

CITY OF POLSON COMMISSION PUBLIC HEARING AGENDA

COMMISSION CHAMBERS OR VIA ZOOM

October 5 2026

5:00 P.M.

Link to meeting: <https://us06web.zoom.us/j/84676428472> - OR –
dial in by phone: 253-215-8782, Meeting ID 846 7642 8472

If you are unable to access the meeting via the attached link, please visit www.zoom.com and enter the meeting

1. CALL TO ORDER

[05:30:17 PM \(00:01:46\)](#)

Mayor Dever

2. PLEDGE OF ALLEGIANCE AND ROLL CALL

[05:30:44 PM \(00:02:13\)](#)

Mayor Dever

3. APPROVAL OF PROPOSED AGENDA

[05:31:03 PM \(00:02:32\)](#)

vote required

Mayor Dever

[City Commissioner - Lisa Rehard: Motion](#)

[City Commissioner - Lori Schrader-Young: 2nd](#)

[City Commissioner - Carolyn Pardini: Approve](#)

[City Commissioner - Lori Schrader-Young: Approve](#)

[City Commissioner - Jake Holley: Absent](#)

[Mayor - Laura Dever: Approve](#)

[City Commissioner - Tracie McDonald: Absent](#)

[City Commissioner - Lisa Rehard: Approve](#)

[City Commissioner - Jen Ruggless: Absent](#)

[Interim City Manager - George Simpson: N/A](#)

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)

[05:31:54 PM \(00:03:23\)](#)

5. OPEN PUBLIC HEARING

[05:32:20 PM \(00:03:49\)](#)

6. SOUTHERN SLOPE SUBDIVISION

[05:32:29 PM \(00:03:57\)](#)

7. CLOSE PUBLIC HEARING

[06:00:21 PM \(00:31:49\)](#)

8. ADJOURN

[06:00:53 PM \(00:32:22\)](#)

[City Commissioner - Carolyn Pardini: Motion](#)

[City Commissioner - Lisa Rehard: 2nd](#)

[City Commissioner - Carolyn Pardini: Approve](#)

[City Commissioner - Lori Schrader-Young: Approve](#)

[City Commissioner - Jake Holley: Absent](#)

[Mayor - Laura Dever: Approve](#)

[City Commissioner - Tracie McDonald: Absent](#)

[City Commissioner - Lisa Rehard: Approve](#)

[City Commissioner - Jen Ruggless: Absent](#)

[Interim City Manager - George Simpson: N/A](#)

POLSON CITY COMMISSION MAJOR SUBDIVISION STAFF REPORT

I. INTRODUCTION

PUBLIC HEARING: October 5, 2026, 5:30 p.m.
GOVERNING BODY REVIEW: October 5, 2026, 6:00 p.m.
LOCATION: Polson City Hall, 106 1st Street East
APPLICATION: **Southern Slope Subdivision**
 90 single-family residential lots in three (3) phases
 Major subdivision – Expedited review – Phased development
APPLICANT / OWNER: OTB Development, LLC
 Tracy Yost and Park Schara
AGENT/PROJECT PLANNER: Geoplant LLC — Joel Nelson
SURVEYOR: Duffey Land Surveying — Jack Duffey
CIVIL ENGINEER: Evensen Engineering & Consulting — Andy Evensen, PE
DEVELOPMENT ADVISOR: ENDEV Development Services — John Looper
TRANSPORTATION ENGINEER: Abelin Traffic Services — Robert L. Abelin, PE
GEOTECHNICAL ENGINEER: Alpine Geotechnical, LLC — Kagan Rutz, PE
CIVIL ENGINEER (ADD’L): Evensen Engineering & Consulting — Scott Pfahler, PE
REPORT DATE: October 1, 2026

APPLICABLE REGULATIONS	PUBLIC NOTICE	PUBLIC COMMENTS
Polson Municipal Code (PMC); <i>City of Polson Standards for Design and Construction</i> ; Montana Subdivision and Platting Act (MSPA); Montana Code Annotated (MCA) applicable sanitation requirements	The Lake County Leader published the hearing notice on September 17 and 24, 2026 and landowners within 150 feet were notified by certified mailing. (<i>Presentation Packet</i>)	No public comments have been received as of this report. Written comments and public testimony received for the October 5 hearing will be included in the decision record.

II. PROPOSAL SUMMARY

PROPOSED DEVELOPMENT

OTB Development, LLC, represented by Tracy Yost and Park Schara, is proposing Southern Slope Subdivision, a major subdivision creating 90 residential lots in three phases within Low Density Residential Zoning District (LRZD) of the City of Polson. Joel Nelson of Geoplant LLC is acting as the applicant’s agent.

