

**CITY-COUNTY PLANNING BOARD
REGULAR MEETING
February 20, 2019
MINUTES**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Board members present were Dave Hebner, Dan Simser, Lindsay Schack, Bob Logar, Tom Wells, and Jennifer Bowen. One member of the public was present. Also present were Town Planner Randy Carpenter and Assistant Clerk/Treasurer Tonya Owens.

Excused: Alvin VanderVos, Carl Schutter, Cory Taylor

PUBLIC COMMENT

None

NEW BUSINESS

President and Vice-President Elections

Motion-Logar; Second-Simser; Vote-Unanimous: Motion passed to elect Lindsay Schack as President and Tom Wells as Vice President.

The Board unanimously nominated and elected to keep Lindsay Schack as President and Tom Wells as Vice President.

OLD BUSINESS

Birch Stone Townhouses Subdivision- Pre-Application Modifications

Motion-Logar; Second-Wells; Vote-Unanimous: Motion passed to recommend approval to waive the Environmental Assessment for Birch Stone Townhouses Subdivision.

Randy explained that the previous application has expired. Environmental Assessments can be waived if a subdivision is located in an incorporated town that has an established growth policy. Brent Miller, Gaston Engineering, presented modifications to the proposed subdivision. Pam Champion is the owner. The new plans modified the subdivision's access and the rotation of the homes. He asked for an Environmental Assessment waiver. The housing density would remain the same. The Board asked questions concerning street parking, snow removal, park land designation and drainage ponds for the subdivision.

Centennial Village Lots-Bowling Alley

Randy explained that there has been an interest expressed in building a bowling alley in Centennial Village. The lots are currently zoned Light Industrial District

(L-1). Randy read the L-1 permitted uses. L-1 zoning does not permit bowling alleys.

The Board discussed whether or not Neighborhood Highway Business District (NHB)

would be an appropriate re-zoning option. Dave Hebner read the permitted uses for

NHB. Randy read the code that requires four off-street parking spaces per bowling

lane. The Board contemplated an L-1 permitted use amendment. The Board

recognized that L-1 zoning is not in demand, however, water rights limit residential zoning in Centennial Village as well. They decided that L-1 is the most appropriate zoning for these lots and that "bowling alley" would not be a reasonable addition to L-1 permitted uses. The Board asked that the inquirer consider the lots in the Farmstead Subdivision for a bowling alley.

Short-Term Rentals

Randy explained that short-term rentals are in high demand across the county. He discussed the effects short-term rentals have on a community. He suggested that these properties be owner-occupied. He recommended that the property owners obtain a business license as well as health department approval. The Board discussed implementing a tier approach to regulating short-term rentals. They conferred whether or not short-term rentals should be regulated as a conditional use. The Board asked Randy to prepare more information for the next meeting.

Manhattan Growth Policy

Randy explained that the Montana Department of Commerce has a grant program that would fund a growth policy with a 1:3 match. Updating the Growth Policy is a primary role of the Planning Board. Randy recommended that the Board ask for community input and complete a more thorough Growth Policy revamp. The Board discussed funds and a budget for the project. Randy and Lindsay volunteered to present the idea to the Town Council. Lindsay stressed the importance of keeping cost lows by making a timely update. The Board discussed Manhattan median home prices, water rights and rental availability. Lindsay offered to contact Jeremy Michael, a water lawyer, to ask his advice about water rights and how they might impact Manhattan's growth.

PLANNER'S REPORT

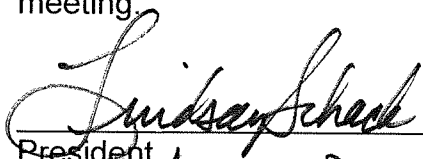
Randy would like to present the data from "A Seat at the Table" at the next meeting. There were over 900 participants. The biggest desire was affordable housing. The Board discussed covering this topic during the Growth Policy update.

APPROVAL OF MINUTES – November 21, 2018

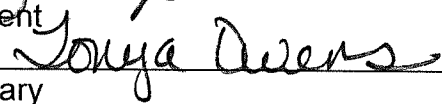
Motion-Wells; Second-Hebner; Vote- Unanimous: Motion passed to approve the minutes from November 21, 2018.

