

**MANHATTAN CITY-COUNTY PLANNING BOARD
REGULAR MEETING
207 S 6th ST
March 20, 2024
7:00 PM
MINUTES**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Board members present were Carl Schutter, Steffan Simpkins, Kristen Swenson, Bob Logar, Michael Dyk, Tom Wells and Ashley Taylor. Six members of the public were present. Also present were Town Planner Scott Hazelton and Deputy Clerk/Treasurer Tonya Owens.

Excused: Pete Oakander, Lindsay Schack

PUBLIC COMMENT

None

DUPLEX, LOT 1 BLOCK 7, MANHATTAN MEADOWS SUBDIVISION- CUP

Motion-Wells; Second-Logar; Vote-Unanimous: Motion passed to recommend approval of the conditional use permit for a duplex located at Lot 1 Block 7 of the Manhattan Meadows Subdivision.

Hazelton summarized the staff report. The developer will submit a map of specific duplex lots for the Town. The conditional use permit indicates proper parking.

Swenson asked if this property falls within the low-density residential zoning. Simpkins asked about the size of the garage. Hazelton stated that the CUP fits the zoning criteria. Staff recommended approval.

Dave Crofts, 5944 W Dry Creek: He explained details of the duplex plan and thanked the Board for its consideration.

Hazelton stated that this project will be reviewed by the Town Council on April 11th.

4 TOWNHOUSES, LOTS 1A & 2A OF BLOCK 25 MANHATTAN ORIGINAL PLAT

Hazelton explained the history of the townhouse project. The applicant is aware of a 10-bedroom limitation through the Town's Sewer Policy. The townhouses qualify for a subdivision exemption which will be reviewed in the near future.

Swenson asked about architectural standards of the townhouses and deed restrictions.

Norbert Hackl, Alpine Engineering: The applicant discussed the design process. He presented a site plan of the lots. He explained that there will be adjustments to the square footage of each townhouse. The setbacks will be 20 feet to accommodate parking. The project was created for workforce housing.

Swenson asked about sewer capacity for the project and the definition of townhouse. The two lots will be divided into four separate lots.

GROWTH POLICY PLANNING JURISDICTIONAL AREA- PUBLIC HEARING

Motion-Dyk; Second-Simpkins; Vote-Unanimous: Resolution passed to recommend approval of the Town of Manhattan Planning Jurisdictional Area Growth Policy amendments with the request to change Schutters' property to commercial/residential.

The clerk read the public hearing notice.

Hazelton stated that he documented the comments and survey results on the future land use map. There were a few requests to change the zoning of certain parcels. He stated that the Gallatin County Commissioners have requested that sprawl be reduced in the PJA Growth Policy amendments.

Swenson asked if landowners need to go through a formal process at this point to request a map change. Hazelton explained that requests can be made at this point. The Board discussed the future land use map and how it will be interpreted in the future. Swenson asked about Gallatin County modifying these changes in the future.

Cliff Schutter, 3845 Kuipers Rd: He asked about how the land designations were determined. He is concerned about the number of commercial properties on the future land use map. He would like his property to be changed to commercial and residential uses based on the 2004 future land use map.

Hazelton stated that Tom Henesh has submitted two letters to the Town concerning the growth policy map. Hazelton read the most recent letter aloud. Henesh also submitted maps that were given to the Board. He is concerned with floodplain and open space designations on his property.

The Board discussed the proper growth of the Town. They also discussed the open space and floodplain concerns.

Kyle McMurray, 918 Jawbone Trail: He asked if there is a mixed commercial/residential zone.

Vanessa McMurray, 918 Jawbone Trail: She recommended that another map color be created to distinguish commercial/residential.

ORDINANCE UPDATE FOR TITLE 10 CHAPTER 15: SIGN REGULATIONS

Motion-Logar; Second-Schutter; Vote-Unanimous: Motion passed to recommend approval of the ordinance update for Title 10 Chapter 15: Sign Regulations.

The Mayor has requested that the sign code regulations be updated. The Town Attorney recommended that content-based signs are not regulated in the sign code. Temporary signs will be reduced to 48 hours. Sign permits without a request for deviation would be approved by the Town Planner.

Swenson asked for public comment.

Alissa Farley, 205 S 5th: She is concerned about the sign codes. She would like the sign code to distinguish between a government sign and a commercial sign.

Hazelton explained that a sign cannot be regulated based on content. Simpkins asked about how long an applicant has to put up a sign once a permit is granted.

TOWN OF MANHATTAN- ON CALL TOWN PLANNER PROPOSAL

Hazelton stated that he will be attending law school this fall. He would like to work remotely for six months and then allow the Town Council, Planning Board and Hyalite Engineering to evaluate the arrangement.

Schutter asked if Hazelton will be returning from time to time and if he relies on anyone else at Hyalite for planning services.

PLANNER'S REPORT


Hazelton stated that Envision Gallatin has a schedule of meetings for the County Growth Policy. He stated that he and Mersen are updating codes for the process of appeals. Swenson requested that the bylaws be reviewed individually between now and the next meeting. Copies of the bylaws were given to the Planning Board. The changes would need to be approved by the Town Council and County Commission.

APPROVAL OF MINUTES- February 21, 2024

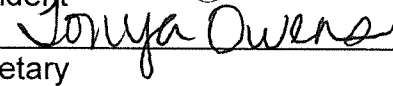
Motion-Logar; Second-Dyk; Vote-Unanimous: Motion passed to approve the minutes from February 21, 2024.

ADJOURN

Motion-Swenson; Second-Wells; Vote-Unanimous: Motion passed to adjourn the meeting.



President



Secretary