The proposal includes extension of municipal water and sewers, public streets, pedestrian routes, drainage facilities, and public park to be dedicated to the City and maintained by the Landowners Association. The approximately 56.49-acre property is west of Skyline Drive off Skyview Lane. The application identifies it as the Remainder of Loves Mission View, also known as Amended Tract A of

COS 6886, in Sections 10 and 15, Township 22 North, Range 20 West. (*Application Sections 1, 3 and 5; proposed covenants.*)

PHASING PLAN AND PROPOSED SCHEDULE

Southern Slope Subdivision is proposed to be developed and platted in three phases over seven years. The preliminary plat covers the entire subdivision, and the phasing plan identifies each phase and its projected submission schedule. Each phase is proposed to function independently without relying upon future phases. (*Application Sections 2 and 3; MCA 76-3-617; PMC 6.06.960*)

Phase	Residential lots	Lot Count	Projected final-plat submission
I	12–52	41	Late 2027 to early 2028 (within 2 years)
II	53–84 and 89–90	34	2031 (±5 years from preliminary plat)
III	1–11 and 85–88	15	2033 (±7 years from preliminary plat)
Total	1–90	90	Three sequential phases

III. BACKGROUND

APPLICATION AND PROPERTY HISTORY

The approximately 56.49-acre property is west of Skyline Drive off Skyview Lane on the south end of Polson. Surrounding properties within the vicinity are predominately residential or undeveloped and zoned Low Density Residential Zoning District (LRZD). The property to the south outside of city limits is zoned Rural Residential Zoning District (RRZD). A previous 49-lot version of Southern Slope subdivision originally obtained preliminary plat approval in 2007 with conditions of approval and was jointly proposed in 2005 with neighboring Skyview Subdivision to the west coordinating roads and some services, but was a separate proposal. Skyview Subdivision obtained final plat approval in 2009, while Southern Slope received several extensions but formally expired on October 1, 2017 without obtaining final plat. (*Application materials, vicinity map, and City Commission Meeting Minutes*)

The preliminary plat application, supporting information and application fees were submitted on May 15, 2026 along with supplemental information on August 4, 2026. Staff determined the application sufficient and qualified for expedited review on August 25, 2026 with a 35-working day review ending October 15, 2026. Review is governed by regulations in effect on that date. (*Application materials; staff-confirmed date; PMC 6.06.240; PMC 6.06.710; MCA 76-3-604(9); MCA 76-3-623.*)

APPLICATION TIMELINE

- Pre-application meeting – June 18, 2025
- Preliminary Plat Application submittals – May 15, 2026 and August 4, 2026
- Sufficiency Review – June 11 and August 24, 2026
- Public noticing – September 17 and 24, 2026
- Public hearing and governing body review – October 5, 2026

EXPEDITED REVIEW

The application requests expedited review pursuant to MCA 76-3-623 and PMC 6.06.710. Southern Slope is located within Polson city limits, subject to the 2016 Growth Policy and municipal zoning, and

proposes extension of public water and sewer. Eligibility also requires compliance with adopted zoning, subdivision and infrastructure standards. The subdivision is exempt from preparation of an environmental assessment under MCA 76-3-603 and review of the primary subdivision review criteria identified in MCA 76-3-608(3)(a); survey, access, and park requirements remain applicable. (*Sections 1–3 and 11; PMC 6.06.710; MCA 76-3-623(2)–(3), (8).*)

The Commission must approve the application unless public comment or other information demonstrates noncompliance with adopted zoning, subdivision design standards or other applicable subdivision requirements, including criteria for variances or deviations, or adopted requirements for onsite public infrastructure or its extension. (*MCA 76-3-623(5)(c).*)

The Commission may, with the agreement of the applicant, grant one extension of the 35 working days (45 working days with a variance request) review period not to exceed 180 days; and adopt conditions of approval only to ensure an approved subdivision application is completed in accordance with the approved application and any applicable sanitation requirements. (*MCA 76-3-623(5)–(6).*)

GROWTH POLICY

The Growth Policy guides subdivision review. Any denial or condition must have a basis beyond the Growth Policy, and findings must identify the applicable requirements and supporting evidence. (*MCA 76-1-605(2); MCA 76-3-608(10); MCA 76-3-623(8).*)