ADJOURN

Motion-Schack; Second-Simser; Vote- Unanimous: Motion passed to adjourn the meeting.



President



Secretary

**CITY-COUNTY PLANNING BOARD
REGULAR MEETING
March 20, 2019
MINUTES**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Board members present were Dave Hebner, Alvin VanderVos, Dan Simser, Lindsay Schack, Bob Logar, Tom Wells and Carl Schutter. Town Planner Randy Carpenter, Assistant Clerk/Treasurer Tonya Owens, Mayor Glen Clements, Water Lawyer Matt Williams and Building Official Dave Rowell were also present. One member of the public was present.

Excused: Jennifer Bowen, Cory Taylor

PUBLIC COMMENT

None

OLD BUSINESS

Manhattan Growth Policy- Council Feedback and Water Rights Growth Impact

Randy and Tom proposed a Growth Policy update to the Town Council at their last meeting. Randy explained that the Council supported the idea of producing an in-depth Growth Policy. Manhattan will apply for a grant with the Department of Commerce in order to financially support the update. Tom stated that he has spoken with Scott MacFarlane, Gallatin County Commissioner, about updating the Manhattan Growth Policy alongside the County's Growth Policy update. Lindsay stated that Three Forks is planning on a Growth Policy update as well and that it might be beneficial to collaborate with them also. Randy offered to get the grant proposal started.

Glen Clements, Mayor, and Matt Williams, Water Rights Lawyer, stated that water rights are restricted in the Gallatin Valley. Manhattan is in a closed upper basin. There is currently a winter-time depletion because water cannot travel far enough away from the rivers.

Matt Williams explained that Manhattan applied to the Department of Natural Resources and Conservation (DNRC) for more water rights in the 1980s and was denied by the DNRC to reserve any more water rights for future use. At this point in time, Manhattan is depleted of water rights to use for incoming subdivisions. Matt Williams stated that any new developers will be required to supply enough water rights to support their own subdivisions. He also said that the DNRC is trying to resolve the water rights issues with the Department of Fish, Wildlife, and Parks. The Board asked questions about exempt wells, salvage water and how water rights will affect Manhattan's growth.

Short-Term Rentals

Randy explained that short-term rentals (STRs) are rental agreements less than 30 days long. Manhattan has very few in town. He stated that problems may arise when

non-owner occupied long-term rentals turn into STRs, which can create holes in neighborhoods. Randy suggested that a discussion is worthwhile to determine if STRs should be regulated or not.

Lindsay mentioned that owner occupied STRs might limit the families that would benefit from extra income the most. The Board discussed the cost of enforcing STRs. The Board asked Randy to start working on a STR code.

NEW BUSINESS

None

PLANNER'S REPORT


None

APPROVAL OF MINUTES – February 20, 2019

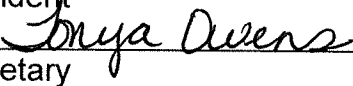
Motion-Wells; Second-Schack; Vote- Unanimous: Motion passed to approve the minutes from February 20, 2019.

ADJOURN

Motion-Schack; Second-VanderVos; Vote- Unanimous: Motion passed to adjourn the meeting.



Resident



Secretary

**CITY-COUNTY PLANNING BOARD
REGULAR MEETING
May 15, 2019
MINUTES**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Board members present were Dave Hebner, Alvin VanderVos, Dan Simser, Lindsay Schack, Bob Logar, Tom Wells and Jennifer Bowen. Four members of the public were present. Also present was Town Planner Randy Carpenter, Town Engineer Kyle Scarr and Assistant Clerk/Treasurer Tonya Owens.
Excused: Carl Schutter, Cory Taylor

PUBLIC COMMENT

None

NEW BUSINESS

Farmstead Lots 19 & 20- Zone Change Request

Motion-Logar; Second-Bowen; Vote-Unanimous: Motion passed to recommend denial of the R-3 (Medium Residential)/L-1 (Light Industrial) zoning option request of the Farmstead PUD Lots 19 & 20.

Public Hearing

Trent Dykema, E-Z Body Shop, 15 Culver Place: He stated that a residential development may put him out of business. He stated that industrial and residential uses do not mix well. He was concerned with paint spray off, noise, and a financial burden if residential apartments were built bordering his property. He stated that he currently has issues with residences across the road from him including inappropriate parking and children playing in his parking lot. He added that more businesses need to be in Town.

Robin Hubley, RM Properties Representative: She stated that the proposed buyer would like to develop 23 residential units with an onsite office. She also asked the Board to keep in mind that the deal may fall through and that changing the zoning would benefit the use of the property in general.

Kyle Scarr, Town Engineer: He stated that he does have some concerns with adding 23 residential units to the Farmstead PUD. His concerns were primarily based on infrastructure: water, sewer and street systems. He explained that the sewer and water services are at capacity and that improvements already need to be made with the current demand. He stated that there may need to be some contingencies put on a potential zone change. The developer may need to supply additional water rights and an analysis on water and sewer demand and flow.

Discussion

The Planning Board asked Trent Dykema and Kyle Scarr questions about their concerns.

Lindsay Schack, Board Member: She questioned if R-3 would have a higher water and

sewer usage than L-1.

Alvin VanderVos, Board Member: He stated that he understood the potential problems with noise and chemical use close to residential housing.

Randy read the staff report. He gave a background on the Farmstead PUD. The zoning allowed in the Farmstead is Medium Residential (R-3), Light Industrial (L-1), and Neighborhood Highway Business District (NHB). The change in use has the potential to conflict with the current land use. He explained that his main concerns were traffic, noise, hours of operation, and water and sewer capacity.

The Planning Board discussed the limited availability of business lots in Town and the conflicts that may arise when mixing land uses. They also discussed more appropriate areas within Town limits for R-3 zoning.

Boundary Realignment- 110 N. 2nd St.

The Planning Board discussed the orientation change of the lot line adjustment at 110 N. 2nd St. They concluded that the boundary realignment would be appropriate. They decided to have the Town Council review and administratively approve this boundary realignment and all future boundary realignments. They chose not to make a motion.

Car Wash Location- 314 S. Broadway

Terry Pawlowski, Circle, MT: He explained that he originally wanted to put a carwash in the Farmstead and the deal would not work due to finances and traffic flow. The lots he is looking at now are currently zoned Residential Transitional (RT) located at 314 S. Broadway.

Randy stated that the request would require either a zone change or text amendment. If the zoning was changed to NHB, it would not be considered spot zoning because the property borders NHB.

The Board asked about the entrance and exit to the property and a residential buffering plan. They suggested that the carwash consider using reclaimed water to limit water usage.

Lindsay Schack, Board Member: She stated that additional concerns to consider would be lighting and hours of operation for neighboring residences.

The Board contemplated the difference between a text amendment and a zone change. A text modification would involve a conditional use amendment to the RT zoning district. This would allow other carwashes to be built in RT when proper conditions were met. On the contrary, a zone change would allow for any NHB permitted use or conditional use if the appropriate conditions were met.

Kyle Scarr, Town Planner: He suggested that water and sewer usage be considered prior to approving a carwash location.

PLANNER'S REPORT

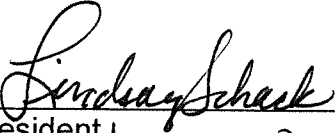
Randy recommended that the Planning Board consider installing a projector in the Town Meeting Room. The cost would be around \$1000 installed. Randy informed the Planning Board that the growth policy grant was not available yet. He also mentioned that he would like to present "A Seat at the Table" results at the next meeting.

APPROVAL OF MINUTES – March 20, 2019


Motion-Hebner; Second-VanderVos; Vote-Unanimous: Motion passed to approve the minutes from March 20, 2019.

ADJOURN

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



President



Secretary

**CITY-COUNTY PLANNING BOARD
REGULAR MEETING
June 19, 2019
MINUTES**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Board members present were Dave Hebner, Alvin VanderVos, Lindsay Schack, Bob Logar, Tom Wells, and Jennifer Bowen. Ten members of the public were present. Also present were Town Planner Randy Carpenter and Assistant Clerk/Treasurer Tonya Owens.

