u></b>
North	Multiple-family dwelling	Medium Density Residential
East	Multiple-family dwelling	Medium Density Residential
South	Undeveloped/pasture land	Medium Density Residential (County)
West	Single-family dwelling	Medium Density Residential (County)

**UTILITIES:**

Sewer: City of Polson  
Water: City of Polson  
Solid Waste: Republic Garbage Service  
Electric: Mission Valley Power  
Police: City of Polson Police  
Fire: City of Polson Fire

**REVIEW PROCESS:**

The Polson City-County Planning Board shall conduct a public hearing on this request and make a recommendation to the Polson City Commission. Once the public hearing is closed, the City-County Planning Board will evaluate the request under the terms of the Polson Development Code for the Medium Density Residential Zoning District standards and specifications ([Sec. 6.02.210](#)); the Special Use Permit evaluation criteria ([Sec. 6.03.220\(3\)](#)); and other portions of the Polson Development Code as applicable, notably performance standards ([Article 4](#)).

The Polson City-County Planning Board shall make a recommendation to approve, deny, or conditionally approve the Special Use Permit to the Polson City Commission. The City Commission is the permit-issuing authority for all Special Use Permits within the city limits.

If the Special Use Permit is denied, the City-County Planning Board and/or City Commission shall specify the codes, standards, regulations, and/or public input that the applicants have not met and note them under 'Findings of Fact.' Consideration of a Special Use Permit application may be tabled for no more than 35 days ([Sec. 6.03.220\(2\)\(h\)](#)).

**REVIEW AND FINDINGS OF FACT:**

The applicant submitted a Special Use Permit Pre-application on March 9<sup>th</sup>. City staff conducted a pre-application meeting with the applicant on March 12<sup>th</sup>. The purpose of the pre-application and meeting was to provide feedback to the applicant to ensure that a complete Special Use Permit application would be submitted for sufficient review. A complete Special Use Permit application was received and deemed sufficient for review on March 13<sup>th</sup>. What follows is a staff review and analysis based on the Special Use Permit evaluation criteria as outlined in [Sec. 6.03.220\(3\)](#) of the Polson Development Code.

- A. The proposed use complies with the applicable specification standards, performance standards and the requirements of any base and overlay zoning districts in which the project is proposed.**

- i. Zoning Specification Standards: Per Table 2.5 of [Sec. 6.02.210](#) of the Polson Development Code (PDC), the proposed project meets all setbacks, lot coverage, building height, and all other applicable specification standards of MRZD.
- ii. Runoff Management: As the proposed project will include impervious surfaces greater than 5,000 square feet, the applicant is required to submit a runoff management plan. The applicant has submitted the plan with the application and the plan will require review and approval from the City Engineer.
- iii. Hillside Development: The average natural slope of the property is approximately 4.5%, as such, the maximum allowable lot coverage of 55% is permitted (project's proposed lot coverage will be approximately 21%).
- iv. Municipal Utilities: The proposed structure will connect to a City sewer mainline that runs along 11<sup>th</sup> Avenue West. The proposed structure will connect to a City water mainline that runs along 3<sup>rd</sup> Street West.
- v. Easements: No easements are proposed.
- vi. Vehicular Access: Vehicular access to and from the subject property is provided by 11<sup>th</sup> Avenue West, a City street 35 feet in pavement width, meeting City street design standards.
- vii. Parking and Circulation: Per Table 4.2 of [Sec. 6.04.250](#) of the PDC, the proposed project, under the 'day care center' category, is required to provide off-street parking: one parking space per staff person per shift + two parking spaces for pickup/drop-off + one parking space per 10 children. The project will require a minimum of 32 parking spaces as shown on the site plan (30 staff members where not all 30 members will be working at the same time – shifts will rotate, and as such will equal a total of 15 parking spaces; two parking spaces for pickup/drop-off; and 149 children will equal 15 parking spaces). As depicted on the site plan, at least two of the parking spaces must be accessible parking spaces. As shown on the site plan, 90<sup>o</sup> parking requires a 24-foot aisle width for two-way circulation, per [Sec. 6.04.250\(12\)\(i\)](#) of the PDC.
- viii. Passenger Loading Area: As 11<sup>th</sup> Avenue West is not classified as an arterial road, a 15-foot wide on-street drop-off lane will be provided (PDC [Sec. 6.04.250\(9\)](#)). 11<sup>th</sup> Avenue West is a 60-foot right-of-way with an existing 5-foot sidewalk on the northside and an existing pavement width of 35 feet. This provides an additional 20 feet of right-of-way south of the existing pavement, which will include the proposed 5-foot sidewalk and 240-foot long, 15-foot wide drop-off lane.
- ix. Freight Loading Area: Per [Sec. 6.04.250\(10\)](#) of the PDC, commercial buildings shall provide one safe, properly signed off-street freight loading area for each 10,000 square feet of gross floor area. Given the proposed structure will be 15,359 square feet, one off-street freight loading area, at least 12 feet in width and 35 feet in depth/length, will be required. This area will be located on the westside of the building as depicted on the site plan.
- x. Pedestrian Access: Per [Sec. 6.04.260](#) of the PDC, a five-foot sidewalk must be installed along the property's frontage with 11<sup>th</sup> Avenue West as well as an effective system of off-street pedestrian circulation that will allow pedestrians to safely travel from any part of the development to the boundaries of the development. This requirement will be met as shown on the site plan.
- xi. Landscaping: Per Table 4.4 of [Sec. 6.04.410](#) of the PDC, all Special Use Permit projects in MRZD are required to earn 15 landscaping points. The applicant can earn these points by choosing among a wide array of vegetation, irrigation, and non-vegetative special features to include in their landscaping plan. As shown on the applicant's landscape plan, the 15-point requirement is met. Additionally, per [Sec. 6.04.410\(5\)](#), the parking lot area must be

landscaped along with vegetative screening when the parking lot is adjacent to residential use. This requirement is met.

- B. The proposed use, including mitigation measures, shall have no more adverse effects on the health, safety, or welfare of persons living or working in the neighborhood, or shall be no more injurious to property or improvements in the neighborhood than would any other use generally permitted (including special permit uses) in the same district. In making such determination, consideration shall be given to the location, type, height, scale, layout, and the type and extent of landscaping and screening on the site, as well as measures proposed by the developer to minimize impacts to neighborhood.**

Arguably the largest impact the proposed project will have on the neighborhood will be in terms of traffic generation. The applicant has estimated during “school days” there will be approximately 50 drop-off and pick-ups for a grand total of 100 vehicle trips per day, Monday through Friday. Drop-off and pick-up times will be staggered. Additionally, a total of 30 employees will generate at least 60 vehicle trips per day. Per the Institute of Transportation Engineers Trip Generation Manual, 160 vehicle trips per day rate is comparable to a daily rate of six fourplexes, or 24 units. Multiple-family dwelling complexes are a permitted and special use permitted use in MRZD. Given the size of the subject property, six fourplexes could be developed on the property as an outright permitted use and would generate 160 vehicle trips per day. Additionally, the potential for greater than 24 units could be developed on the property, which would result in a number greater than 160 vehicle trips per day. Lastly, it should be noted that per the *City of Polson Standards for Design & Construction*, any development contributing less than 300 vehicle trips per day is not required to conduct a traffic impact analysis.

The proposed facility will be one structure, 206 feet in length by 76 feet in width with a building height under 25 feet. The facility will set back 32 feet from the property line adjacent to 11<sup>th</sup> Avenue West (the minimum front yard setback is 25 feet in MRZD). The building frontage will include three trees and lawn and the off-street parking lot will include four large trees and vegetative screening between the parking lot and the adjacent property to the east.

- C. Adequate facilities and services are, or will be, through the application of these regulations and the adoption of conditions, made available to serve the proposed use including police, fire, parks, sewer, water, streets, motorized and non-motorized transportation, drainage, solid waste, schools and other facilities and services as appropriate.**

The development will connect to municipal water and sewer systems. This project will not require any upgrades, or have any negative impacts on the systems. The development will receive law enforcement services from the Polson Police Department and fire protection services from the Polson Fire Department. Additionally, there is an existing fire hydrant located at the corner of 3<sup>rd</sup> Street West and 11<sup>th</sup> Avenue West. The development will install a sidewalk along the property’s frontage.

Before a building permit can be issued, the City Engineer will review and need to approve the development’s runoff management plan, which will address any issues related to drainage. The applicant has proposed that parking lot drains and drainage swale will dump into a retention pond. Overflow will be caught in 3,000-gallon reservoirs that will be used along with rain gutter flow to irrigate. The applicant will be required to contract with the local solid waste removal company for

regularly scheduled garbage pickup, or provide any other means of providing regularly scheduled removal of solid waste.

