

**MANHATTAN CITY-COUNTY PLANNING BOARD
REGULAR MEETING
207 S 6th ST
January 17, 2024
7:00 PM
MINUTES**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Board members present were Carl Schutter, Steffan Simpkins, Kristen Swenson, Pete Oakander, Bob Logar and Michael Dyk. Zero members of the public were present. Also, present were Town Planner Scott Hazelton, Deputy Clerk/Treasurer Tonya Owens and Councilman Ryan Miller. George Chancellor was present from the City of Three Forks. Kelly Smith and Randy Carpenter from the City of Three Forks attended via zoom. Gallatin County Commissioner Jennifer Boyer and Community Development Manager Garrett McCallister were present. Elizabeth Emelin and Leah Miller from the Gallatin County Conservation District attended.
Excused: Lindsay Schack, Tom Wells

PUBLIC COMMENT

None

ELECTION OF OFFICERS

Motion-Swenson; Second-Schutter; Vote-Unanimous: Motion passed to elect Swenson as Chair and Schack as Vice-Chair.
The Board discussed the possible Chair and Vice-Chair nominations.

LANDSCAPE DOCUMENT

Hazelton explained and summarized the landscaping document. He stated that the areas of focus would include trails and boulevards.
Emeline presented a slide show and shared xeriscaping handouts. She discussed how it would benefit Manhattan. She explained that native plants benefit wildlife, improve soil, and conserve water. She recommended that the xeriscaping definition be amended to include "native plants".
Logar asked for public comment and there was none.
Dyk asked about maintaining the weeds within the native plants. The Board discussed the maintenance of xeriscaping. Hazelton will do research on maintenance and enforceability. This document will be included in the subdivision regulations and will be required for new subdivisions and recommended for existing properties in Town.

POTENTIAL AMSTERDAM/CHURCHILL, THREE FORKS, GALLATIN COUNTY, AND MANHATTAN REGIONAL PLANNING COUNCIL

Hazelton discussed the benefits of creating a Regional Planning Council to share information about projects, problem solving, and increase collaboration. This creates a platform to be involved and informed about larger projects across the Valley. Gallatin Valley representatives introduced themselves. Swenson asked Boyer and McCallister about how the Gallatin County Commission views this Regional Planning Council idea. Boyer stated that this idea is exciting and that it might help the area plan cohesively. Carpenter, Chancellor, and Smith think it would be a good idea to create a regional planning council and would support it.

Logar asked for public comment and there was none.

ZONING PERMIT/REVIEW DURING BUILDING PERMIT

Motion-Swenson; Second-Simpkins; Vote-Unanimous: Motion passed to recommend the zoning permit document as presented.

Hazelton presented a zoning permit application that would be required with every building permit. This permit would serve as a preventative measure to make sure new construction meets zoning codes, setbacks, lot coverage and other specifics. The Town Council has approved this permit.

GROWTH POLICY UPDATE

Hazelton updated the Board on the Growth Policy progress. The Town Council and Gallatin County Commissioners have reviewed the updates. The citizen engagement process has begun and mailings will be sent out soon. A meeting will be held on February 21st, 2024, which the public is invited to. The Sensitive Lands Document, Future Land Use Map and Growth Policy will all be discussed.

BYLAWS UPDATE

Motion-Swenson; Second-Dyk; Vote-Unanimous: Motion passed to amend the Manhattan City-County Planning Board By-Laws to add a Gallatin County Liaison position to the Board.

Hazelton has stated that the consolidation of the Planning Board and Board of Adjustment will be the decision of the Town Council. If the Boards are combined, there will be a training to distinguish the review processes. Swenson stated that she would like to create a Gallatin County Liaison Board position to attend Commission meetings. Swenson and Oakander volunteered to attend the Commission meetings.

PLANNER'S REPORT

Hazelton stated that the Community Development Block Grant will be awarded next week. The Sewer Policy has been updated and approved by the Town Council. The Supreme Court has agreed to hear the City of Grants Pass v. Johnson case on urban camping. Kelly Lynch will be here February 22nd at 6 pm to have a training on the legislative updates. Accessory dwelling units will be given a will-serve letter based on water and sewer capacity. The new ADU legislation has been challenged and Manhattan's code will remain the same until the Court's decision.

APPROVAL OF MINUTES- DECEMBER 20, 2023


Motion-Swenson; Second-Schutter; Vote-Unanimous: Motion passed to approve the minutes from December 20, 2023.

ADJOURN

Motion-Dyk; Second-Oakander; Vote-Unanimous: Motion passed to adjourn the meeting.



President



Secretary