Excused: Carl Schutter, Cory Taylor, Daniel Simser

PUBLIC COMMENT

Joan Thompson, 3b Sedora Drive: She inquired if the new subdivision had fencing, an HOA, and whether or not it would be a 55 and older community.

Nancy Clark, 6324 Pleasant St: She announced that Manhattan Area Chamber has a "Ladies Night Out", where men are welcome, tomorrow night at 4 pm for tacos and margaritas.

OLD BUSINESS

Birch Stone Townhouses PUD-Preliminary Plat Application

Motion-Bowen; Second-Logar; Vote- Unanimous: Motion passed to recommend approval of the Preliminary Plat Application for Birch Stone Townhouses with the conditions written in the staff report with the exceptions of C1.3 #3, 4 & 5 and C2.0 #1 & #3.

Tonya read the public hearing notice. Randy read the staff report and outlined the Birch Stone Townhouses Planned Unit Development's proposal. He explained the process of approving the PUD. The staff recommended approval of the application with the conditions stated in the staff report. The staff recommended that the Farmstead supply enough water rights to support the PUD and wait for the update of the wastewater system.

Lyndsay Schack, Board Member: She was concerned with driveway locations and snow removal space. She noticed that there were no sidewalks in the PUD. She would recommend that the north path connect to the existing path of the walking trail. She also suggested extra room for parking.

Brent Gaston, Gaston Engineering: He had questions concerning water usage in the Farmstead Subdivision as well as the sewer capacity.

The Board discussed the wastewater system update, the capacity of the wastewater treatment plant, the Farmstead well, as well as the widening of the right-of-way and asphalt walking path.

Gaston Engineering presented a drawing of the Birch Stone Townhouses PUD. The developer explained that the new subdivision would keep in character with Hamilton Village. There will be covenants and a HOA as well as adequate screening. They

stated that the Farmstead has reviewed the plans.

The Planning Board discussed and recommended removing a few of the conditions that were recommended in the staff report.

Public Hearing

Joan Thompson, 5b Sedora Drive: She congratulated Gaston Engineering and the developer on the plans and said she supported the project.

A "Seat at the Table" Results Presentation

Jennifer Boyer and Randy Carpenter presented the results of "A Seat at the Table" with a data booklet, slide show, and a website. Jennifer explained that the people in Gallatin County prioritized safety, friendly people, and beautiful communities. The concerns across the county were housing affordability, public transportation, and drug abuse/mental health resources and facilities. Learn more at www.atthetablegov.org or pick up a summary report at the Town Hall.

NEW BUSINESS

306 N. Broadway-Conditional Use Permit Application

Motion-VanderVos; Second-Hebner; Vote- Unanimous: Motion passed to recommend approval of the conditional use permit for 306 N. Broadway with the condition that the applicant receive a variance for the accessory dwelling unit (ADU) size limit of 650 square feet.

Randy read the staff report. Randy explained that the applicant is applying for an accessory dwelling unit in the basement of an existing home. The size of the basement is 1024 square feet. Staff recommended approval of the application under the condition that the applicant receive a variance for the size of the ADU. The Board discussed the definition of an ADU versus a duplex. They discussed the precedence this project would establish for other existing homes.

Jennifer Bowen, Board Member: She questioned if the Board should consider water, sewer, and density capacity.

Townhouse Process- Wilhelm, South 4th St.

Randy explained that John Wilhelm would like to put two townhouses on South 4th Street, which is in the Residential Transitional District (R-T). The lot is large enough for a duplex but "townhouse" is not in the code. Randy asked if the Board would consider adding "townhouse" as a conditional use in the R-T District or if the inquirer should create a planned unit development. Randy recommended that the code be amended to allow townhouses.

John Wilhelm, Owner: He requested that the Board consider adding townhouses to the code. He would like to build the townhouse so that his son could afford to buy a home in Manhattan.