PHASED DEVELOPMENT REVIEW

When a subdivision application is proposed in phases, the governing body shall review the overall preliminary plat and a phasing plan identifying the lots, required improvements and proposed final-plat schedule for each phase. (*PMC 6.06.960(3); MCA 76-3-617(1).*)

Each phase must have functional access, pedestrian facilities, fire protection, water, sewer and drainage. Later phases may use improvements completed in earlier phases, but no phase may depend on future construction to function. Review must also address whether expected changes in the surrounding area would affect the preliminary-plat evaluation and whether the phase schedule would disrupt public facilities or services. (*PMC 6.06.960(3)(b),(4).*)

FINAL PLAT AND CONSTRUCTION APPROVALS

Preliminary plat approval establishes the approved subdivision layout, phasing plan and conditions of subdivision approval. Each phase's final plat must comply with those conditions and applicable subdivision requirements. Separate construction and sanitation approvals remain required at the applicable stages. (*PMC 6.05.030–.040; MCA 76-3-611(1); MCA 75-6-112(1); MCA 76-4-121.*)

Required improvements generally must be completed before final-plat approval. For unfinished public improvements, the subdivider may elect to provide a bond or other reasonable security on terms satisfactory to the City. The City may require certain improvements to be completed first to protect public health and safety. Additional water and sewer completion requirements apply if subdivision capacity was approved under a development plan pursuant to MCA 75-6-130. (*PMC 6.05.050–.080; MCA 76-3-507(1)–(5).*)

IV. STAFF ANALYSIS AND RECOMMENDATIONS

ZONING AND SUBDIVISION STANDARDS FOR LOT DESIGN

Single-family and two-family dwellings are permitted in the Low Density Residential Zoning District (LRZD). The specification standards of the LRZD require a minimum 7,000-square-foot lot, 50-foot front

width, 30-foot front setback, 5-foot side setback, 15-foot rear setback, and 35-foot maximum building height. Maximum lot coverage is limited to 40%, with additional limits on hillside development with lots having an average slope above 8%. For lots within the LRZD with an average slope of 9–35%, coverage is 20% with slight to moderate soil erosion hazard and 15% with severe hazard. An exception within hillside development allows the maximum allowed lot coverage percentage to be that of the zoning district (40%) if a runoff management plan meeting the specification requirements of PMC 6.04.020 and *City of Polson Standards of Design and Construction* is submitted and a licensed engineer (or architect) certifies the development adequately addresses all safety, slope stability and erosion control concerns.

The subdivision standards within the Polson Municipal Code also require minimum lot sizes in accordance with the specification and performance standards of zoning district in addition to a buildable area at least 2,500 square feet in size outside of setbacks on slopes no greater than 35%, subject to the additional requirements for slopes above 30%, that can be reasonably developed with the proposed use; accessible by a 12-foot wide driveway with a maximum grade of 12%, and a maximum 5% slope for the initial 20 feet when accessing a collector or arterial road. The buildable area must also meet groundwater requirements. (*Application Narrative, Section 2, 4, 4(a) and 15; PMC 6.02.200, Tables 2.2–2.3; PMC 6.04.040; PMC 6.06.820.*)

ZONING CONFORMANCE, BUILDABLE AREA, SLOPES, LOT COVERAGE AND DRIVEWAY ACCESS

The application shows proposed lots ranging from approximately 7,250 to 85,050 square feet, with a potential buildable area and driveway location for each lot. The layout illustrates approximately 2,500-square-foot buildable areas and 12-foot-wide driveways with grades no greater than 12%. More detailed plans address the more challenging Lots 8, 12, 31 and 33. These plans support preliminary review of lot development and access. (*Application Narrative, Sections 2, 4 and 4(a); PMC 6.02.200; PMC 6.06.820.*)

The application also includes a sealed (stamped) engineering memorandum addressing hillside development, lot coverage, runoff, slope stability and erosion. It concludes that lots with slopes greater than 8% could qualify for the hillside development exception allowing for up to 40% maximum lot coverage. The memorandum includes average-slope and coverage calculations for lots smaller than 15,000 square feet and relies on the drainage plan, geotechnical investigation and construction erosion controls. Eligibility for the exception remains subject to the requirements of PMC 6.04.040(1)(b). (*Application Narrative, Sections 4, 4(a) and 15; PMC 6.04.040.*)

