

**CITY OF POLSON
COMMISSION PUBLIC HEARING MINUTES**

Commission Chambers

June 15, 2020

6:30 p.m.

ATTENDANCE: Mayor Briney, Commissioners, Isbell, Howlett, Martin, Moll, Interim City Manager Wade Nash and City Clerk Cora Pritt

ABSENT: Commissioners Marchello, Pardini

OTHERS PRESENT (who voluntarily signed in): Jack Duffey, Karen Dunwell

CALL TO ORDER: (00:01) Mayor Briney called the meeting to order. The Pledge of Allegiance was recited. Roll call was taken.

APPROVAL OF PROPOSED AGENDA (01:02) –Commissioner Martin motion to approve the proposed agenda. Commissioner Moll second. Commission discussion: none Public comment none. **VOTE: Unanimous Motion carried**

PUBLIC COMMENT ON SIGNIFICANT MATTERS TO THE PUBLIC NOT ON THE AGENDA (01:31) – none

OPEN PUBLIC HEARING 6:32 p.m. (01:46) - Mayor Briney opened the Public Hearing

PRELIMINARY PLAT REVIEW (SD#19-05)-AMENDED PLAT OF LOT 1, BLOCK 1, SLACK VILLA AND ORCHARD TRACTS-2-LOT SUBSEQUENT MINOR SUBDIVISION WITH SUBDIVISION VARIANCE REQUEST (01:56)-City Planner Kyle Roberts presented this agenda item. This subdivision request also has a variance request. The subdivision request is straight forward. The City County Planning Board had a meeting on June 9th to hear the subdivision request. The City County Planning Board recommended approval of the Subdivision request. The application was received on April 28th and notices were mailed out on May 7th. *The Lake County Leader* ran the advertisement in the May 28th edition. The City did not receive any written comments regarding the application. The lot is located on Bayview Drive and is 1.21 acres in size. There are currently 2 dwellings and an out building on the property. The property is located in Low Residential Zoning District (LRZD). The proposed subdivision will be: Lot 1-A with one dwelling, Lot 1-B with one dwelling and one out building. Each home would be on their own lot. The reason for the variance request is that the new lots would not be in conformance with the Polson Development code for the front set back. Lot 1-B does not meet the current set back of 30 feet. Both lots have access to Bayview Drive and the owner(s) would be required to sign a Waiver of Protest for any future Bayview Drive upgrades. Lot 1-B will need a new waterline and Lot 1-A will need to grant an easement for Lot 1-B. There will be no new additional development at this time. There are 5 criteria that are required in order to have a variance. There are no issues with the first 4 criteria. The issue is criteria #5. There are 2 non-conforming uses, the set-backs and 2 dwelling on one lot. The smaller dwelling is non-accessory to the main dwelling. The variance would eliminate the non-conformance of 2 dwellings on 1 lot. Staff recommends approval with 10 Conditions of Approval. Commissioner Martin asked if there were 2 water hooks up required why not 2 sewer hook-ups? Jack Duffey-Ward 1 explained that water is metered and requires a separate meter. Both lots will be owned by the same person. The water hook up is for future use. Commissioner Martin asked that if adding the new water line will this require Impact Fees to be applied. City Planner Roberts answered no, there is no additional impact. Commissioner Isbell also asked about the Impact Fees. Commissioner Martin advised that the Impact Fee ordinance be carefully reviewed to see if the Impact Fees would apply

in this situation. Jack Duffey commented that the Gordon's would not have an issue paying the Impact Fee if it applies.

Mayor Briney Closed the Public Hearing at 6:55 p.m. (26:47)

Prior to adjourning Mayor Briney asked the Commission if Action Minutes are agreeable. The Commission stated yes Action Minutes are agreeable.

**Adjourn (26:56) - Commissioner Howlett motion to adjourn. Commissioner Martin second.
VOTE: Unanimous Motion carried.**

ADJOURN: 6:55 p.m.

Mayor Paul Briney

ATTEST: _____

Cora E. Pritt, City Clerk