Randy stated that he liked the idea of adding townhomes to the community for housing affordability. The Board discussed lot size, setbacks, water rights, density and appropriateness for the placement of townhomes in Manhattan. The Board asked Randy about the next steps in the process. Randy stated that he could present a text change recommendation at the next meeting. The Board asked Randy to do so.

PLANNER'S REPORT

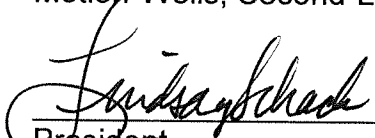
Randy reported that the Growth Policy application is not available yet but should be available soon. The Board was informed that a budget request for the Growth Policy and a projector needs to be presented to the Town Council before next week.

APPROVAL OF MINUTES – May 15, 2019

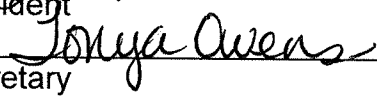
Motion-Hebner; Second-Wells; Vote- Unanimous: Motion passed to approve the minutes from May 15, 2019.

ADJOURN

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



President



Secretary

**CITY-COUNTY PLANNING BOARD
REGULAR MEETING
July 17, 2019
207 S. 6th St.
7:00 pm
MINUTES**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Board members present were Dave Hebner, Lindsay Schack, Bob Logar, and Jennifer Bowen. Six members of the public were present. Also present were Town Planner Randy Carpenter and Assistant Clerk/Treasurer Tonya Owens.

Excused: Carl Schutter, Tom Wells, Dan Simser, Cory Taylor, Alvin VanderVos

PUBLIC COMMENT

None

NEW BUSINESS

Pioneer Crossing Phase IIB Final Plat Application

The Planning Board was not able to make a motion because there was no quorum. The attending Planning Board positively responded to the Final Plat Application for Pioneer Crossing Phase IIB. Randy will report the support of the four attending Planning Board members to the Town Council.

Randy gave a background on Pioneer Crossing to include the number of lots and the preliminary plat extension in 2017. Randy stated that all conditions have been met from the preliminary plat except for landscaping, sidewalks, and lighting because they cannot be installed yet.

Bill Leuhrs, Pioneer Crossing: He presented maps of Pioneer Crossing Phase I and Phase II. He explained that Pioneer Crossing has connected the storm drains from Phase I into the storm drain retention ponds in Phase II. Pioneer Crossing has installed curb, gutter and storm drains along both sides of Nixon Gulch. Pioneer Crossing will fill in patches on Nixon Gulch Road, chip seal and stripe it. There will also be upcoming landscaping, an irrigation system, and lighting along Nixon Gulch. Both phases will be connected with an asphalt walking path. Pioneer Crossing has provided proof of credit from Stockman Bank for Phase IIB.

Lindsay Schack, Board Member: She asked about the northern access location into the subdivision. She also stated that she understood the importance of upgrading Nixon Gulch Rd to appropriate standards. She asked Randy if he could look into those conditions.

Nancy Clark, 6324 Pleasant St: She asked further questions concerning the finish of Nixon Gulch Rd.

Leuhrs explained that they will mill the high spots of Nixon Gulch after the construction of the drain system and add a nine year chip seal.

Dave Rowell, Building Official: He stated that the sum of money set aside for Nixon

Gulch Road improvements was \$65,000. It was improved with millings.

PLANNER'S REPORT

Randy left a message with the Department of Commerce last week about the Growth Policy but has not yet heard back from them.

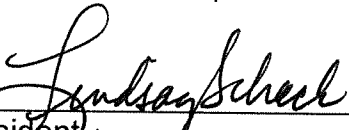
Randy asked the Board if they would like to address townhomes now or wait until the Growth Policy is completed. The Board discussed that they would like to add them in the near future. They asked Randy to present more information at next month's meeting.

APPROVAL OF MINUTES – June 19, 2019

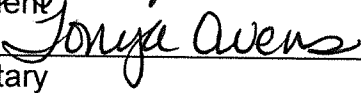
A quorum was not present. The minutes were not approved.

ADJOURN

A quorum was not present. Schack adjourned the meeting.



