

**MANHATTAN CITY-COUNTY PLANNING BOARD  
REGULAR MEETING  
207 S 6<sup>th</sup> ST  
February 21, 2024  
7:00 PM  
MINUTES**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Board members present were Carl Schutter, Steffan Simpkins, Lindsay Schack, Kristen Swenson, Pete Oakander, Bob Logar, Michael Dyk and Ashley Taylor. Twenty-eight members of the public were present. Also present were Town Planner Scott Hazelton, Deputy Clerk/Treasurer Tonya Owens, Councilwoman Mancuso, Councilman Powell, Councilman Miller and Mayor Traig Howells

Excused: Tom Wells

**PUBLIC COMMENT**

None

**BRIDGER MOUNTAIN FIREPLACES & SERVICES SIGN APP- 502 E MAIN**

Motion-Schutter; Second-Oakander; Vote-Unanimous: Motion passed to approve the sign permit application for Bridger Mountain Fireplaces & Services at 502 E Main. Hazelton summarized the staff report. No Board discussion.

**MANHATTAN DEPOT SIGN APPLICATION- 112 S BROADWAY**

Motion-Schutter; Second-Dyk; Vote-Unanimous: Motion passed to approve the sign permit application for Manhattan Depot at 112 S Broadway. Hazelton summarized the staff report. No Board discussion.

**PLANNING JURISDICTIONAL AREA PUBLIC ENGAGEMENT**

Hazelton summarized the Growth Policy history. He presented a slideshow of the Planning Jurisdictional Area. He discussed the difference between the PJA and the Urban Growth Area. Manhattan currently does not have a flood plain within town limits.

He showed images of the Growth Policy Map and Future Land Use Map. He stated that the Gallatin County Commission asked the Town to modify the most recently adopted Growth Policy, particularly the PJA. He explained the process of developing land in the PJA. He listed the Primary Review Criteria for land development and stated that negative impacts must be mitigated in order to develop land and to meet state law. He stated that the Growth Policy will be modified to include these criteria. An updated Growth Policy also enables the Town to receive grants.

*Tom Henesh, 5530 Burnt Rd:* He asked if the recording will be posted. He asked if the Growth Policy was a guiding or regulatory document. He asked if the update was driven by the government or the residents. He asked about the Gallatin County

### Transportation Plan.

The Sensitive Lands Document map was presented on the slideshow. He explained the details on the map. He stated that the interactive map is located on the Gallatin County website. He pointed out the flood plain and wildlife biodiversity areas in the PJA. Oakander stated that there was a public survey for the sensitive lands document through the County. The Sensitive Lands Document may be used in the future when land is developed in the PJA.

Swenson stated that she and other planning board members have been actively attending Commission meetings and informing them about the agricultural and wildlife values of Manhattan. Schack summarized how the Growth Policy is utilized in the decision making process of subdivision review.

*Mary Ann Dyk, 9890 Frontage Rd:* She asked about water availability in Manhattan.

*Mike Ellig, 6181 W Dry Creek Rd:* He asked about the purpose of the Growth Policy as well as the questions on the survey concerning density.

Councilman Miller stated that it would be important to add medium density housing around commercially zoned property. He stated that it has been hard for Manhattan to have properly staffed businesses because of lack of housing. He encouraged the Board to be creative in their planning to add affordable housing in Manhattan.

Schack stated that the discussion this evening is focused around the PJA, not inside the city limits.

*Kyle McMurry, 918 Jawbone Trl:* He asked about the details of the map.

*Carl Griffin, 1919 Wytana Rd:* He would like to change the zoning on the map that would affect his property.

*Austin Jacobsen, 9151 Wooden Shoe Ln:* He stated that there is a huge need for rentals in the area. He would like to develop his land differently than proposed on the map. He would like to build affordable housing on his property.

Hazelton summarized the current answers to the PJA survey. The entirety of the survey comments will be available at the next planning board meeting.

*Jane Gillette, 32 Riverview Rd, Three Forks:* She stated that a cost to community services analysis might be beneficial to Manhattan.

*Susan Duncan, 1050 Thorpe Rd:* She stated that she engages in several county meetings and Manhattan could consider making an Urban Growth Boundary Line.

### **PLANNER'S REPORT**


Hazelton stated that Manhattan was awarded a Community Block Grant of \$20,000 and Pam applied for the HB819 grant. Kelly Lynch is hosting a legislative training tomorrow night at 6 pm. The West Gallatin Regional Planning Committee is on hold.

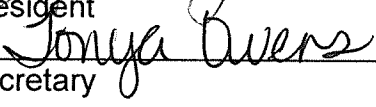
### **APPROVAL OF MINUTES- JANUARY 17, 2024**

Motion-Schack; Second-Logar; Vote-Unanimous: Motion passed to approve the minutes from January 17, 2024.

### **ADJOURN**

Motion-Logar; Second-Schutter; Vote-Unanimous: Motion passed to adjourn the meeting.

  
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President

  
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Secretary