

APPLICATION FOR A ZONE CHANGE/AMENDMENT

Attach a check payable to LAKE COUNTY PLANNING DEPT and send to Lake County Planning Department, 106 Fourth Avenue East, Polson, MT 59860-2175. Phone: 406-883-7235.

Fees: \$850 PLUS \$10 per address for certified mail to neighbors for Zone Map Amendment
\$650 PLUS \$10 per address for certified mail to neighbors for Zone Text Amendment
\$850 PLUS \$10 per address for certified mail to neighbors for Annexation into County zoning district

1. Name of Applicant: _____
Address: _____
City: _____ State: _____ Zip: _____ Phone #: _____

2. Local Agent (if any): _____ Address: _____
City: _____ State: _____ Zip: _____ Phone # _____

3. Legal Description: T. _____ N., R. _____ W., Sec. _____ Lot size? _____ Acres/Square Feet
Subdivision or COS: _____ Lot: _____ Block: _____
Are there any restrictive Covenants on the property? Yes _____ No _____
Tax ID Number: _____ Geocode: _____

(Note: If more than 1 parcel is included, attach the address, legal description and owner signature for **each** involved parcel.)

4. For map amendment:
What is the **existing** zoning district? _____ SUB-UNIT: _____
What is the **proposed** zoning district? _____ SUB-UNIT: _____

For text amendment: **Attach** the proposed text amendment.

5. What is the proposed use of the property? Residential / Commercial / Agricultural / Other Circle one and please explain. _____

6. Has a preliminary subdivision drawing or development proposal been submitted with the zoning change proposal? Why or why not?

7. **Attach** a detailed map of the area for which the amendment is requested that shows all of the following:
- a. Scale: The preferred scale is 1 inch to 20 feet
 - b. North Arrow
 - c. Lot boundaries with dimensions noted
 - c. Approximate high water shoreline if applicable
 - d. Location of surface waters, including irrigation ditches
 - e. Portion of the lot(s) with slopes of 25 percent or greater
 - f. Location of all existing roads and the associated easement width
 - g. Size and location of all existing properties
 - h. Location of existing utilities

Site plans should be drawn to scale on a 36 x 24 inch sheet of paper (approximately) and on an 8 ½ x 11 inch sheet of paper.

8. **Attach** a report addressing the following criteria:
- a. What need is being met by the proposed change in zoning?
 - b. What existing zoning, if any, can meet the stated need and why are they considered inadequate?
 - c. How is the proposed zoning compatible with adjacent zoning?
 - d. What physical characteristics of the site are suitable to the proposed zoning?
 - e. Why is the current zoning classification not appropriate for the property?
 - f. What are the environmental impacts of the proposed change?
 - g. How is the proposal compatible with the goals of the *Lake County Growth Policy* or the applicable municipal growth policy?
 - h. Is the zone change designed to lessen congestion in the streets?
 - i. Will the zone change secure safety from fire, panic and other dangers?
 - j. Will the zone change promote health and the general welfare?
 - k. Will the zone change provide adequate light and air?
 - l. Will the zone change prevent the overcrowding of land?
 - m. Will the zone change avoid undue concentration of population?
 - n. Will the zone change facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
 - o. Does the zone change give reasonable consideration to the character of the district?
 - p. Does the zone change give reasonable consideration to the peculiar suitability of the property for particular uses?
 - q. Will the zone change conserve the value of buildings?
 - r. Will the zone change encourage the most appropriate use of land throughout the municipality?
9. **Include** a description of the current easements and infrastructure in place within and leading to the area from the closest city or town and a description of steps to be taken to improve the infrastructure so that the area under consideration for amendment may be provided service in a cost effective and equitable manner.
10. **ATTACH A LOCATION SKETCH THAT SHOWS HOW TO GET TO YOUR PROPERTY. IDENTIFY ROAD SIGNS, LAND MARKS OR OTHER FEATURES TO ASSIST US IN THE LOCATION OF THE PROJECT SITE.**
11. I, _____, hereby depose and say that all of the above statements and the statements contained in the documents hereto attached are true and correct to the best of my knowledge and belief. Furthermore, I hereby grant permission to the members of the County Planning Staff, Planning Board(s), County Commissioners, or their designated agents to enter onto the subject property for the purposes of evaluating this application and any construction that has or will occur as a result of this application.

Landowner Signature: _____ Date: _____

Incomplete or erroneous applications will be returned to the applicant.