President



Secretary

**CITY-COUNTY PLANNING BOARD
REGULAR MEETING
August 21, 2019
MINUTES**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Board members present were Dave Hebner, Alvin VanderVos, Dan Simser, Bob Logar, Tom Wells, Jennifer Bowen, Cory Taylor and Carl Schutter. Two members of the public were present. Also present were Town Planner Randy Carpenter and Deputy Clerk/Treasurer Tonya Owens.
Excused: Lindsay Schack

PUBLIC COMMENT

NEW BUSINESS

Gallatin River Ranch Tract 116 & 120 – Boundary Realignment

Motion-Logar; Second-Taylor; Vote- Unanimous: Motion passed to recommend approval of the boundary realignment for Tract 116 & 120 of Gallatin River Ranch. Randy explained that the properties lie within the planning jurisdiction. Randy read the staff report. The number of lots will remain the same.

Brian Wadsworth, Owner of Tract 116: He explained that they would like to adjust the lot line for building and access purposes. There are no changes to the lot sizes.

Gallatin Conservation District, 123 S. Broadway- Sign Application

Motion-Hebner; Second-VanderVos; Vote- Unanimous: Motion passed to approve the sign application for the Gallatin Conservation District located at 123 S. Broadway. Randy read the staff report. He explained that this was a request for one free-standing sign. The proposed sign is 12 square feet. There will be no illumination. The Conservation District had approval to put up the sign temporarily during the Potato Festival.

Bob Logar, Board Member: He stated that the sign will be posted on the property's fence.

September MCCPB Meeting- Change of Date

Schack will not be able to attend the MCCPB meeting on September 18, 2019. She would like to be in attendance to discuss townhomes at that meeting. The Planning Board agreed to have the meeting on Tuesday, September 17th instead. The Planning Board discussed the minutes from last month's meeting.

PLANNER'S REPORT


The Department of Commerce has opened the Community Block Grant application for the Growth Policy. Randy and Tonya will be putting together the application to submit.

APPROVAL OF MINUTES – June 19, 2019 & July 17, 2019

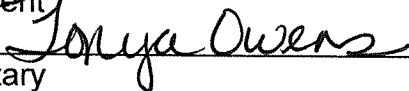
Motion-Logar; Second-VanderVos; Vote- Unanimous: Motion passed to approve the minutes from June 19, 2019 and July 17, 2019.

ADJOURN

Motion-Bowen; Second-VanderVos; Vote- Unanimous: Motion passed to adjourn the meeting.



President



Secretary

**CITY-COUNTY PLANNING BOARD
REGULAR MEETING
October 16, 2019
MINUTES**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Board members present were Lindsay Schack, Dave Hebner, Dan Simser, Bob Logar, and Tom Wells. One member of the public was present. Also present were Town Planner Randy Carpenter and Deputy Clerk/Treasurer Tonya Owens.

Excused: Alvin VanderVos, Carl Schutter, Jennifer Bowen, Cory Taylor

PUBLIC COMMENT

None

NEW BUSINESS

Zoning Text Amendment Process Discussion

Lindsey Schack, Board Member: She explained that zoning request changes need to be streamlined. She asked for the Board's opinion on how future zoning amendment requests should be addressed. She explained that she would like the Board to have a more proactive approach to zoning request changes. She would like the Board to thoroughly read and understand the code prior to the Growth Policy update. This would help the Board better understand what should be permitted in each zone. She would like the Board to examine each zoning jurisdiction and make modifications collectively to help save money, time and address the needs of the citizens prior to the Growth Policy update.

Randy Carpenter, Town Planner: He stated that he would not recommend this approach. He recommended developing the Growth Policy first.

Lindsey Schack, Board Member: She answered that she thinks it would be worthwhile to address the definitions of the code in order to better understand the suitable uses for each zoning jurisdiction. She explained that the language of each zoning jurisdiction could be examined and modified appropriately in order to fit Manhattan's needs. It would be an effective and proactive use of the Board's time prior to the Growth Policy project.

Randy Carpenter, Town Planner: He agreed that it would be wise to be better educated on the code and that it would be a good use of time to start examining and becoming familiar with the code.

Bob Logar, Board Member: He said that he would like to see small changes to the code prior to the Growth Policy update.

