



**CITY-COUNTY PLANNING BOARD
REGULAR MEETING
February 19, 2020
MINUTES**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Board members present were Lindsay Schack, Dan Simser, Bob Logar, Tom Wells, Jennifer Bowen, and Cory Taylor. One member of the public was present: Mark Eisenbeis. Also present were Town Planner Randy Carpenter and Deputy Clerk/Treasurer Tonya Owens.
Excused: Carl Schutter

PUBLIC COMMENT

NEW BUSINESS

Boundary Line Relocation- 6370 W. Dry Creek Rd.

Motion-Wells; Second-Taylor; Vote-Unanimous: Motion passed to recommend approval of the boundary realignment for the property located at 6370 W. Dry Creek Rd. Carpenter read the staff report. He explained that the Yadon's would like to transfer .15 acres to Eisenbeis's property located at 6370 W. Dry Creek Rd. No new lots would be created.

Mark Eisenbeis, 6370 W. Dry Creek Rd: He explained that this transaction occurred over 20 years ago but was not recorded properly.

Carpenter stated that he would put the item on the agenda for the County Commission.

OLD BUSINESS

Townhomes- Zoning Code Amendment

Motion-Schack; Second-Simser; Vote-Unanimous: Motion passed to recommend approval of adding "townhouse" to the zoning code according to the staff report and modifications discussed with legal counsel's approval.

Carpenter read the staff report. He recommended addressing a definition, appropriate zoning code location, design standards, and minimum lot size. The Board discussed the location of townhouses in the zoning code and whether they should be permitted or conditional uses. Carpenter recommended adding another chapter to the zoning code for "townhouse design standards". He stated that he has spoken to the Town Attorney about the ordinance.

The Board made modifications to the townhouse proposal.

Growth Policy- Request for Proposals

Motion-Schack; Second-Logar; Vote-Unanimous: Motion passed to present the Request for Proposals to the Town Council.

Carpenter read the Request for Proposals. The budget for the Growth Policy is \$40,000. He explained that the state code has a minimum growth policy requirement.

He discussed the phases of the process. He suggested having meetings in various locations around Town. The Board added that they would like to hold meetings with the School District. Carpenter also explained that Manhattan would need to review the Inter-local Agreement with the County. The Board discussed the appropriate point of contact and whether they would prefer a local or out-of-state consultant.

PLANNER’S REPORT

Carpenter explained that the “Seat at the Table” project is moving forward with a countywide concern for affordable housing needs. He explained that Gallatin County would benefit from a housing needs assessment.

APPROVAL OF MINUTES – January 15, 2020

Motion-Logar; Second-Wells; Vote- Unanimous: Motion passed to approve the minutes from January 15, 2020.

ADJOURN

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

President

Secretary