Lot 49 lists an area of 7,247 square feet with 41.4% of coverage assuming 3,000 square-foot of buildable area. The memorandum's assumed 3,000-square-foot development area exceeds the minimum 2,500 square feet, allowing an estimated 2,898 square feet of impervious surface coverage at 40% coverage. The individual site plans and house designs will not be reviewed until they are submitted during zoning conformance and building code review. The required buildable area is distinct from a proposed house footprint and only demonstrates that the lot can potentially be developed in compliance with the adopted zoning and subdivision regulations. (*Application Narrative, Section 2, 4, 4(a), and 15; PMC 6.02.200, PMC 6.04.040(1)(b), PMC 6.06.820.*)

BLOCKS AND STREET CONNECTIONS

PMC 6.06.850(1)–(2) requires consideration of safe circulation and topography and limits block length to 1,600 feet unless compliance is impractical. Staff reviewed the four proposed lengths of 2,024.70, 1,665.64, 1,659.63 and 1,972.90 feet and finds compliance impractical because of the topographic

layout and significant slopes throughout the subdivision. Staff recommends accepting these lengths under PMC 6.06.850(2). (*Application Narrative, Sections 2 and 11; PMC 6.06.850(1)–(2).*)

ROADS TRAFFIC AND PEDESTRIAN ACCESS

All lots or parcels within a development shall have safe access to a dedicated street or road that complies with the City of Polson Standards for Design and Construction. The application includes construction plans prepared by a civil engineer for roads with a maximum design grade of 8%. Construction drawings must meet the applicable City road, drainage and access standards. (*Application Narrative and Section 11, 15 and 16; City of Polson Standards of Design and Construction; PMC 6.04.230–.240; PMC 6.06.830.*)

Where a subdivision is anticipated to generate 300 or more ADT (Average Daily Trips) when accessed from an arterial or collector street (or road), the subdivider shall submit along with the preliminary plat application a multi-modal traffic impact study to gauge the impacts of development on transportation facilities, safety and traffic flow. The application materials include a traffic study from a transportation engineer estimating 849 daily trips at full development and recommends sight-distance and warning-sign measures. Those recommendations are reviewed under PMC 6.06.840(4) and carried into construction plans as approved. (*Application Sections 11 and 16; PMC 6.06.840*)

The plans provide pedestrian routes and phased park access. PMC 6.04.260 requires safe routes to the development boundaries, at least five feet wide for pedestrians or nine feet where shared with bicycles. Routes serving a phase must function without later-phase construction. (*Sections 3 and 11; PMC 6.04.260; PMC 6.06.960(3)(b).*)

MUNICIPAL WATER SEWER AND SANITATION

The project proposes extensions of municipal water and sewer. On July 14, 2025, the City Engineer provided a letter of willing to service in principle but does not guarantee capacity. It anticipates an adequate-capacity letter after City and DEQ approval of final plans, specifications and the design report, and expires July 14, 2028. (*Application Section 7; PMC 6.04.200.*)

The wastewater report proposes grinder pumps and force mains through the Skyview lift-station system, with average demand of about 27,000 gallons per day and a peak of 65 gallons per minute. These are design estimates, not reserved capacity. (*Application Section 14, 3 and 11; PMC 6.06.950.*)

The City Engineer's letter requires final plans, specifications and a design report before an adequate-capacity letter. Each final plat must also have the applicable sanitation approval or documented exemption. Municipal service alone does not establish an exemption. (*Application Section 7; MCA 76-4-122, -125 and -127.*)

Public water and sewer plans require approval before construction under MCA 75-6-112. Conditions 04 and 05 implement the proposed systems and applicable sanitation requirements.

DRAINAGE GRADING AND FLOODPLAIN

Phase I provides shared swales, ponds, culverts, maintenance access and easements, including facilities on later-phase land. Phase II adds the Road C culverts. Phase III completes the remaining drainage. (*Application Section 3, 12 and 15; PMC 6.04.020; PMC 6.06.960.*)

Construction erosion controls apply to the full disturbed area. Early facilities require construction and maintenance rights when used, regardless of the phase containing the land. Conditions 8, 9 and 11 implement the drainage and maintenance plans. (*Application Sections 3, 9 and 12; PMC 6.04.020; PMC 6.06.950–.960.*)

The floodplain information places the site outside mapped Special Flood Hazard Areas and identifies Zones X and D. Local runoff, drainage and groundwater conditions must still be addressed in the site design. (*Application Section 17; PMC 6.04.080; PMC 6.06.810–.820.*)

FIRE PROTECTION

The Fire Department requires operational hydrants and approved apparatus access before combustible construction, with turnarounds and road geometry suitable for its equipment. Final hydrant placement and road profiles require Fire Department review. (*Section 3, 7 and 11; Condition 6.*)

PARK DEDICATION

The applicant proposes dedicating the 3.89-acre park in the southwest corner of the subdivision to the City with Phase I. The park would be open to the public and maintained by the Landowners Association. (*Application Section 5 and Section 9, Article V.*)

PMC 6.04.290(3) requires consideration of usable size, topography, safe access, proximity to lots, recreation needs, maintenance and public value. Phase I provides access through Roads E and C and a gravel route to the park. (*Application Sections 3 and 5; PMC 6.04.290(3)-(4); MCA 76-3-621(4).*)

Condition 10 implements the land dedication if accepted. The applicant retains the option to choose cash under MCA 76-3-621(4). The decision must identify the accepted land and credited area.

OWNERSHIP AND MAINTENANCE

Article V of the draft CC&Rs assigns maintenance, repair and replacement of the park, paths, drainage facilities, maintenance access and other common improvements to the Landowners Association at its expense. The bylaws authorize the association to manage the facilities, hire contractors and collect assessments. (*Application Section 9 and 10.*)

The street provisions request City maintenance but also offer association snow removal and a possible maintenance district. The decision must select responsibilities from the approved proposal; dedication alone does not establish City maintenance. Covenant review is limited to provisions directly and materially affecting an approval condition, unless another law provides authority. (*Application Section 9 and 10.; PMC 6.05.090–.110; PMC 6.06.270; MCA 76-3-604(10).*)

INDEPENDENT PHASE OPERATION

Phase I

Phase I completes Road B/Skyview Lane between existing Skyview Lane and Skyline Drive, with utilities for Lots 12–52. It provides interim gravel Road E and a hammerhead, mail facilities, park access, shared drainage and rights on later-phase land. (*Application Section 3*)

Phases II and III

Phase II completes Road C, Road D between B and C, full Road E, associated utilities, culverts and mail facilities, including service to Lots 89–90. Phase III completes Road A, southern Road D and its cul-de-sac, remaining utilities and Lot 85 drainage. (*Application Section 3*)

Staff evaluation

This sequence places the facilities needed by each phase in that phase or an earlier one, including shared facilities on land platted later. It addresses independent operation under PMC 6.06.960(3)(b). No specific dependence on unbuilt later-phase improvements has been identified

in this review. Construction approvals remain required under Conditions 04–06. (*Application Section 3*)

Staff recommends the submission schedule in Section II. PMC 6.06.960(2)(d) presumes recording within 20 years for a subdivision of this size; MCA 76-3-617(3) requires action on all phases within 20 years. The decision must state the approval period. Later-phase review is subject to MCA 76-3-617 and the controlling expedited-review limits in MCA 76-3-623(8)(b).

PROPERTY RIGHTS IRRIGATION AND OTHER SERVICES

Section 3 proposes relocating the Tract B water service and easement through consultation during construction. (*Section 3; MCA 76-3-623(8).*)

The applicant reports no known appurtenant irrigation rights, current irrigation or FIIP operation and maintenance assessments. Irrigation is not proposed. This statement concerns the property, not the City's water-supply rights. (*Application Narrative and Section 18; PMC 6.06.890–.910.*)

The phasing plan identifies dry-utility and mail improvements. Mail locations, street names, addresses and the school-bus proposal require the approvals applicable to final plat filing. Underground utility connections must be coordinated with street construction. (*Application Section 3 and 7; PMC 6.04.210; PMC 6.06.860-880.*)

CSKT's March 24 email reports historically significant features in the area and anticipates further review. It does not identify the features or provide a final determination. PMC 6.06.940 requires identification of known or suspected resources and proposed protection unless the administrator finds the provision inapplicable. Compliance must be evaluated under that standard. (*Application Section 7; MCA 76-3-623(5)(c).*)

V. PROPOSED FINDINGS OF FACT AND CONCLUSIONS OF REGULATIONS

Proposed findings follow. The Commission must resolve the identified compliance questions on the hearing record before adopting a decision.

