

BELGRADE CITY-COUNTY PLANNING BOARD AGENDA

November 28, 2022

91 East Central Avenue, Belgrade, MT

This meeting will be held in person and streamed via the city website

<https://www.belgrademt.gov/357/Watch-Live-Meetings>

1. Discussion Agenda

- 1.1. 7:00 PM Decision To Release The Minutes Of The July 25, 2022, Planning Board Meeting
Decision to release the minutes of the July 25, 2022, Planning Board Meeting

Documents:

[JULY 25, 2022 PLANNING BOARD MINUTES.PDF](#)

2. Public Hearing

- 2.1. Public Hearing And Recommendation To The Belgrade City Council Regarding A Zone Text Amendment For Rosa-Johnson Development

Documents:

[STAFF REPORT TO PLANNING BOARD - ZTA BUILDING FOOTPRINT IN R2 TO 32.PDF](#)
[R2 RESIDENTIAL, SINGLE FAMILY DISTRICT ZONING REGS.PDF](#)
[ZTA APPLICATION_INCREASE BLDG FOOTPRINT_ROSA.PDF](#)

3. Reports

BELGRADE CITY COUNTY PLANNING BOARD
MEETING MINUTES
7/25/2022 7:00 P.M.
BELGRADE CITY HALL
91 EAST CENTRAL AVENUE, BELGRADE, MT

Chairperson Sandy Lee called the meeting to order. Board members in attendance were Sandy Lee, Elizabeth Marum, Judy Doyle, Mike Meis and Art Gillespie. Others in attendance included: Joel Kelman, Mateo Valenzuela, Richard Lindstrom, Dean Warhaft, Barbara Mary, Shane Strong, Scott Lease, Jerry Hoffman, Austin Mirizio, Bill Langlas, and Matt Cotterman as well as Planning Assistants Levi Simonson and Kristin Spadafore, and Planning Director Jason Karp.

DISCUSSION AGENDA

1) Public hearing and recommendation to the Gallatin County Commission regarding the Preliminary Plat approval of The Silos Major Subdivision/PUD. (0:00:12)

- a) Planning Staff's Report (0:00:28): Jason Karp entered the staff report into the record and presented it with descriptions of the project and requested PUD Relaxations which included a reduction in minimum space size from 6000 square feet to 4900 square feet and a reduction in minimum space width between stands to 10 feet.
 - i) Questions from the Planning Board were as follows:
 - (1) Marum: Questioned 10 ft separation between buildings, and the purpose of the PUD. A: It is a PUD From Subdivision Regulations.
 - (2) Gillespie: Questioned 10 ft separation distance between buildings. A: This meets the building codes minimum.
 - (3) Doyle: Questioned lack of trail easements to Jackrabbit Lane. A: An easement will be required.

- b) Applicant presentation (0:21:30): Dean Warhaft (Applicant) gave a presentation detailing the proposed subdivision, Manufactured Housing Community and the Single-Family portions of the proposed subdivision.
 - i) Planning Board Questions Included:
 - 1. Marum: Is ditch setback included in open space? A: No.
 - 2. Lee: What size are the garages? A: They are 24' long and 15-22' wide.
 - 3. Marum: Is there on-street parking? A: The hammerheads have parking spaces and snow storage. Juniper Estates has on street parking.
 - 4. Marum: How many (visitor parking spots) excess spaces, including hammerhead. A: 2 parking spaces per home, and 1 guest parking space per 4 units.
 - 5. Meis: Why is it a 40 ft ROW in the Manufactured Housing Community? A: Jonas: this is the county standard. There will be a sidewalk on one side and a 5 ft boulevard on the non-sidewalk side.

6. Marum: snow storage? A: Snow will be stored on non-sidewalk side in the Boulevard and in the Hammerheads.
7. Karp: Who shovels sidewalks? A: HOA.
8. Meis: Can the future homeowner pick out a home? A: The developer has a MFH dealer license, so they provide the homes, but allow design options for homeowners.
9. Lee: Do you have in-house financing? A: The developer is working with local credit union.
10. Doyle: What is the Lot Rent? A: \$600-800/month
11. Doyle: Are all units for sale or are there any rentals? A: There could possibly be some employer housing.
12. Meis: Will there be fencing on the lots? A: No probably not.
13. Doyle: Can you change your oil in your garage?
14. Gillespie: What will the price of a single-family home be? A: \$600,0000
15. Meis: what does xeriscaping look like? A: River rock, landscape architect will design.

c) Public comment: No comment received.

d) Board discussion: Judy Doyle stated that the Gallatin valley has lost a lot of mobile home parks to other development types.