**D. Adequate measures shall be taken as necessary to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.**

As required by code, the applicant has proposed an off-street 32-parking space parking lot with appropriate ingress and egress onto 11<sup>th</sup> Avenue West. The purpose of the on-site parking lot is to eliminate the facility's need for on-street parking. On-street parking in the neighborhood is intended for residential use. Additionally, the applicant is proposing a 240-foot long, 15-foot wide on-street drop-off lane. This lane will help minimize traffic congestion as it will extend 15 feet to the south, and thus will not impede 11<sup>th</sup> Avenue West traffic. Traffic congestion will be minimized as drop-offs will not all occur at one time, but rather staggered throughout the day. Lastly, a designated on-site freight loading area will eliminate the need for delivery vehicles to park along 11<sup>th</sup> Avenue West.

**E. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, runoff or glare.**

The proposed project is not expected cause vibration, odor, dust, smoke, or glare. Per. [Sec. 6.04.400\(7\)](#) of the PDC, the applicant is responsible for managing post-development stormwater runoff onsite. Again, a runoff management must be reviewed and approved by the City Engineer prior to issuing a building permit. With regard to noise, as can be expected with a day care, noise on the property will be the sound of young children playing and learning onsite. The maximum sound level permitted beyond the subject property's line in MRZD is 60 dBA (comparable to conversation in a restaurant, office; background music; air conditioning unit at 100 ft.<sup>1</sup>) from 7 AM to 10 PM. Excessive noise levels beyond the subject property line are not anticipated. The nearest residence to the subject property is approximately 20 feet in distance. The applicant is proposing to install a six-foot tall opaque fence in the backyard to provide for screening and buffering.

**CONFORMANCE TO POLSON GROWTH POLICY:**

The Polson Growth Policy designates the area of the proposed learning facility as Medium Density Residential. The area has been designated the same on the Future Land Use Map. The Medium Density Residential Zoning District is intended to provide for neighborhoods of single-family, two-family, and multiple-family dwellings; however, schools and day care centers are permitted in this zone upon obtaining Special Use Permit approval.

**STAFF RECOMMENDATION:**

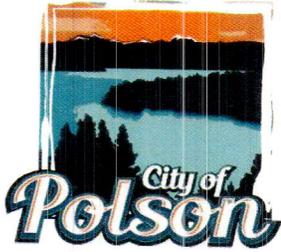
After review of the application materials, site plans, and evaluation criteria, Planning staff finds this application meets the requirements of the Polson Development Code and recommends **approval** of the Special Use Permit, subject to the following Conditions. These Conditions, along with any other Conditions imposed by the City-County Planning Board or City Commission, must be met for the approval of this Special Use Permit and to receive a Certificate of Compliance and Certificate of Occupancy.

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<sup>1</sup> *Noise Sources and Their Effects*, <https://www.chem.purdue.edu/chemsafety/Training/PPETrain/dblevels.htm>

1. **Please note** that any modifications or additions to the submitted plans shall be reviewed and approved by the Polson Building and Planning Department. If at any time the applicants, their heirs or assigns propose a major change of use or expansion of the structure/site that is not herein proposed and designated, they shall obtain the necessary applications/permits/approvals through the City processes.
2. The applicant shall apply for and receive building permits from the City of Polson Building Department prior to construction of the facility.
3. Per [Sec. 6.04.020](#) of the PDC, the proposed project's runoff management plan will require review and approval by the City Engineer prior to issuing a building permit.
4. Per [Sec. 9.04.010](#) of the Polson Municipal Code, all sidewalks and curbs must be constructed under the supervision, direction and inspection of the City Engineer, and out of such materials as may be prescribed by the City Engineer.
5. Per the [Polson Sign Ordinance](#), a sign permit and associated fees will be required for the proposed signage.
6. Per [Sec. 6.03.210](#) of the PDC, a fence permit and associated fees will be required for the proposed fence.
7. Per [Sec. 6.04.400\(2\)\(c\)\(i\)](#) of the PDC, all nighttime outdoor lighting must direct its light downward and be side-shielded to prevent glare beyond the boundary of the subject property.
8. The City of Polson reserves the right to revoke this permit, terminate or enjoin the use of the structure or property, should the applicants, their heirs or assigns violate the standards of the Polson Development Code, or any Condition on this permit.
9. **This Special Use Permit is valid for three years from the date of approval.** During the approval period all construction must be completed and compliance with the permit demonstrated. The permit may be extended for a mutually-agreed upon period of time if the applicants request an extension of time prior to the expiration date ([Sec. 6.03.250](#) of the PDC).

The City-County Planning Board and the City Commission are encouraged to visit the site, ask questions and request additional information (if necessary) from the Planning Department before the public hearing.



# CITY OF POLSON

Planning & Building Department  
 106 1<sup>st</sup> Street E. | Polson, MT 59860  
 T: 406-883-8214 | F: 406-883-8238  
 E: bp@cityofpolson.com  
 W: www.cityofpolson.com

Date Rec'd: \_\_\_\_\_  
 Fee: \_\_\_\_\_  
 SUP #: \_\_\_\_\_

## SPECIAL USE PERMIT APPLICATION

**FEE SCHEDULE:** Special Use Permit Fee \$750 plus \$6 per address/adjoining landowners

**PURPOSE & PROCEDURE:** The Special Use Permit procedure requires public review of developments that may have a significant impact on the landscape setting, public facilities, or neighboring land uses. Special uses are those that may be compatible with the land uses permitted by right in a zoning district, but require individual review of their location, scale, design, and configuration, and may include the imposition of conditions or mitigations in order to ensure the appropriateness of the use at a particular location within a given zoning district. A Special Use Permit must go through a public hearing process with both the City-County Planning Board and City Commission (refer to page 5 for procedure flow chart).

**PROPOSED USE:** Daycare/Learning Center

### OWNER(S) OF RECORD:

Name: Lisa Will-Wilbert Phone #: 250-6485  
 Mailing Address: 111 1<sup>th</sup> Ave W  
 City: Polson State: MT Zip code: 59860

### PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: The Denver Builder Inc. Phone #: 253-7739  
 Mailing Address: 314 1<sup>st</sup> St E # 207  
 City: Polson MONTANA State: \_\_\_\_\_ Zip code: 59860

### LEGAL DESCRIPTION OF PROPERTY:

Street  
 Address: 303 11<sup>th</sup> Ave W Polson Sec. 9 Township 22 Range 20  
 Subdivision  
 Name: lot 1 Survey 7334 FT Tract \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
 No(s). \_\_\_\_\_ No(s). \_\_\_\_\_ No. \_\_\_\_\_

1. **Zoning District and Zoning Classification in which use is proposed:**

2. **Attach a plan of the affected lot which identifies the following items:**

- a. Surrounding land uses
- b. Dimensions and shape of lot
- c. Topographic features of lot
- d. Size(s) and location(s) of existing buildings NONE

- e. Size(s) and location(s) of proposed buildings
- f. Existing use(s) of structures and open areas
- g. Proposed use(s) of structures and open areas
- h. Existing and proposed landscaping and fencing

3. On a separate sheet of paper, discuss the following topics relative to the proposed use:

- a. Traffic flow and control
- b. Access to and circulation within the property
- c. Off-street parking and loading
- d. Refuse and service areas
- e. Utilities
- f. Screening and buffering
- g. Signs, yards and other open spaces
- h. Height, bulk and location of structures
- i. Location of proposed open space uses
- j. Hours and manner of operation
- k. Noise, light, dust, odors, fumes and vibration
- l. Drainage and stormwater runoff management plan

4. Attach supplemental information for proposed uses that have additional requirements (consult Planning Department if needed).

**APPLICATION CONTENTS:**

The applicant shall submit a complete application addressing items below to the Polson Planning Department at least 35 days prior to the City-County Planning Board meeting (meetings are held the second Tuesday of each month) at which it will be heard.

Submittals shall include:

1. Items 2., 3., and 4. above
2. 12 copies of completed application and respective attachments
3. Electronic copy of the full application submittal
4. A bona fide legal description of the subject property and a map showing the location and boundaries of the property
5. Application fee and adjoining landowner addresses fee
6. A certified list of all property owners within 150 feet of the subject property is required with the information listed below.

<u>Assessor No.</u>	<u>Sec-Twn-Rng</u>	<u>Lot/Tract No.</u>	<u>Property Owner &amp; Mailing Address</u>
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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.

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.

Lisa Wall-Wilbert

(Applicant)

3/10/2020

(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 Commission 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.