1. **Application.** OTB Development, LLC requests approval of 90 single-family residential lots in three phases, including the overall preliminary plat and Phase I. Geoplant LLC is the applicant's agent. (*Application Section 1, 2 and 3*)
2. **Location and property.** The application identifies approximately 56.49 acres west of Skyline Drive off Skyview Lane, in the LRZD, as the Remainder of Loves Mission View, also known as Amended Tract A of COS 6886. (*Application Section 1, 2, and 8*)
3. **Review history.** The application, accompanied by a May 8 cover letter, was submitted May 15, 2026 supplemented by additional information on August 4. The City determined the application sufficient on August 25, 2026 and qualified for the Expedited procedure. The hearing is scheduled for October 5, 2026 at 5:30 p.m. (*Application correspondence; staff-confirmed sufficiency date; hearing notice.*)
4. **Expedited procedure.** The site is within Polson, which has an adopted Growth Policy and zoning. Public infrastructure extensions are proposed. Approval is required unless the record demonstrates noncompliance with adopted zoning, subdivision or infrastructure standards. (*Sections 1-3 and 11; MCA 76-3-623(3), (5)(c).*)

5. **Zoning use.** The proposed single-family residential use is permitted in the LRZD. Lot design and later construction remain subject to the district's dimensional standards and applicable hillside provisions. This finding does not approve individual site plans or house designs. (*PMC 6.02.200; PMC 6.04.040; Application Section 2 and 4(a).*)
6. **Buildable areas.** Application Section 4(a) depicts building areas and driveways, with detailed concepts for Lots 8, 12, 31 and 33. An licensed engineer has supplied a hillside certification. The 2,500-square-foot minimum applies to potential buildable area. Coverage treatment for the reported 8–9% slopes remains an administrator determination. (*Application Section 4; PMC 6.04.040; PMC 6.06.820(3)–(5).*)
7. **Lot 49 coverage.** Lot 49 lists an area of 7,247 square feet with 41.4% of coverage assuming 3,000 square-foot of buildable area. The memorandum's assumed 3,000-square-foot development area exceeds the minimum 2,500 square feet, allowing an estimated 2,898 square feet of impervious surface coverage at 40% coverage. (*Application Section 4 and 5; PMC 6.02.200; PMC 6.07.040.*)
8. **Blocks.** The four proposed lengths exceed 1,600 feet. Staff finds compliance impractical because of the subdivision's topographic layout and significant slopes and recommends accepting these lengths under PMC 6.06.850(2). (*Application Narrative; PMC 6.06.850(1)–(2).*)
9. **Road design.** All lots or parcels within a development shall have safe access to a dedicated street or road that complies with the *City of Polson Standards for Design and Construction*. The application includes construction plans prepared by a civil engineer for roads with a maximum design grade of 8%. Construction drawings must meet the applicable City road, drainage and access standards. (*Application Narrative and Section 11, 15 and 16; City of Polson Standards of Design and Construction; PMC 6.04.230–.240; PMC 6.06.830.*)
10. **Traffic.** The subdivision is anticipated to generate 300 or more ADT (Average Daily Trips). The application materials include a traffic study from a transportation engineer estimating 849 daily trips at full development and recommends sight-distance and warning-sign measures. Those recommendations are reviewed under PMC 6.06.840(4) and carried into construction plans as approved. (*Application Sections 11 and 16; PMC 6.06.840*)
11. **Water, sewer and drainage.** Extension of municipal water and sewer is proposed. The service letter from the City Engineer requires final design and approval before capacity confirmation and does not reserve capacity. The application includes design reports for water, sewer and drainage. All proposed water, sewer and drainage facilities are subject to *City of Polson Standards for Design and Construction* and require prior approval from the City Engineer prior to construction. (*Application Narrative and Section 7, 12, 13, 14 and 15; MCA 75-6-112; MCA 76-4-122, -125 and -127.*)
12. **Fire.** The Fire Department requires operational hydrants and apparatus access before combustible construction. (*Application Section 7 and 3; PMC 6.06.960.*)
13. **Park.** The proposed dedication is 3.89 acres with Phase I and is subject to parkland dedication requirements in MCA 76-3-621. (*Application Section 5; PMC 6.04.290(1), (3)–(4); MCA 76-3-621(1), (4).*)

14. **Maintenance.** The covenants assign park, path, drainage and other common-facility maintenance to the association, funded by assessments. Street-maintenance alternatives require a decision. (*Application Section 9 and 10; PMC 6.06.270; MCA 76-3-604(10).*)
15. **Phase operation.** The allocation is 41, 34 and 15 lots; Lots 89–90 are in Phase II. Section 3 provides each phase's roads, utilities, drainage and park access before reliance on them, using earlier facilities where needed. The proposed sequence addresses independent operation. (*Application Section 3; PMC 6.06.960(3)(b), (4).*)
16. **Schedule.** The application proposes a phased timeline of late 2027 to early 2028, 2031 and 2033. The Commission must state the approval period and any separate recording deadline. (*Application Section 3; PMC 6.06.960; MCA 76-3-610 and -617.*)
17. **Irrigation and property rights.** No irrigation is proposed. The Tract B service relocation requires existing rights to be respected. Any adjoining-property encroachment must satisfy MCA 76-3-608(8) before approval. (*Application Section 18 and 3.*)
18. **Conditions.** Conditions implement the approved application and applicable sanitation requirements within MCA 76-3-623(6)(b). Separate permits remain required, and MCA 76-3-507 preserves public-improvement security subject to its exceptions.