Randy Carpenter, Town Planner: He explained that Manhattan may not receive the grant until spring. Randy asked the Board about the greatest limitations and concerns there are with the current zoning jurisdictions. He also asked the Board about the type of growth Manhattan would like to have. He explained that allowing different types of

businesses in other areas of Manhattan would detour growth from the downtown area. The Board discussed reviewing the code in the residential sections first to include: R-1, R-3, and R-T. Randy stated that Manhattan has 90% R-1 zoning. He offered to put together some tables for the Board in order to compare Manhattan's density to neighboring cities.

The Board asked Tonya to send out an email to all of the board members explaining what sections of the code they should review before next month's meeting.

PLANNER'S REPORT

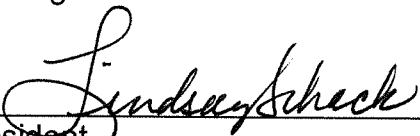
Randy reported that the application for the Growth Policy grant has been submitted.

APPROVAL OF MINUTES – August 21, 2019

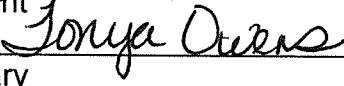
Motion-Logar; Second-Hebner; Vote-Unanimous: Motion passed to approve the minutes from August 21, 2019.

ADJOURN

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



President



Secretary

**MANHATTAN CITY-COUNTY PLANNING BOARD
REGULAR MEETING
November 20, 2019
MINUTES**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Board members present were Lindsay Schack, Dan Simser, Jennifer Bowen, Alvin VanderVos, and Carl Schutter. Four members of the public were present. Also present were Town Planner Randy Carpenter and Deputy Clerk/Treasurer Tonya Owens.

Excused: Dave Hebner, Cory Taylor, Bob Logar, Tom Wells

PUBLIC COMMENT

John Wilhelm, 102 E. Main St: He asked about his request from a few months ago regarding adding townhouses to the code. He was interested in building two townhomes in the Residential Transitional District. He thanked the board members for their time.

Randy and Lindsay responded to the question. They explained the different options that must be considered. Lindsay asked the Board if they would be opposed to getting townhouses in the code prior to the collaborative code change process.

NEW BUSINESS

Residential District R-1, R-3, R-T, R-R Code Review

Randy summarized the staff report. He read the allowed uses for R-R, R-1, R-3, and R-T. He stated that Manhattan's residential zoning is quite restrictive, allowing mostly low density and single family homes. Multi-family uses are only permitted through PUDs. Townhomes are not allowed. A more permissive zoning code would allow more compact development and some mixed uses. The result would be higher density neighborhoods that would allow for more affordable homes, walkability, and open spaces. However, a lack of design would result in congested, unattractive neighborhoods. "Missing middle" developments provide housing options, such as duplexes, fourplexes, and bungalow courts.

Randy provided a printout diagram of the inflow/outflow counts of primary jobs for Manhattan. A very small amount of residents live and work in Manhattan.

The Board discussed the appropriate place in the code for townhomes. They discussed adding townhouses to the different residential districts. They also mentioned the possibility of requesting a variance, however, townhouse is not defined in the code. The Board decided that adding "townhomes" to the code prior to the growth policy is a reasonable request. The Planning Board asked Randy to prepare a staff report on townhomes for next month's meeting.

The Planning Board discussed changing December's meeting. There will be no meeting for December.

PLANNER'S REPORT


Randy reported that that there has been a planning coordinating committee meeting between Four Corners, Bozeman, and Belgrade concerning growth and development. Gallatin County has started the County's Growth Policy. Randy stated that the County has discussed modifying the inter-local agreement with Manhattan.

APPROVAL OF MINUTES – October 16, 2019

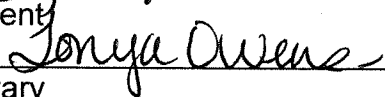
Motion-VanderVos; Second-Bowen; Vote- Unanimous: Motion passed to approve the minutes from October 16, 2019.

ADJOURN

Motion-Bowen; Second-Simser; Vote- Unanimous: Motion passed to adjourn the meeting.



President



Secretary