

**CITY-COUNTY PLANNING BOARD
REGULAR MEETING
March 16, 2016
MINUTES**

CALL TO ORDER

President, Dave Hebner called the meeting to order in the Town Meeting Room, at 207 S 6th St. at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL: Board members present were Dave Hebner, Lindsay Schack, Dan Simser, Alvin VanderVos, Tom Wells, and Phil Willett. Also present were Town Planner Ralph Johnson, Clerk/Treasurer Pam Humphrey, and Assistant Clerk/Treasurer Tonya Owens. Seven members of the public were also present.

Excused: Steve Albert, John Schutter and Carl Schutter

PUBLIC COMMENT/COMMUNICATIONS

None

NEW BUSINESS

Sign Application-Nogan's Cafe

Motion- Schack; Second- Willett; Vote- Unanimous: The motion passed to approve the sign application for Nogan's Café with the condition that the sign on the south side of the building be submitted for approval.

Ralph Johnson, Town Planner: He presented the staff report for the application. He summarized the sign regulations for the Neighborhood Highway Business district and how the application fit those regulations. He recommended approval of the sign application.

The board decided that the sign on the south side of the building did fit within regulations, but the applicant must submit an application for it as well.

OLD BUSINESS

Transitional Zoning

Ralph Johnson, Town Planner: He gave ideas about how to educate the public.

Motion- VanderVos; Second- Wells; vote- Unanimous: The motion was passed to have Johnson report to the Town Council in order to gain direction for the transitional zoning document.

Johnson gave the board their options for proceeding with the transitional zoning document. They would need to hold another public hearing for recommendation to the Council. A letter was submitted by *Sarah Simser, 110 Cedar St.*, in opposition to transitional zoning. A letter was submitted by *Robert Dewit, 415 Pine St.*, in opposition to transitional zoning.

The board discussed the proposed map for transitional zoning.

Dan Simser, Board Member: He has talked to residents and most are opposed to transitional zoning at this time.

Alvin VanderVos, Board Member: He has received more negative than positive feedback from the community. He suggested that the board take a step back and look at the proposed zoning differently.

Phil Willett, Board Member: He stated that he agreed with *Dan Simser*. He has heard mostly negative comments. He suggested that the board proceed with caution.

Tom Wells, Board Member: He has received both negative and positive comments from the community. He is very positive that transitional zoning could be an asset to Manhattan if done properly. He suggested that the town may not need it now but possibly within the next five years.

Lindsay Schack, Board Member: She pointed out that community outreach is important. She believes the community has not received sufficient education on this document and that a public hearing would not be beneficial at this time.

Dave Hebner, Board Member: He agreed that there tends to be a large amount of misconception about the transitional zoning proposal. He stated that we need to involve the community in order to incorporate transitional zoning into the growth plan.

Manhattan Orchards

Craig Mattson, Allied Engineering: Mattson presented some ideas, regarding changes to the preliminary plat, of which he would like feedback. He gave the background of the subdivision. He stated that the Town Council recently approved an extension of the preliminary plat. He went over each of the conditions that they would like to change, including the elimination of a roadway connecting Nixon Gulch and Yadon Road.

The board discussed and raised questions concerning the location and size of the parks, walking paths, alleys, grass swells versus curb and gutter, intersections, location of utility boxes, and the size of the boulevards. Mattson mentioned that he planned on discussing walking paths with the school district.

Lindsay Schack, Board Member: She discussed concerns of traffic backup during the school hour, referencing River Rock.

Ralph Johnson, Town Planner: He pointed out that if the board permits the elimination of alleys within the subdivision, that they would be waiving a city standard. He agreed with the re-alignment of the streets. He recommended reconsidering the building phases so that more usable park space is implemented, possibly by removing the walking paths. Johnson agreed with keeping the walking path along Nixon Gulch, but he felt other walking paths were not necessary. He expressed his support in keeping the sidewalks. He also discussed pros and cons of curb and gutter.

Lindsey Schack and Phil Willett, Board Members: They liked the idea of a concrete edge next to an asphalt road.

Dave Hebner, Board Member: He had concerns of not implementing culverts under driveways.

Terry Coven, TLC Builders and Design Associates: He expressed disapproval of alleys; that they tend to be unkept and eliminate privacy.

PLANNERS REPORT:

None

APPROVAL OF MINUTES – February 17, 2016

Motion-Phil Willett; Second-Alvin VanderVos; Vote- Unanimous: Motion passed to approve the minutes from February 17, 2016.

PUBLIC COMMENT:

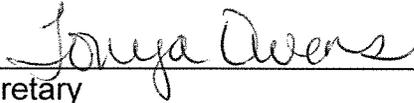
None

ADJOURN:

Motion-Lindsay Schack; Second-Tom Wells; Vote – Unanimous: Motion passed to adjourn the meeting.



President



Secretary