ACTION: Board Member Doyle moved to recommend approval of the Preliminary Plat/PUD of The Silos Major Subdivision to the Gallatin County Commission. Board Member Gillespie seconded the motion. All voted aye, motion carried unanimously. (1:23:34)

2) Public hearing and recommendation to the Gallatin County Commission regarding the Preliminary Plat approval of Panther Park Commercial Subdivision. (1:36:22)

a) Planning Staff's report (1:36:32): Jason Karp entered the staff report into the record and presented it with descriptions of the project.

b) Applicant presentation (1:44:51): Austin Mirizio (Project Representative) gave a presentation detailing the proposed subdivision.

i) Planning Board Questions Included:

- (1) Gillespie: Does the subdivision include any residential lots? A: The developer is not considering it at this time.
- (2) Gillespie: What uses are being considered? A: Easton Concrete will have offices and shops on Tracts 3-5.
- (3) Marum: Has the Spain Ferris Ditch been delineated? A: Delineation for Spain Ferris ditch happened, permit under review.

- c) Public comment (1:51:06): Barb Marx 776 E Valley Center Rd (Written and Verbal Comments Provided) All fencing needs to be upgraded and built to keep animals out of the subdivision and construction debris out of her property and weeds need to be managed.
- d) Applicant Response (1:54:00): The applicant agreed to add a condition regarding fencing and stated that they have a weed management plan.
- e) Board discussion (1:55:02):
 - i) Gillespie: are there any plans to use ditch water for irrigation? A (Casey Bennett, Easton Co.): The developer does have a few shares of irrigation water but not enough and do not plan to use any ditch water for irrigation. 2 proposed wells will be used for irrigation.
 - ii) Doyle: How will owners access their lots and cross the ditch? A: There is a process to build crossings. Lots 9 and 11 will be accessible from Walleye Rd.
 - iii) Marum: What kind of uses will this commercial be? A: Anything.
 - iv) Marum: Can we add any zoning conditions? A: No. Covenants can be implemented by owners.

ACTION: Board Member Meis moved to recommend to the Gallatin County Commission approval of a variance to allow a cul-de-sac length of 1,300 feet. Board Member Marum seconded the motion. All voted aye, motion carried unanimously. (2:07:34)

ACTION: Board Member Marum moved to recommend to the Gallatin County Commission approval of the Panther Park Commercial Subdivision, with an added condition requiring construction of a fence along eastern boundary of the subdivision to be reviewed and approved by the adjacent landowner and planning staff. Board Member Doyle seconded the motion. All voted aye, motion carried unanimously. (2:08:31)

UPDATES

Badger Hollow will be at the next meeting. West Post subdivision received City Council approval.

DATE FOR NEXT MEETING (Monday, August 29, 2022, 7pm)

SUGGESTED ITEMS FOR NEXT AGENDA

ADJOURN-Chairman Lee adjourned the meeting at 9:11 pm.

Board Chairman

City Admin Support Staff

**BELGRADE
CITY-COUNTY
PLANNING OFFICE**

THOMAS B. QUAW SQUARE

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ZONE TEXT AMENDMENT FOR INCREASE BUILDING FOOTPRINT IN R-2 ZONING DISTRICT

TO: Belgrade City-County Planning Board

FROM: Belgrade City-County Planning Staff

DATE OF MEETING: November 28, 2022

APPLICANT: Rosa Johnson Development

TYPE OF APPLICATION: Request to amend the Belgrade Zoning Ordinance to allow a maximum building footprint of 32% in R-2 Residential, Single-Family Districts.

INTRODUCTION:

The applicant has requested that the maximum building footprint in R-2 Zones be increased from 25% to 32%. This would allow not more than 32% of the lot area be occupied by principle and accessory structures. A copy of the applicant's written request is attached. Also attached is copy of the R-2 Residential, Single-Family District chapter in the Belgrade City Code.

BACKGROUND:

At the time of adoption of the current zoning code (adopted 2006), land cost was less expensive, and there was a desire for more yard space and less dense neighborhoods. Since that time, land cost has increased, population has increased, and the need to increase density in existing and new neighborhoods has become a priority for the City in order to create more affordable housing as well as to reduce the size of irrigated yards help with water conservation. Current building setback requirements help to regulate building footprints to around 40%, which matches current building footprint requirements in R-3 (Residential District) and R-4 (Residential Apartment District) zones.

BELGRADE GROWTH POLICY:

Any adopted zoning or amended zoning must be found to comply with an adopted growth policy. The Belgrade Growth Policy was formally adopted by the Gallatin County Commission on January

14, 2020, and by the Belgrade City Council on January 21, 2020.

The Belgrade Growth Policy Land Use and Agriculture Goal 1 reads: “Provide efficient use of land for the public interest and environment considerations.”. Goal 3 reads: “Pursue innovative and next-generation land use regulatory approaches.” The existing required building setbacks help to regulate building footprint size and the future zone code will work to eliminate building footprint and rely on setbacks only, since footprint requirements tend to be redundant.