Signature: \_\_\_\_\_

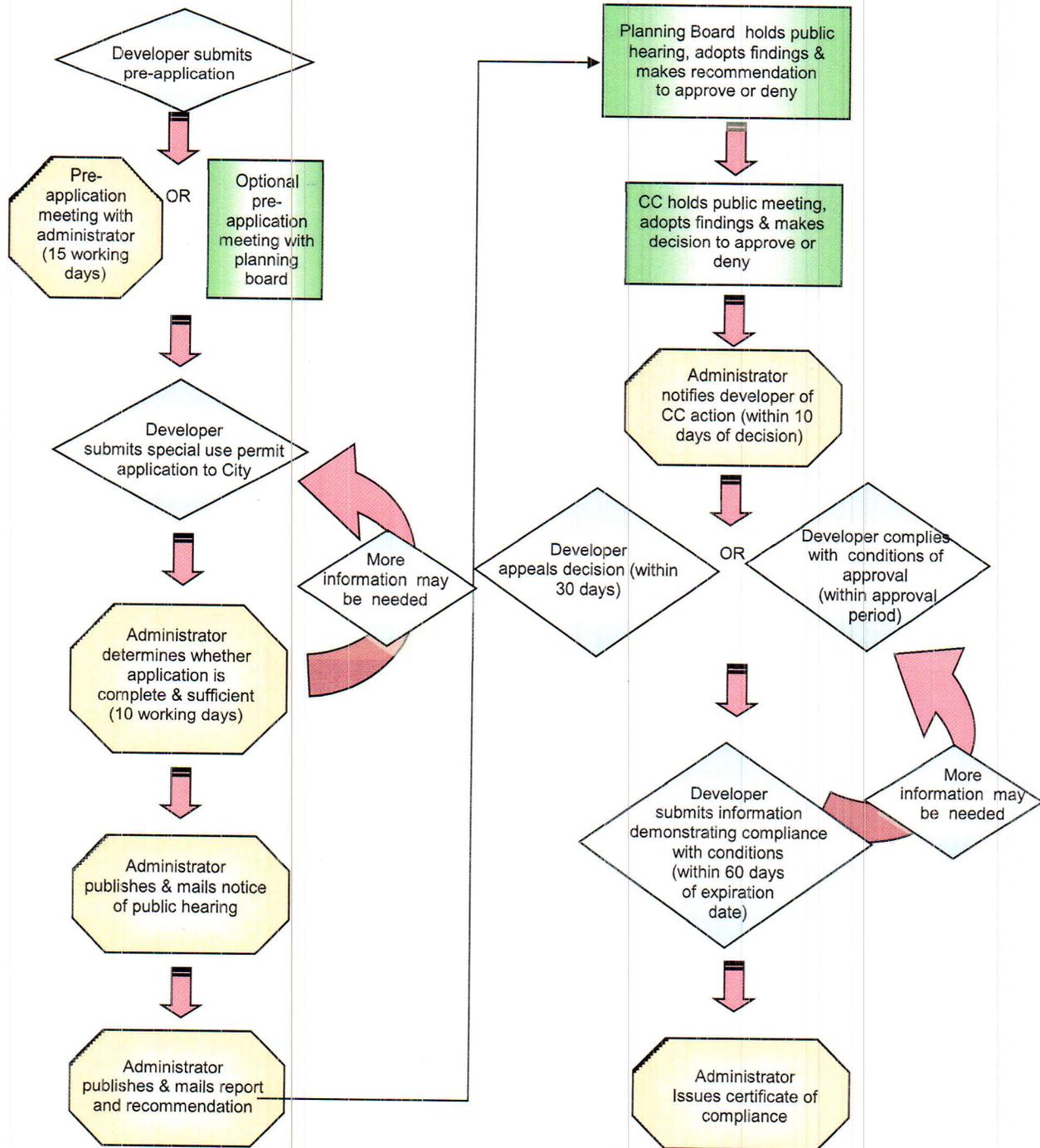
*Lisa Wall Wilbat*

(Property owner or authorized agent)

Date: \_\_\_\_\_

*3/6/2020*

# Special Use Permit Procedure Flow Chart\*



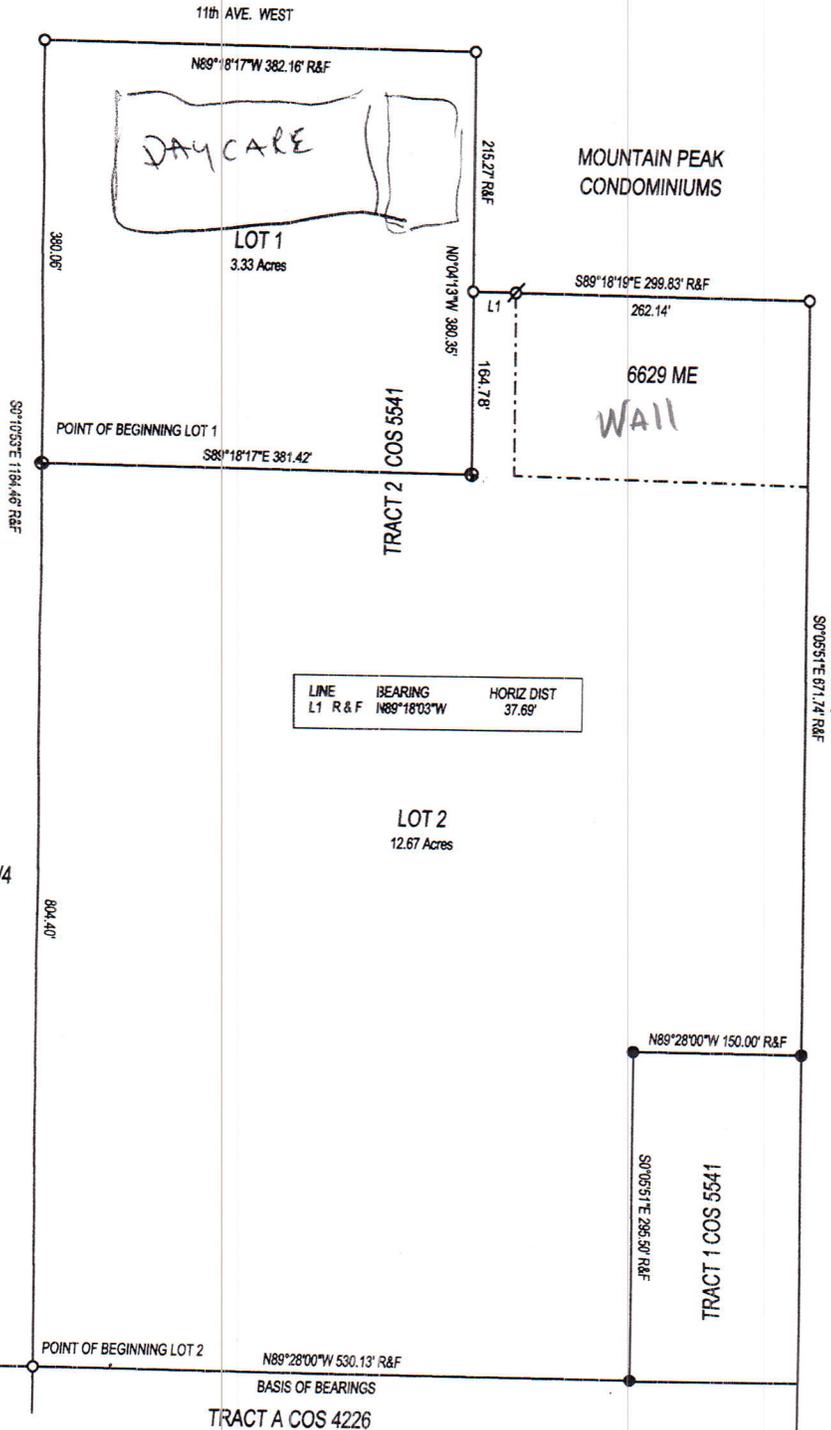
\*This flow chart shows a typical special use permit application and review process. The administrator or board may require additional information during the review, applications may be amended and other changes in the process may occur.

# CERTIFICATE OF SURVEY

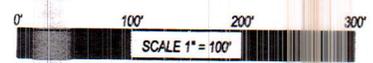
LOCATED IN A PORTION OF THE SE 1/4 NW 1/4,  
SECTION 9, T.22 N., R.20 W., P.M.M. LAKE COUNTY MT.

PL  
OV

THE UNDERSIGNED PROPERTY OWNER  
WE HEREBY CERTIFY THAT THE PURPOSE OF THIS DEED  
IS A REMAINDER, FURTHERMORE,  
LAW AND REGULATION ON THE USE OF THIS EXEMPT  
LOT 1 IS EXCLUDED FROM SANITATION REVIEW BY THE  
FOR WATER SUPPLY, WASTEWATER DISPOSAL, STORAGE  
LOT 2 IS EXCLUDED FROM SANITATION REVIEW BY THE  
ISSUED UNDER TITLE 76, CHAPTER 4, PART 1, MCA. IF  
DIVISION OF LAND WILL NOT CAUSE APPROVED FACILITIES  
THE MONTANA SUBDIVISION AND PLATTING ACT (MSA)  
SUBJECT PARCELS HAVE BEEN CREATED THROUGH  
TRACTS HAVE NOT BEEN REVIEWED FOR SAFE ACCESS



BASIS OF BEARINGS; SOUTH LINE OF COS No. 5541



## LEGEND

- ⊕ DENOTES SET 5/8" X 24" REBAR WITH 1 1/4" YPC STAMPED "M. CARSTENS 5940LS".
- DENOTES FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED "WESTER 4130 S".
- DENOTES FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED "MARENGO 9012 S".
- ⊗ DENOTES FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED "DUFFEY 15624 LS".
- R & F DENOTES RECORD AND FOUND

PORTION OF SE 1/4 NW 1/4

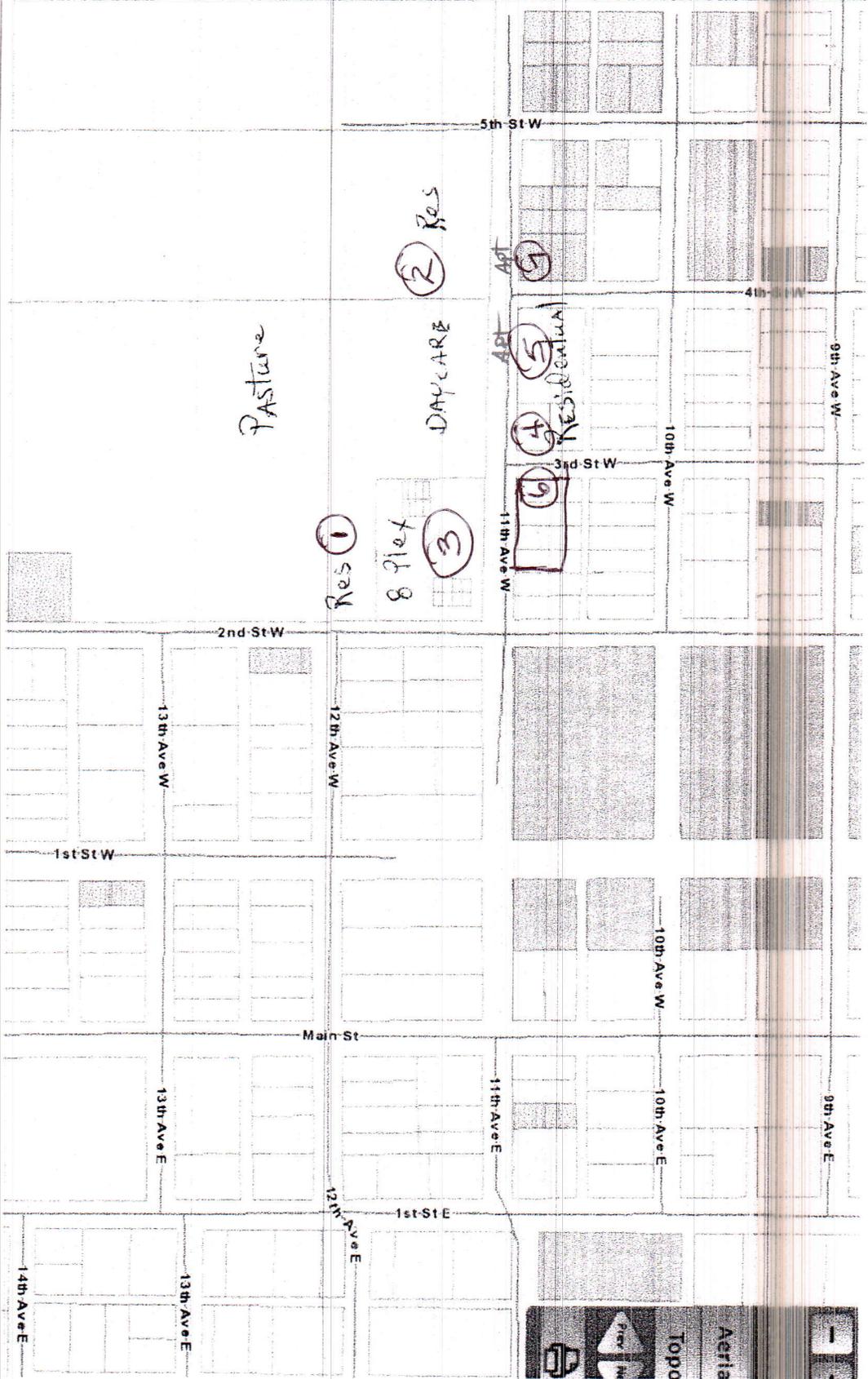
NW 1/4 NE 1/4 SE 1/4  
TREASURER'S CERTIFICATE  
STATE OF MONTANA  
COUNTY OF \_\_\_\_\_  
I HEREBY CERTIFY THAT REAL PROPERTY TAXES ASSESSED AND  
LEVIED ON THE LANDS DESCRIBED IN THE WITHIN PLAT ARE PAID.  
THIS CERTIFICATE IS MADE AS REQUIRED BY SECTION 76-3-207 (3) MCA.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_  
TREASURER \_\_\_\_\_

DATE OF SURVEY 4/18/2019  
SURVEY PREPARED AT THE REQUEST OF RECORD OWNERS:  
TRACY B. AND BILLIE C. WALL

- A Traffic flow primarily will be 2<sup>nd</sup> St. W. to 11<sup>th</sup> Ave. W. the day care will be south of cherry valley and north of high school. Daycare hours will start earlier then school so as to not add to traffic on 2<sup>nd</sup> St. W. Pick up at Day Care will be later then school lets out.
- B Access at daycare will be handled off 2<sup>nd</sup> St to 11<sup>th</sup> Ave W. with 32 space parking lot for drop off. If 4<sup>th</sup> St. W. is a chosen route, a drop off lane 240 ft. long will be available or the parking lot.
- C Parking will be off street in the 32 space lighted parking lot
- D Service Access located on west end of building will be for supplies & garbage pick up
- E Utilities will consist of city water & sewer on 11<sup>th</sup> Ave. Power will be underground, starting at power pole west on 11<sup>th</sup> Ave. underground to a vault& transformer for daycare
- F Buffering will be with chain link fence, one containing playground to the south and one around retention pond to the west. A few trees are planned in parking medians with planting to soften building on north street side, and along parking to the east. See attached landscape plan. There will be some natural boulder for kids to play on along with the play features.
- G Signs will be minimal with one at entry. The back yard playground will be 70' x 220' the remaining acreage will be open
- H The daycare will be 206' x 76' consisting of 15,359 sq. ft. Set back from street side will be 32' with the height of structure to be under 25'
- I Some of the open space is used by retention pond and play area. Remaining acreage will also be fenced and become recreational at a later time
- J 6:30 am to 6:00 pm hours of operation, with drop off & pickup of children ages 1yr to 5yrs of age. Activities will primarily be indoors with typical recess times
- K Noise and other construction related inconveniences will happen in regular business working hours and will be limited to less than one year, fumes, odors & vibration should not be a problem.
- L A drainage and storm water run off management plan is attached. Parking lot drains, drainage swale will dump into retention pond. Over flow will be caught in 3000 gallon reservoirs to be used along with rain gutter flow to irrigate

0 150 300ft

22N 20W 09



Pasture

Res 1

8 Plex

DAYCARE

Res 2

APT 7

APT 8

APT 5

APT 4

APT 6

RESIDENTIAL

11th Ave W

3rd St W

10th Ave W

9th Ave W

2nd St W

13th Ave W

12th Ave W

1st St W

Main St

13th Ave E

12th Ave E

1st St E

11th Ave E

10th Ave W

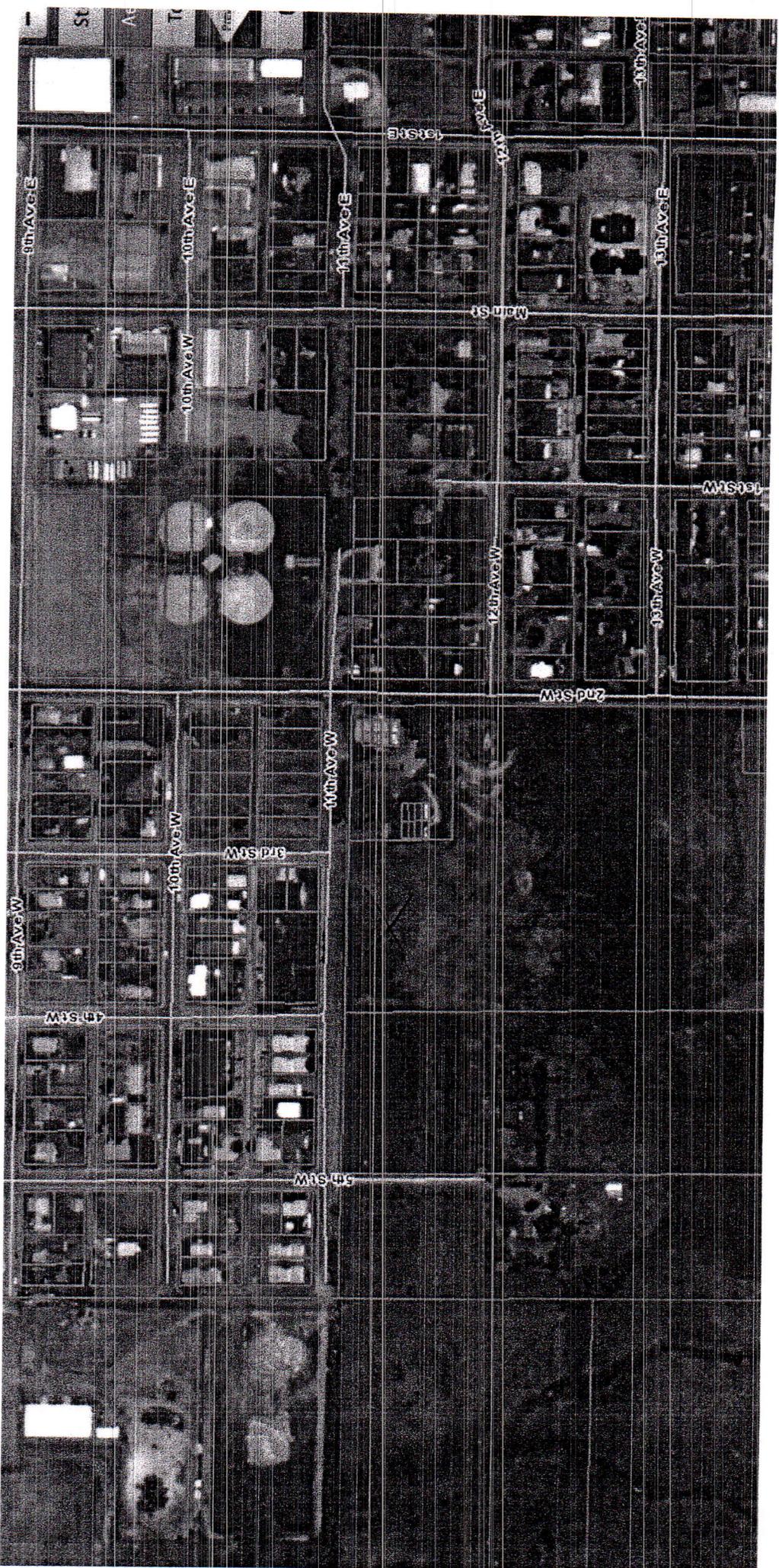
10th Ave E

9th Ave E

14th Ave E

13th Ave E





# Property Record Card



## Summary

### Primary Information

**Property Category:** RP **Subcategory:** Agricultural and Timber Properties  
**Geocode:** 15-3228-09-2-08-01-0000 **Assessment Code:** 0000003324  
**Primary Owner:** WALL TRACY B & BILLIE C **PropertyAddress:** POLSON, MT 59860  
1202 2ND ST W **COS Parcel:** N/A  
POLSON, MT 59860-5314

*NOTE: See the Owner tab for all owner information*

**Certificate of Survey:** 5541

**Subdivision:**

**Legal Description:**

S09, T22 N, R20 W, 5541, PARCEL N/A, TR 2 COS 5541 (16.00 AC)

**Last Modified:** 10/24/2019 8:11:47 AM

### General Property Information

**Neighborhood:** 215.100.7 **Property Type:** FARM\_R - Farmstead - Rural  
**Living Units:** 1 **Levy District:** 15-4477-23PC  
**Zoning:** **Ownership %:** 100  
**Linked Property:**

No linked properties exist for this property

**Exemptions:**

No exemptions exist for this property

**Condo Ownership:**

**General:** 0

**Limited:** 0

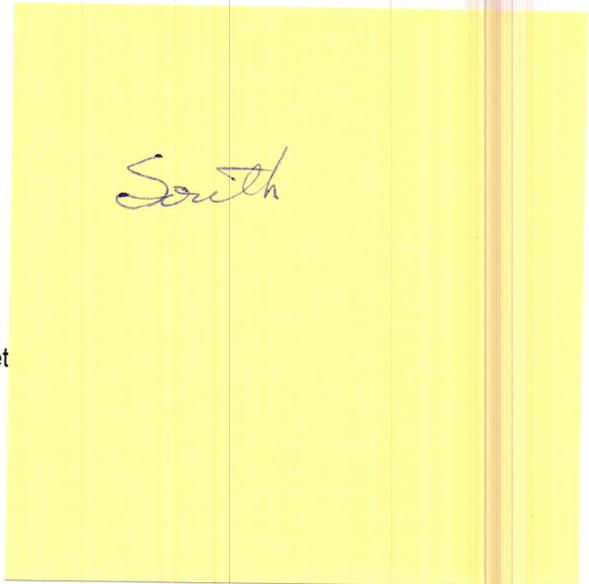
**Property Factors**

**Topography:** 1 **Fronting:** 4 - Residential Street  
**Utilities:** 7, 8 **Parking Type:**  
**Access:** 2 **Parking Quantity:**  
**Location:** 0 - Rural Land **Parking Proximity:**

### Land Summary

<u>Land Type</u>	<u>Acres</u>	
Grazing	15.050	695.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	1.000	2,144.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	16.050	2,839.00
Total Forest Land	0.000	00.00
Total Market Land	0.000	00.00

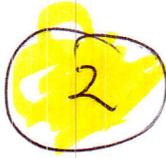
**Deed Information:**



Property Record Card

Tax Year

[Print](#)



**Summary**

Primary Information

**Property Category:** RP

**Geocode:** 15-3228-09-2-05-01-0000

**Primary Owner:**

FISCHER ALLEN J & RUTH A

1201 5TH ST W

POLSON, MT 59860-3400

*NOTE: See the Owner tab for all owner information*

**Certificate of Survey:**

**Subdivision:**

**Legal Description:**

S09, T22 N, R20 W, TR IN SE4NW4

**Last Modified:** 10/24/2019 8:11:47 AM

General Property Information

**Neighborhood:** 215.100.7

**Property Type:** IMP\_R - Improved Property - Rural

**Living Units:** 1

**Levy District:** 15-4477-23PC

**Zoning:**

**Ownership %:** 100

**Linked Property:**

No linked properties exist for this property

**Exemptions:**

No exemptions exist for this property

**Condo Ownership:**

**General:** 0

**Limited:** 0

Property Factors

**Topography:** 1

**Fronting:** 4 - Residential Street

**Utilities:** 7, 8

**Parking Type:**

**Access:** 2

**Parking Quantity:**

Owners

Appraisals

Market Land Info

Dwellings

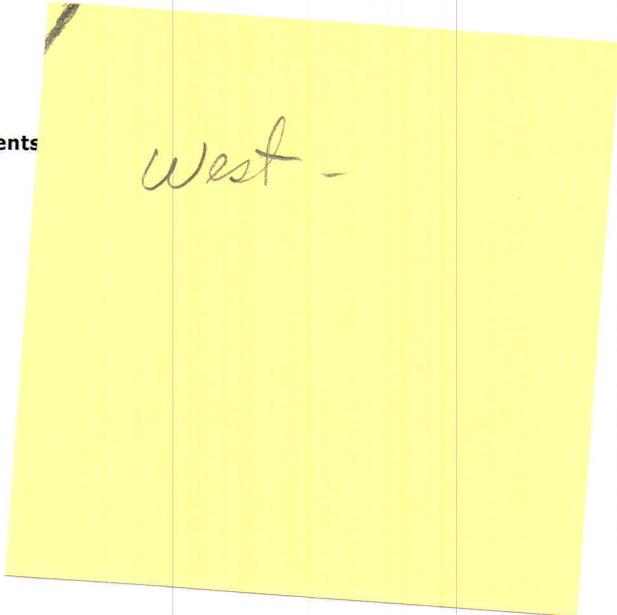
Other Buildings/Improvements

Commercial

Ag/Forest Land

[Try Cadastral Beta](#)

[Print Button  
workarounds](#)



X

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LAK

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Property Record Card

Tax Year 2019

Print

3

X

Summary

Primary Information

Property Category: RP

Subcategory: Condo/Townhouse Master

Geocode: 15-3228-09-2-09-01-7777

Assessment Code: 0000024224

Primary Owner:

Property Address: 11TH AVE W

MOUNTAIN PEAK CONDO MASTER

POLSON, MT 59860

11TH AVE W

COS Parcel:

POLSON, MT 59860

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: MOUNTAIN PEAK CONDOMINIUMS

Legal Description:

MOUNTAIN PEAK CONDOMINIUMS, S09, T22 N, R20 W, CONDO MASTER  
ASSR#0000077777

Last Modified: 10/24/2019 8:11:47 AM

General Property Information

Neighborhood: 215.100.2

Property Type: NV - Non-Valued Property

Living Units: 16

Levy District: 15-0477-23P

Zoning: 3

Ownership %: 100

Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0

Limited: 0

Property Factors

Topography: 1

Fronting: 1 - Major Strip or Central Business District

Utilities: 1, 4

Parking Type:

Owners

Appraisals

Market Land Info

Dwellings

Other Buildings/Improvements

Commercial

Ag/Forest Land

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Print Button  
workarounds

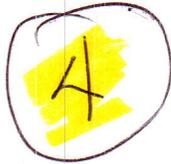
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17

# Property Record Card



## Summary

### Primary Information

Property Category: RP  
Geocode: 15-3228-09-2-13-05-5002  
Primary Owner:  
LUCAS, LORI R  
1004 3RD ST W  
POLSON, MT 59860-5134

Subcategory: Residential Property  
Assessment Code: 0000023992  
PropertyAddress: 1004 3RD ST W  
POLSON, MT 59860  
COS Parcel:

NOTE: See the Owner tab for all owner information

### Certificate of Survey:

Subdivision: LEWIS ADD (POLSON)

### Legal Description:

LEWIS ADD (POLSON) 101, S09, T22 N, R20 W, BLOCK 015, Lot 012, LOT 12 OF AMND LOTS 11 & 12 BLK 15 ASSR#0000023992

Last Modified: 10/24/2019 8:11:47 AM

### General Property Information

Neighborhood: 215.100.1

Property Type: TU - Townhouse Urban

Living Units: 1

Levy District: 15-0477-23P

Zoning: 3

Ownership %: 100

Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0

Limited: 0

### Property Factors

Topography: 1

Fronting: 4 - Residential Street

Utilities: 1, 4

Parking Type:

Access: 1

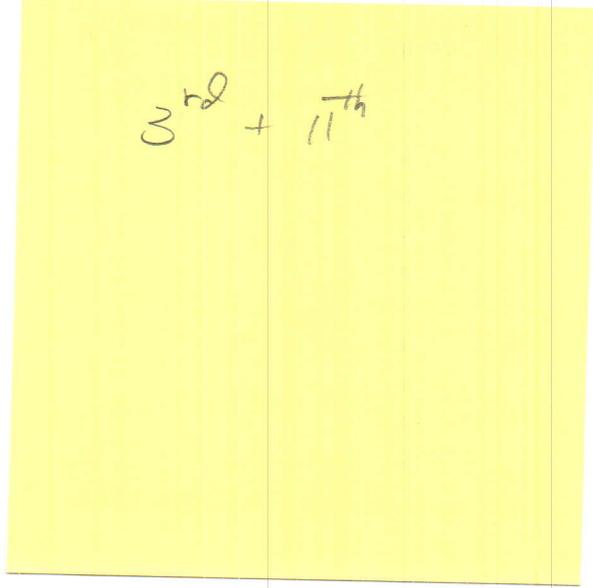
Parking Quantity:

Location: 5 - Neighborhood or Spot

Parking Proximity:

### Land Summary

- Land Type
- Grazing
- Fallow
- Irrigated
- Continuous Crop
- Wild Hay
- Farmsite
- ROW
- NonQual Land
- Total Ag Land
- Total Forest Land
- Total Market Land





SEE ATTACHED MAP

# Property Record Card

## Summary

### Primary Information

Property Category: RP  
Geocode: 15-3228-09-2-13-01-0000  
Primary Owner:  
CADENCE ENTERPRISES LLC  
2437 GLEN LAKE RD  
EUREKA, MT 59917-9630

Subcategory: Commercial Property  
Assessment Code: 0000008447  
Property Address:  
POLSON, MT 59860  
COS Parcel:

NOTE: See the Owner tab for all owner information

### Certificate of Survey:

Subdivision: LEWIS ADD (POLSON)

### Legal Description:

LEWIS ADD (POLSON), S09, T22 N, R20 W, BLOCK 015, Lot 007, LTS 7-10

Last Modified: 10/24/2019 8:11:47 AM

### General Property Information

Neighborhood: 215.100.C

Property Type: APT\_U - Apartment Urban

Living Units: 0

Levy District: 15-0477-23P

Zoning: 3

Ownership %: 100

Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0

Limited: 0

### Property Factors

Topography: 1

Fronting: 1 - Major Strip or Central Business District

Utilities: 1, 4

Parking Type: 3 - On and Off Street

Access: 1

Parking Quantity: 2 - Adequate

Location: 4 - Commercial Area

Parking Proximity: 3 - On Site

### Land Summary

#### Land Type

Grazing

Fallow

Irrigated

Continuous Crop

Wild Hay

Farmsite

ROW

NonQual Land

Total Ag Land

Total Forest Land

Total Market Land

North 4<sup>th</sup> + 11<sup>th</sup>

Deed Information:



# Property Record Card

## Summary

### Primary Information

**Property Category:** RP  
**Geocode:** 15-3228-09-2-14-07-0000  
**Primary Owner:**  
 ONE TOO MANY LLC  
 50230 US HIGHWAY 93 STE 6  
 POLSON, MT 59860-7069

**Subcategory:** Residential Property  
**Assessment Code:** 0000024232  
**PropertyAddress:** 11TH AVE W  
 POLSON, MT 59860  
**COS Parcel:**

*NOTE: See the Owner tab for all owner information*

### Certificate of Survey:

**Subdivision:** LEWIS ADD (POLSON)

### Legal Description:

LEWIS ADD (POLSON), S09, T22 N, R20 W, BLOCK 016, Lot 7  
**Last Modified:** 10/24/2019 8:11:47 AM

### General Property Information

**Neighborhood:** 215.100.1  
**Living Units:** 1  
**Zoning:**  
**Linked Property:**

**Property Type:** VAC\_U - Vacant Land - Urban  
**Levy District:** 15-0477-23P  
**Ownership %:** 100

No linked properties exist for this property

### Exemptions:

No exemptions exist for this property

### Condo Ownership:

**General:** 0

**Limited:** 0

### Property Factors

**Topography:**

**Fronting:**

**Utilities:**

**Parking Type:**

**Access:**

**Parking Quantity:**

**Location:**

**Parking Proximity:**

### Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	0.161	35,950.00

### Deed Information:



# Property Record Card

## Summary

### Primary Information

Property Category: RP

Geocode: 15-3228-09-2-12-05-0000

Primary Owner:

CONF SALISH & KOOTENAI TRIBES

PO BOX 278

PABLO, MT 59855-0278

NOTE: See the Owner tab for all owner information

Subcategory: Government Property

Assessment Code: 0000600687

Property Address:

POLSON, MT 59860

COS Parcel:

### Certificate of Survey:

Subdivision: LEWIS ADD (POLSON)

### Legal Description:

LEWIS ADD (POLSON), S09, T22 N, R20 W, BLOCK 014, Lot 011, LT 11-12

Last Modified: 10/24/2019 8:11:47 AM

### General Property Information

Neighborhood: 215.100.1

Property Type: EP - Exempt Property

Living Units: 0

Levy District: 15-0477-23P

Zoning:

Ownership %: 100

Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0

Limited: 0

### Property Factors

Topography: 1

Fronting: 1 - Major Strip or Central Business District

Utilities: 0

Parking Type:

Access: 0

Parking Quantity:

Location: 5 - Neighborhood or Spot

Parking Proximity:

### Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	0.000	00.00

### Deed Information:



THE STRUCTURAL ENGINEERS SEAL ON THIS DRAWING INDICATES THAT THE INFORMATION SHOWN AND THE CALCULATIONS PERTAINING TO THAT INFORMATION HAVE BEEN PREPARED BY QUALIFIED PEOPLE UNDER THE DIRECTION OF THE ENGINEER-OF-RECORD. THE SEAL DOES NOT IMPLY RESPONSIBILITY FOR INFORMATION PREPARED BY OTHERS NOR FOR ANY INFORMATION NOT SHOWN ON THIS DRAWING AND SUCH RESPONSIBILITY IS SPECIFICALLY DISCLAIMED. ON PHASED PROJECTS, DRAWINGS THAT ARE ISSUED BUT NOT SEALED SHALL BE CONSIDERED TO BE PRELIMINARY IN NATURE AND ARE ISSUED FOR INFORMATION ONLY.

Issue:

COORDINATION SET	8/12/2019
90% CONSTRUCTION DOCS	9/18/2019
95% CONSTRUCTION DOCS	1/20/2020
98% CONSTRUCTION DOCS	2/3/2020
PERMIT SET	2/17/2020
CONSTRUCTION SET	3/27/2020

**FUN AND FANCY  
FREE LEARNING  
CENTER**  
11TH AVE WEST  
POLSON, MT 59860



THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS ON THE PROJECT TO CLEARLY DEFINE ALL OF THE REQUIREMENTS FOR THE CONSTRUCTION. WHERE CONFLICTS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

PROJECT NO:  
DES195

SHEET TITLE

**SITE PLAN**

**C-100**

**STORMWATER NOTES:**

1. PROJECT CONSISTS OF A NEW DAYCARE FACILITY. ALL CONSTRUCTION AND POST CONSTRUCTION RUNOFF RESULTING IN INCREASED POST DEVELOPMENT FLOW DUE TO IMPERMEABLE SURFACES SHALL BE DETAINED ON SITE WITHIN THE PROPERTY LINES IN A MANNER TO LIMIT THE OUT FLOW TO PREDEVELOPMENT RATES. THE DESIGN DETENTION IS BASED ON A 24 HR, 10 YEAR STORM EVENT. THE OVERFLOW IS DESIGNED TO ACCOMMODATE A 24HR 100 YEAR EVENT DISCHARGING TO THE STORMDRAIN TO THE DOWNHILL SLOPE ON THE NORTHWEST SIDE OF THE PROPERTY. THE STORMWATER DETENTION DESIGN UTILIZES BOTH CONTROLLED RELEASE OF STORMWATER THROUGH A CONTROLLED DIAMETER OUTLET PIPE. THE ENERGY OF THE FLOW IS DISSIPATED BY RELEASING THE STORMWATER INTO AN AREA OF OVERSIZED WASHED ROCK MULCH. DURING INITIAL SITE WORK, DES SHALL BE CONTACTED TO VERIFY SOIL TYPE. AS SKETCHED ON PLAN, A 1' DEEP SWALE SHALL BE PROVIDED AT THE OVERFLOW ROUTE OF THE DETENTION POND TO COMMUTE A STORM IN EXCESS OF THE DESIGN EVENT. PREVENTING THE STORM WATER FROM REACHING THE NEIGHBORING PROPERTIES. WATER FROM THE DOWNSPOUTS SHALL BE COLLECTED IN UNDERGROUND 4" DIAMETER SDR35 DRAIN PIPE AND PIPED WITH A MINIMUM DOWNHILL SLOPE OF 1/8" PER FOOT TO THE DETENTION POND. STRAW WADDLES OR SILT FENCING SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION WHERE INDICATED ON PLAN AND AT ANY LOCATION THAT COULD RESULT IN SEDIMENT LEAVING THE BUILDING SITE DURING A STORM EVENT.

REFERENCE ELEVATION 100'-0" = -3119.5' USGS ELEVATION AND SHALL BE 2'-6" ABOVE THE STREET ELEVATION AT THE NORTHWEST PROPERTY CORNER.

SOIL TYPE: CLAY LOAM  
INFILTRATION RATE = 0.20 IN/HR (NOT UTILIZED IN CALCULATIONS)  
AREA OF IMPERMEABLE SURFACE DRAINING TO DETENTION FACILITY: 27,444 SF  
AREA OF IMPERMEABLE SURFACE DRAINING TO THE EXISTING STORMDRAIN SYSTEM: 9,400 SF  
TOTAL IMPERMEABLE SURFACE: 36,844 SF  
LOT COVERAGE = 18.9%

TOTAL STORAGE IN DETENTION FACILITY: 4200 CU FT

POST DEVELOPMENT PEAK DISCHARGE BEFORE STORAGE AND INFILTRATION (DRAINING TO DETENTION BASIN (100YR, 1HR):  
Q=GA = 7239 CU FT/DY = 37.6 GPM

PREDEVELOPMENT PEAK DISCHARGE:  
Q=4973 CU FT/DY = 25.8 GPM

POST DEVELOPMENT PEAK DISCHARGE (AFTER STORAGE AND WITH CONTROLLED RELEASE) = 4970 CU FT/DY < PREDEV DISCHARGE.

**PARKING NOTES:**

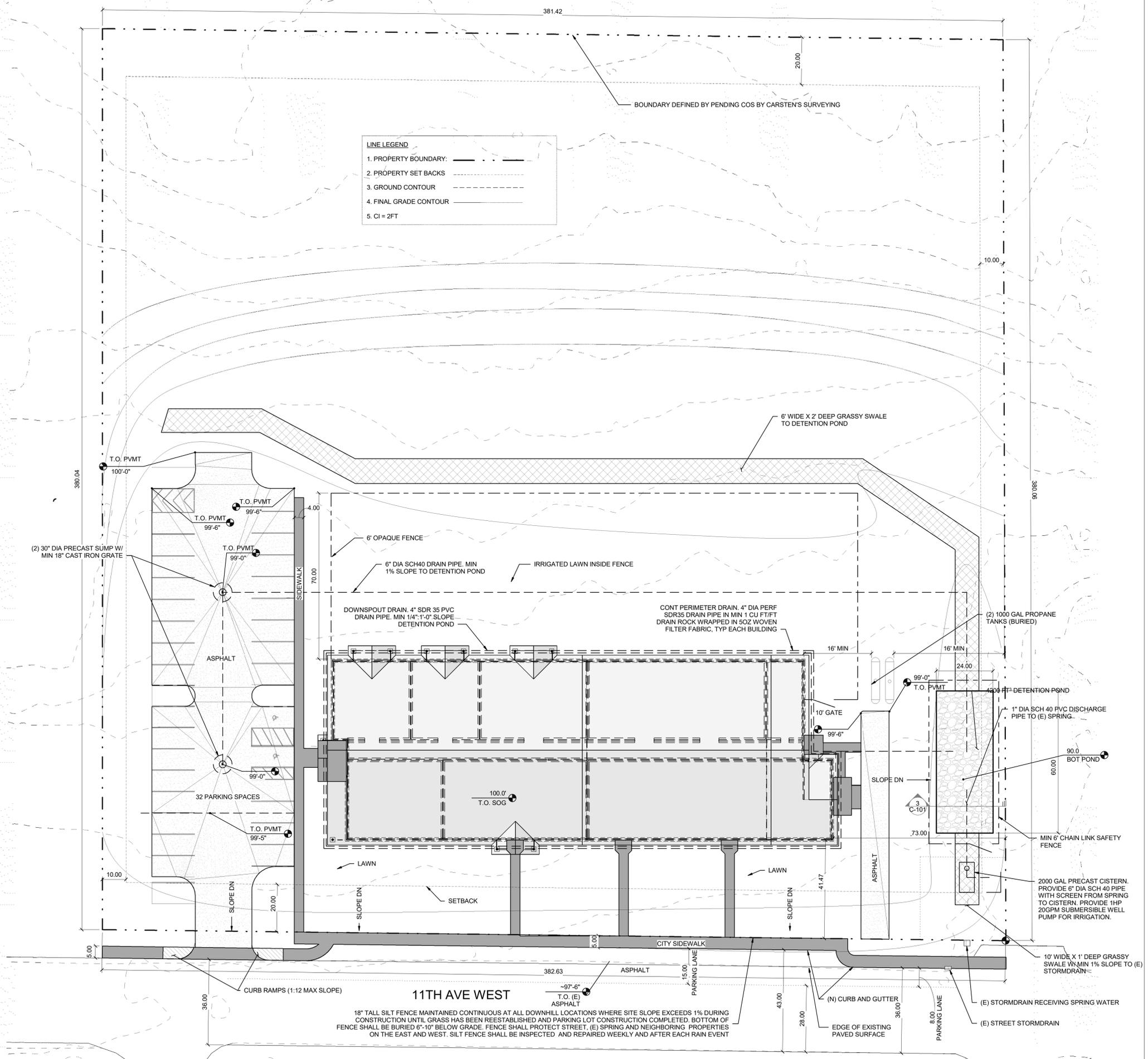
- POLSON DEVELOPMENT CODE IV.0: DAY CARE CENTER:
  - 1 SPACE PER STAFF PER SHIFT: 14
  - 2 FOR PICKUP / DROP OFF: 2
  - 1 PER 10 CHILDREN: 149 / 10 = 15
  - TOTAL REQUIRED: 31 SPACES

**AREA SUMMARY:**

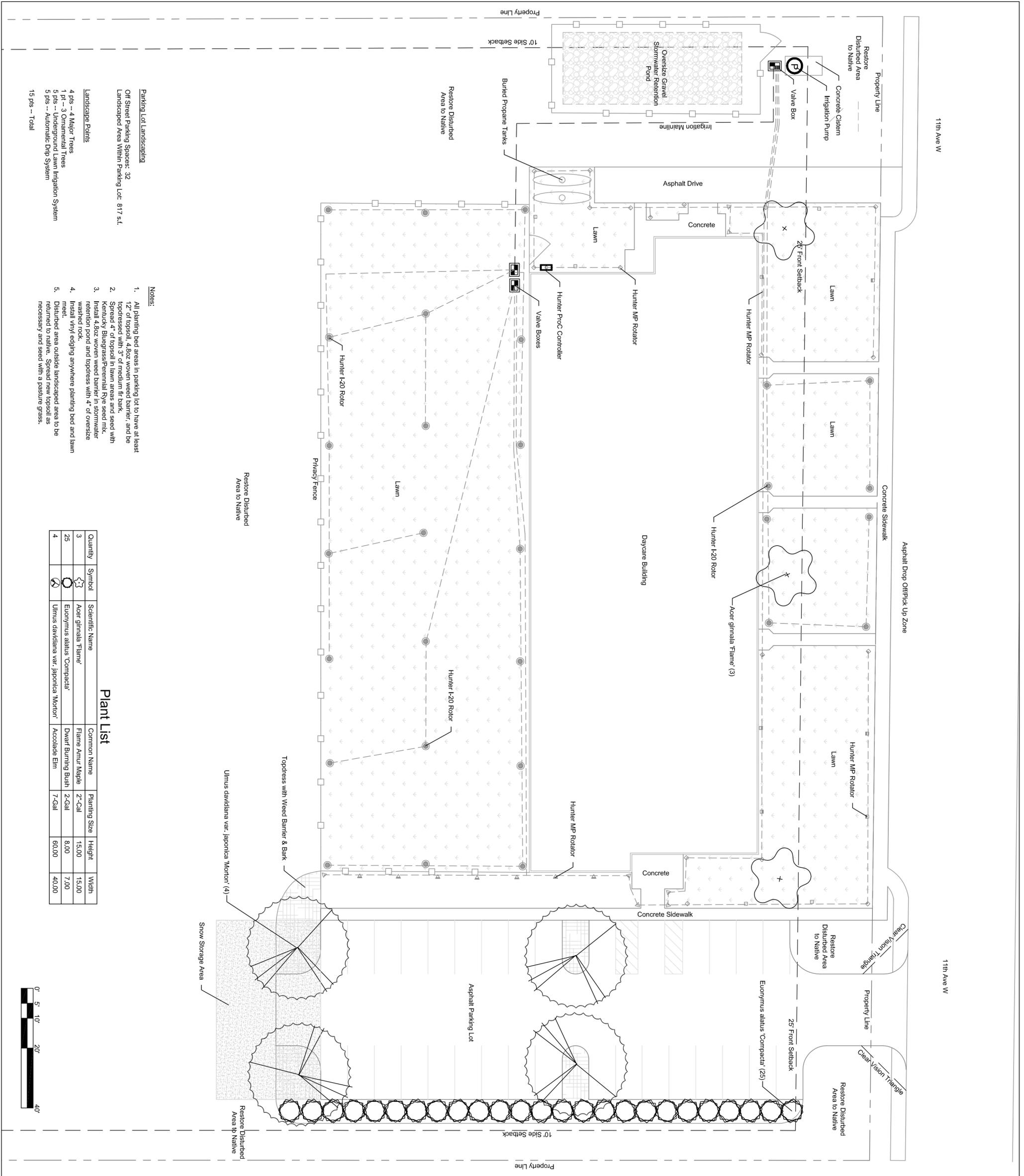
- BUILDING: 17,241 SF
- ASPHALT: 11,646 SF
- SIDEWALK: 1,516 SF
- TOTAL IMPERVIOUS SURFACE: 30,403 SF
- LOT SIZE: 3.33 ACRES = 145,055 SF
- LOT COVERAGE: 21.0%
- ZONING: MRZD
  - MAX HEIGHT 35 FEET
  - MAX LOT COVERAGE
  - MIN SIDE SETBACK: 10 FT
  - MIN FRONT SETBACK: 25'

**PLAN NOTES:**

- CONTOUR INTERVAL = 2'-0"
- SITE GRADING ELEVATIONS SHOWN ARE BASED ON A RELATIVE DATUM ON 100'-0" LOCATED AT THE EXISTING SIDEWALK AT THE CENTER OF THE PROPOSED PARKING LOT ENTRANCE APRON (APPROX 3119.5 USGS).
- SUMP TANK SHOULD BE INSPECTED ANNUALLY FOR CLOGS AND SEDIMENT/SCUM LEVELS. PERIODIC PUMPING OF THE TANK WILL BE NECESSARY.
- SILT FENCING SHALL BE MAINTAINED AS SHOWN ON PLAN AND IN ANY LOCATIONS WHERE EARTH IS DISTURBED OR SOIL IS STORED THAT MAY RESULT IN SEDIMENT RUNOFF. IF SEDIMENT FLOW OFF-SITE OCCURS, THE CONTRACTOR IS REQUIRED TO REMOVE AND CLEAN THE AREA WITHIN 48 HOURS AND PROVIDE SILT FENCING TO PREVENT REOCCURRENCE.
- IF SITE CONDITIONS RESULT IN TRACKING SITE SOIL ONTO RIDGEWATER DRIVE, THE CONTRACTOR SHALL INSTALL VEHICLE TRACKING PADS AND CLEAN ROADWAY, GUTTER AND CURBS REGULARLY AND UPON REQUEST.
- CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT EXCEPT IN DESIGNATED WASHOUT SITE LOCATION DESIGNED TO CONTAIN ALL FLUIDS. CONTRACTOR SHALL PROVIDE SHALLOW EXCAVATION TO ACCOMMODATE.



**11TH AVE WEST**  
18" TALL SILT FENCE MAINTAINED CONTINUOUS AT ALL DOWNHILL LOCATIONS WHERE SITE SLOPE EXCEEDS 1% DURING CONSTRUCTION UNTIL GRASS HAS BEEN REESTABLISHED AND PARKING LOT CONSTRUCTION COMPLETED. BOTTOM OF FENCE SHALL BE BURIED 6"-10" BELOW GRADE. FENCE SHALL PROTECT STREET, (E) SPRING AND NEIGHBORING PROPERTIES ON THE EAST AND WEST. SILT FENCE SHALL BE INSPECTED AND REPAIRED WEEKLY AND AFTER EACH RAIN EVENT



**Parking Lot Landscaping**  
 Off Street Parking Spaces: 32  
 Landscaped Area Within Parking Lot: 817 s.f.

**Landscape Points**  
 4 pts -- 4 Major Trees  
 1 pt -- 3 Ornamental Trees  
 5 pts -- Underground Lawn Irrigation System  
 5 pts -- Automatic Drip System  
 15 pts -- Total

- Notes:**
- All planting bed areas in parking lot to have at least 12" of topsoil, 4.8oz woven weed barrier, and be topdressed with 3" of medium fir bark.
  - Spread 4" of topsoil in lawn areas and seed with Kentucky Bluegrass/Perennial Rye seed mix.
  - Install 4.8oz woven weed barrier in stormwater retention pond and topdress with 4" of oversize washed rock.
  - Install vinyl edging anywhere planting bed and lawn meet.
  - Disturbed area outside landscaped area to be returned to native. Spread new topsoil as necessary and seed with a pasture grass.

**Plant List**

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Height	Width
3		Acer ginnala 'Flame'	Flame Amur Maple	2'-Gal	15.00	15.00
25		Euonymus alatus 'Compacta'	Dwarf Burning Bush	2-Gal	8.00	7.00
4		Ulmus davidiana var. japonica 'Morton'	Accolade Elm	7-Gal	60.00	40.00



Scale: 1" = 20'

# Fun & Fancy Free Daycare

11th Ave W  
 Polson, MT 59860

Landscape Plan: Master Plan

Designed By:  
 Cheryl Reid

Date:  
 3/30/20



**From:** [Lori Lucas](mailto:Lori.Lucas@cityofpolson.com)  
**To:** [cityplanner@cityofpolson.com](mailto:cityplanner@cityofpolson.com)  
**Subject:** Re: Special Use Permit for Fun and Fancy Free Learning Center  
**Date:** Wednesday, April 8, 2020 2:38:11 PM

---

Hello Kyle,

Here are my concerns about the construction of the proposed daycare center at 303 11th Avenue West in Polson.

1. I don't want parents of the children parking next to my residence. There would need to be a parking lot located next to/behind facility.
2. Will there be a good buffer for the noise carrying over from the building and playground areas? I'm currently retired and my bedroom and livingroom areas are located on the side of 11th Avenue West.
3. I worry about the facility and the landscaping around it having a really good drainage system installed. I had to install 2 sump pumps in my crawlspace a couple of years ago. The drainage from my yard and the current area of daycare construction (flows down hill to my property) really saturate the ground and a lot of water builds up in my crawlspace.
4. The amount of traffic coming in on 11th Avenue west or down 3rd Street West could be a factor. For example: Safety and road surface issues.

Hopefully, this provides some pertinent information regarding my concerns as a landowner at 1004 3rd Street West in Polson.

Thank you,  
Lori Lucas

On Wed, Apr 8, 2020, 8:17 AM <[cityplanner@cityofpolson.com](mailto:cityplanner@cityofpolson.com)> wrote:

Hello Lori,

Thank you for your email and voicemail. I'll send you next Tuesday's agenda and packet by the end of the week. Included on the agenda will be the hyperlink to the meeting and I'll provide you the password to enter the meeting as well.

I'll give you call a bit later today, if that's okay. In the meantime, if you'd like, you can provide your questions about the project.