BELGRADE CITY COUNTY PLANNING BOARD
MEETING MINUTES
2/28/2022 **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 (online zoom), Judy Doyle, Mike Meis, Art Gillespie, and Josh Lee. Other people in attendance were Jim Doyle, Mike Devries, Matt Cotterman, Planning Assistants Levi Simonson and Kristin Spadafore, and Planning Director Jason Karp.

1) **Decision to release the minutes of the 1/4/2022 Planning Board meeting.**

ACTION: Board Member Meis moved to release the minutes of the 1/4/2022 Planning Board meeting. Member Doyle seconded the motion. All voted aye, the motion carried unanimously.

DISCUSSION AGENDA

2) **Public hearing and recommendation to the Belgrade City Council on the proposed amendment to the City of Belgrade zoning map for JLD Development, LLC.**

   a) Planning Staff's report: This property was originally zoned R-3 to solidify interim emergency zoning that had an expiration date. Preliminary plat for Lot 1, is the current Ashton Meadows subdivision proposal. The requested R4 is the highest allowable density zoning. Development on the proposed zoning properties is still a little bit away, but it will be coming. Director Karp spoke about the airport noise contour and noise corridor. Further investigation determined residential could exist on the outer noise boundary as long as an avigation easement is filed, as well as other airport requirements.

   b) Applicant presentation: Mike Devries, member of the applicant JLD Development. He stated he is here for any questions. Mr. Devries said that it is his group's goal to use local people to help create affordable housing. There was discussion regarding the initial zone map request included M-1 and was removed in the amended version. Member Meis asked about status of Ashton Meadows preliminary plat application (neighboring subdivision). Mr. Devries stated they will have 130 doors with the first phase. Director Karp stated these parcels are located on a big flat open empty, rocky field, being a great place for building houses.

   c) Public comment: none

   d) Board discussion: none

ACTION: Board Member Marum moved to recommend to the Belgrade City Council the zone map amendment for Tracts 3 & 4 for JLD Development, LLC from R-3 to R4 zone, noting the initial plan and application had previously included M-1 to east, and was removed later. Board Member Josh Lee seconded the motion. All voted aye, motion carried unanimously.

UPDATES

Meadowlark Ranch Phases 5 & 6 Preliminary Plat was approved by City Council at last meeting.

Still working through the Jackrabbit Crossing zone map amendment. City Council had tabled it until an updated proposal was presented.

West River 40 Preliminary Plat is having a hard time getting ditch owner approval. They may have to go back to the drawing board.

Elizabeth Marum presented her part with Affordable Housing group, Lincoln Land Trust-application under sponsorship from Gallatin County. Included HDRC, One Valley Community Foundation, and others. Mission was to study what was affordable housing for people making average wages. 4 pillars: 1. Creating and preserving affordable housing 2. Aligning supply with markets and neighborhood conditions 3. Helping households access affordable housing, 4. Protecting against displacement. Affordable housing as a recommendation as a tool to the County. Met with Commissioners. They asked group for a proposal which group will do in one month.

Mike Meis, attended planning roundtable with Judy Doyle.

DATE FOR NEXT MEETING (Monday, March 28, 2022, 7pm)

SUGGESTED ITEMS FOR NEXT AGENDA

Mike Devries, wants to talk about traffic. With a potential for 8000 homes coming forward, how can developers help with traffic problems before it becomes impossible to travel through Belgrade. He is willing to put money forward to help with an overpass from possibly Thorpe to Bolinger. Jason told Devries he would talk to MDT about a possible meeting. Marum asked about MDT's decisions to spend money, Karp elaborated. Karp stated long-range transportation study is due (last one was in 2018).

ADJOURN-Chairman Lee adjourned the meeting at 7:48 pm.

Sandy Lee

Board Chairman

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City Admin Support Staff