VI. RECOMMENDED CONDITIONS OF APPROVAL

These recommended conditions of approval are intended to implement an application approved by the Commission. Separate permit and code requirements apply at their stated stages. (*MCA 76-3-623(6)(b).*)

1. COORDINATED PLANS

Construction drawings and each final plat shall conform to the approved lot boundaries, phase allocation, road profiles and phasing plan. (*Application Sections 2, 3, 11, 12, 13 and 14; MCA 76-3-623(6)(b).*)

2. PHASE SCHEDULE

Submit phase final plats sequentially under the schedule accepted by the Commission and within the approval period and any separate deadlines stated in its decision. Changes to phase boundaries or the final-plat schedule require additional Commission review and approval. For phases submitted more than five years after preliminary approval, provide the advance notice and undergo the procedures required by MCA 76-3-617(4), applied consistently with MCA 76-3-623. (*Application Section 3; PMC 6.06.960.*)

3. PHASE IMPROVEMENTS

Provide the roads, utilities, fire facilities, drainage, pedestrian routes, mail facilities, park access and easements assigned to each phase in Application Section 3. Complete required improvements before final-plat approval. Facilities needed by a phase may not depend on unbuilt later improvements. (*Application Section 3; PMC 6.06.960(3)–(4); MCA 76-3-507.*)

4. FINAL ENGINEERING AND PERMITS

Before construction, the applicant is responsible for obtaining all necessary engineering approvals from the City Engineer in accordance with the *City of Polson Standards for Design and*

Construction implementing Application Sections 3 and 11 and the supporting design reports (Sections 12, 13, 14, 15 and 16). Obtain required public water and sewer approvals under MCA 75-6-112 before the affected work. Submit those approvals to the City. (*City of Polson Standards for Design and Construction, PMC 6.04.200; PMC 6.05.060; PMC 6.06.950.*)

5. **CAPACITY AND SANITATION**

Before each final-plat approval, provide the City's adequate-capacity confirmation for the proposed phase and cumulative demand, and the applicable sanitation approval(s) or documented exemption. Municipal certification, if used, must include adequate stormwater drainage. (*City of Polson Standards for Design and Construction; Application Section 7; MCA 76-4-122, -125 and -127.*)

6. **FIRE ACCESS AND WATER SUPPLY**

Before combustible construction, obtain Fire Department acceptance of operational hydrants and apparatus access serving the construction area, including turnarounds and road transitions. Maintain those facilities during construction. (*Application Section 7, 3 and 11.*)

7. **HILLSIDE DEVELOPMENT**

Implement the runoff and erosion controls supporting EECI's hillside certification. Before disturbance, the certification must cover the development using the proposed exception. For buildable areas averaging more than 25% slope, provide the required geotechnical analysis and suitability study before final plat and file the analysis with it. Construction must follow its recommendations and applicable coverage limits. (*Application Sections 4, 4(a), 12 and 15; PMC 6.04.040(1); PMC 6.06.820(3)–(5).*)

8. **DRAINAGE AND DISTURBANCE**

Implement the approved erosion controls before grading. Construct drainage and maintenance access in the sequence specified in Application Section 3 and Condition 14. Record the associated easements with the affected plat and provide rights before earlier use. Submit the drainage operation, maintenance and funding documents described in Article V of the covenants. The applicant is responsible for obtaining all necessary approvals from the Montana DEQ and/or EPA (*City of Polson Standards for Design and Construction; Application Sections 3, 9 and 12; PMC 6.04.020; PMC 6.06.950–.960.*)

9. **EXISTING SERVICE AND EASEMENTS**

Implement the approved Tract B water-service relocation in consultation with the affected owner, with necessary rights and arrangements for service continuity before disturbance. Record the access, utility and drainage easements specified in Application Section 3 with the affected final plat. Any authorization required by MCA 76-3-608(8) must already be established before preliminary approval. (*Application Section 3; PMC 6.06.830(5); PMC 6.06.950.*)