PLANNING BOARD RECOMMENDATION:

In order to change the zoning, the Planning Board needs to make a finding that the request complies with the Belgrade Growth Policy. If found to comply with the Growth Policy, the Planning Board may forward a recommendation to approve the text amendment to increase the maximum lot coverage size in R-2 Zones to 32%. Planning staff’s recommendation is to increase maximum lot coverage to 40% to match the requirements of R2D, R-3, and R-4 zoning or eliminate the maximum lot coverage requirements completely for this zone.

CHAPTER 3

DISTRICTS ESTABLISHED

ARTICLE F. R-2 RESIDENTIAL, SINGLE-FAMILY DISTRICT

SECTION:

10-3F-1:	Intent
10-3F-2:	Permitted Uses
10-3F-3:	Lot Area And Width
10-3F-4:	Lot Coverage; Floor Area
10-3F-5:	Yards
10-3F-6:	Building Height
10-3F-7:	Off Street Parking
10-3F-8:	Off Street Loading
10-3F-9:	Permitted Conditional Uses

10-3F-1: **INTENT:** The intent of this district is to provide for medium density single-family residential development and for neighborhood facilities to serve such development while preserving the residential quality and nature of the area. (Amended Ord. 86-1)

10-3F-2: **PERMITTED USES:**

Accessory uses.

Conditional uses provided in section 10-3F-9 of this article and subject to the provisions as prescribed.

Family daycare home.

Newly constructed one-family dwellings.

Open space.

Private and public childcare facilities.

Private and public daycare homes.

Temporary buildings for and during construction only. (Amended Ord. 86-1)

10-3F-3: **LOT AREA AND WIDTH:** Lot area for any use in this district shall be no less than seven thousand five hundred (7,500) square feet and no lot width shall be less than seventy feet (70'). (Amended Ord. 86-1)

10-3F-4: **LOT COVERAGE; FLOOR AREA:** Not more than twenty five percent (25%) of the lot area shall be occupied by the principal and accessory buildings. Each dwelling shall have a minimum of nine hundred (900) square feet of floor area. (Amended Ord. 86-1)

10-3F-5: **YARDS:** Every lot shall have the following minimum yards:

Front	25 feet
Rear yard, principal structure	20 feet
Rear yard, accessory uses	10 feet
Side yard	8 feet, each side

(Amended Ord. 86-1)

10-3F-6: **BUILDING HEIGHT:** Maximum building height in this district shall be twenty four feet (24'). (Amended Ord. 86-1)

10-3F-7: **OFF STREET PARKING:** Two (2) off street parking spaces shall be provided for each dwelling unit. Off street parking for nonresidential uses shall be provided as specified in chapter 11 of this title. (Amended Ord. 86-1)

10-3F-8: **OFF STREET LOADING:** One off street loading berth, as specified in chapter 12 of this title, shall be required for each nonresidential building of over ten thousand (10,000) square feet of floor area. (Amended Ord. 86-1)

10-3F-9: **PERMITTED CONDITIONAL USES:** The following uses may be permitted as conditional uses in the R-2 residential, single-family district medium density:

Bed and breakfast inn.

Churches.

Country clubs.

Golf courses.

Home occupations.

Libraries.

Public and private parks.

Public and private playgrounds.

Public and private schools, elementary.

Public and private schools, high.

Public and private schools, junior high.

Public and private universities and colleges.

Relocated one-family dwelling unit. (Amended 86-1)



Belgrade City-County Planning Office

APPLICATION TO AMEND THE ZONING CODE WITHIN THE CITY OF BELGRADE

The undersigned hereby makes application to re-zone [] or amend [] the Belgrade Zoning Ordinance as set forth herein.

Name of Applicant: Rosa Johnson Development

Address of Applicant: 2264 Jackrabbit

Phone # of Applicant: 406 580-5646

1st

If the request is for a change in Zoning Classification complete the following:

- 1. Present Zoning: R2 Proposed Zoning: R3
2. Legal Description of the land to be re-zoned: Butten creek Ave Blocks 1, 2, 3, 4 of Bridger heights phase 2E
3. Re-zoning request is for the following reason: lot coverage

IF this is no then

2nd

If the request is for a changed to the text, complete the following:

- 1. Text to be changed is found in Section or page
2. Change text to read: R2 Zoning to read 32% lot coverage

- 3. Explain reason for proposed change: Butten creek Ave 25 lots I would like to be able to offer a nice one level home and a garage that allows for pickup trucks and toys, not two kia cars at an affordable price

In addition to the above, submit a plot plan drawn to scale on paper not larger than 11"x17" which includes all existing and proposed structures and proposed variance measurements, a list of names, mailing addresses, and labels of all property owners within 300ft of the subject property and an \$1000 filing fee. The application will not be considered complete all information is submitted.

Applicant Signature

For Office Use Only

Date filed: 10/17/22 Filing Fee: \$1000
P.Board Hearing: 11/28/22 Action taken:
City Council Hearing: 12/5/22 Action taken: