

**CITY-COUNTY PLANNING BOARD  
REGULAR MEETING  
May 18, 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, Dan Simser, Tom Wells, and Bob Logar. Also present were Town Planner Ralph Johnson, Chief of Police Dennis Hengel, and Assistant Clerk/Treasurer Tonya Owens. Four members of the public were also present.

Excused: Carl Schutter, Lindsay Schack and Alvin VanderVos

**PUBLIC COMMENT/COMMUNICATIONS**

*Dennis Hengel, Chief of Police:* He explained parking enforcement within the Town of Manhattan; the Police Department enforces state parking laws-no parking for 5 days or more. He stated he is not in favor of adopting a city ordinance to enforce parking in the new subdivisions; that the poor design is now the responsibility of the homeowners' association. He also stated that he is opposed to alleys in the new subdivisions because of increased criminal access. He would like to see wider streets in the new developments.

**NEW BUSINESS**

**Tonya Queen-Pre-Application Meeting for Zoning Change R-1 to Commercial**

*Tonya Queen, 248 Manhattan South Rd:* She asked the board for a pre-approval of an equestrian center and housing projected on her property. She presented a letter of intent, a plot map, and a copy of her water rights.

**Discussion/Decision**

*Bob Logar, Board:* He questioned if the town allows horses within city limits and if they need to be licensed.

*Ralph Johnson, Town Planner:* He verbalized that horses are not allowed in city limits which is why Tonya Queen may want to consider a planned unit development for such purposes.

*Tonya Queen, Property Owner:* She explained that the equestrian center would be located on the eastern end of the property and that it would help support businesses by drawing more people to Manhattan.

*Bob Logar, Board Member:* He expressed concerns with the overgrazing of lots. Bob also questioned if lots 9-17 are going to be duplexes.

*Tonya Queen, Property Owner:* She explained that the lots will be overgrazed, but the owners must supply hay. Also, a maximum of two horses would be allowed on each lot. She stated that she plans on keeping the 11 acres for herself to live on and that she

would be open to the idea of using the indoor arena for a convention center.

*Ralph Johnson, Town Planner:* He discussed the property in terms of its isolated location and that it borders light industrial properties, highway, and a railroad track. Her proposal would be a candidate for a planned unit development. An equestrian center along with residential housing would be an appropriate use for her property. Ralph also recommended professional veterinary guidance. He explained that town houses and duplexes could be a possible use for the property and do meet zoning requirements. He pointed out that her water rights make the proposal possible.

*Jack Riccardi, 17 Rosemary Ln, Livingston, MT:* He pointed out that Tonya Queen is aware that horses must have proper vaccinations, testing and branding inspections. He also stated that paddock facilities are more sought after than grazing facilities.

*Tom Wells, Board Member:* He stated that he appreciates the idea of an equestrian center and that the town would benefit from it. He mentioned that he was concerned with noise echoing off of buildings and blocked views.

*Dave Hebner, Board Member:* He stated that an equestrian center would attract people to Manhattan and that it would create a gathering area for residents.

*Dan Simser, Board Member:* He stated that he likes the idea of an equestrian center and thinks it is a good fit for the town.

### **Basta-Connolly Subdivision Exemption Claim Recommendation to County Commission**

*Ralph Johnson, Town Planner:* He explained that this is a request for a boundary realignment. New owners are purchasing 5 acres that is located in a conservation district. No new lots are being a created. This particular property can occupy two houses because of the conservation easement, but the buyers have indicated that they do not plan to build in the near future. The boundary relocation would not affect the tract's conformance to the Manhattan City-County Growth Policy which identifies this area as agricultural.

#### **Discussion/ Decision**

The board discussed and clarified the number of homes that are located and could be built on the properties involved. They also considered if the boundary realignment would affect the conservation district.

Ralph recommended the approval of the request.

The board was in favor of Ralph's recommendation.

### **OLD BUSINESS**

None

### **PLANNERS REPORT**

Ralph explained that the Town Council would like to move forward with transitional zoning and asked that the planning board further educate the community on it. Ralph suggested that the conditional uses be eliminated and the permitted uses be very clear. He gave ideas to the Planning Board with how to approach and educate the residents of Manhattan.

The board discussed the importance of educational meetings for the community.

*Tom Wells, Board Member:* He verbalized the importance of implementing transitional

zoning before the town increases in population.

Ralph stated that a meeting will be held between the town's engineer, attorney and himself to discuss the legal components of transferring water rights between the town and Manhattan Orchards. He suggested to the Planning Board that the city require a bond for water rights be made prior to final plat approval. Ralph and the board discussed the use of temporary wells by Manhattan Orchards and the mandatory approval of water usage by the Department of Natural Resources and Conservation.

**APPROVAL OF MINUTES – April 20, 2016**

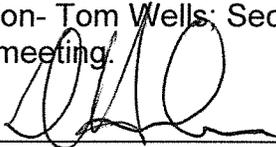
Motion- Bob Logar; Second- Tom Wells; Vote- Unanimous: Motion passed to approve the minutes from April 20, 2016.

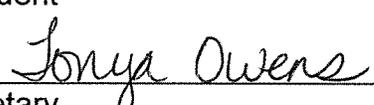
**PUBLIC COMMENT:**

None

**ADJOURN:**

Motion- Tom Wells; Second- Dan Simser; Vote-Unanimous: Motion passed to adjourn the meeting.

  
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President

  
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Secretary