10. **PARK DEDICATION**

Dedicate the park land accepted in the preliminary decision with the Phase I final plat. Show surveyed and credited areas and record the dedication, public access and association-maintenance obligations. Provide the required access improvements. (*Application Sections 3 and 5; PMC 6.04.290; MCA 76-3-621.*)

11. **MAINTENANCE AND FUNDING**

Form the Landowners Association and file or record the required instruments before or with the first final plat. Implement Article V's common-facility maintenance and assessment provisions and any required street responsibilities selected in the preliminary decision. Include maintenance access, funding and transition of control required by PMC 6.06.270(2). (*Application Sections 9 and 10.*)

12. **MAIL SERVICE ADDRESSES AND SCHOOL BUS SERVICE**

Before each phase final-plat approval, obtain City-assigned street names and lot addresses. Before final-plat filing, provide local postmaster approval of the phase's mail-service proposal and school-district administrator approval of the required bus-service proposal and construct the approved mail facilities. (*Application Section 3 and 7; PMC 6.06.860–.880.*)

13. **PEDESTRIAN FACILITIES AND UTILITY COORDINATION**

Provide the pedestrian and park-access routes shown in the approved plans for each phase, subject to Condition 14. Apply the pedestrian or shared-use width required by PMC 6.04.260. Coordinate underground utilities with street surfacing. (*Application Sections 3 and 11; PMC 6.04.210; PMC 6.06.960.*)

14. **FINAL PLAT EVIDENCE AND SECURITY**

Each final plat shall show compliance with the approved preliminary plat and conditions and include required survey instruments, easements, approvals and completion records. Identify any public improvements proposed for security. (*PMC article 5; PMC 6.06.290; MCA 76-3-611 and - 612.*)

The governing body shall require the subdivider to complete required improvements within the proposed subdivision prior to the approval of the final plat unless a provision for security requirements to ensure construction of public improvements is allowed under MCA 76-3-507(2). If capacity was approved under a development plan described in MCA 76-3-507(5), water and sewer improvements and the required DEQ letter must precede final-plat approval. Security does not replace permits or sanitation approval.

VII. RECOMMENDED ACTION

Staff recommends conditional approval of the Southern Slope overall preliminary plat and Phase I, based on the findings and subject to the conditions adopted by the Commission. Review is governed by MCA 76-3-623, Expedited Review, and MCA 76-3-617, Phased Development, and the applicable zoning, subdivision and infrastructure requirements of the Polson Municipal Code and *City of Polson Standards of Design and Construction*.

Notice of Public Hearing

Notice is hereby given that the Polson City Commission will on Monday, the 5th day of October 2026, at 5:30 p.m. in the Polson City Hall, 106 1st Street East, Polson, Montana, hold a public hearing for the purpose of a proposed phased major subdivision. Geoplant LLC, of PO Box 72, Polson, MT represented by Joel Nelson, on behalf of OTB Development, LLC, of 24 Stratford Drive, Kalispell, MT, represented by Tracy Yost and Park Schara, is proposing 'Southern Slope Subdivision', a major subdivision to create ninety residential lots in three (3) phases within the Low Density Residential Zoning District (LRZD) of the City of Polson. The 56.49-acre subject property is located west of Skyline Drive off Skyview Lane and is legally described as the Remainder of Loves Mission View, also known as Amended Tract A of COS 6886, located in Section 10 and 15 of Township 22 North, Range 20 West. The Polson City Commission will take public testimony and review the proposed major subdivision. Following public testimony, the City Commission will vote to approve, conditionally approve, or deny the proposed subdivision. This public notice is made pursuant to 76-3-605 MCA. All public comments, written or verbal, are encouraged.

Contact the Building and Planning Department at 106 1st Street East, Polson, Montana 59860; by email at cityplanner@cityofpolson.com; or call 406-883-8214 to obtain further information.

Contact the Polson City Clerk at Polson City Hall, 106 1st Street East, Polson, Montana, 59860; by email at cityclerk@cityofpolson.com; or call 406-883-8203 to request an accommodation.

Dated at Polson, Montana this 14th day of September, 2026.

**PUBLISHED IN THE LAKE
COUNTY LEADER ON SEP-
TEMBER 17TH AND 24TH 2026
MNAXLP**

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STATE OF MONTANA
COUNTY OF LAKE

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(KEELY CRAN)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF Sept., 2026

BY: Keely Cran
(NAME OF SIGNER)

S Windrum
(NOTARY SIGNATURE)

