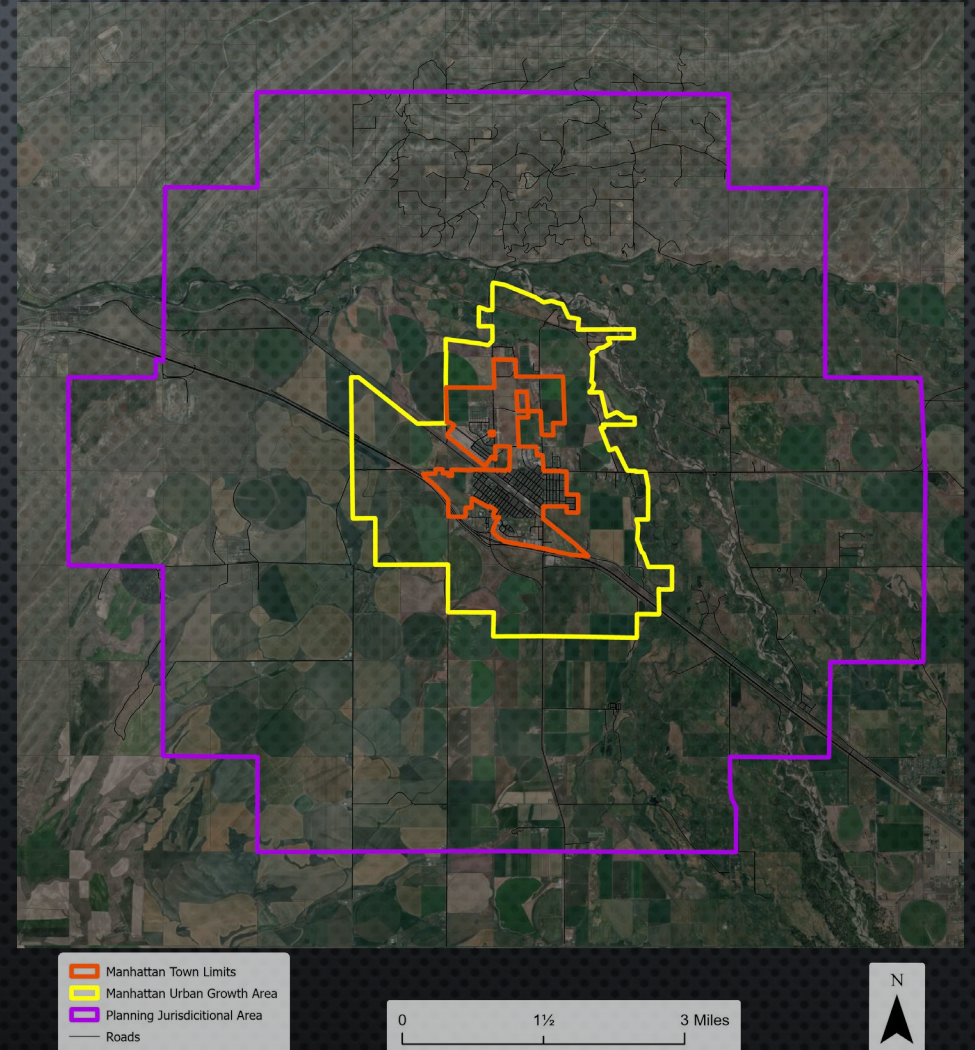


TOWN OF MANHATTAN  
PLANNING JURISDICTIONAL AREA  
ENGAGEMENT

# HISTORY OF THE PLANNING JURISDICTIONAL AREA (PJA)

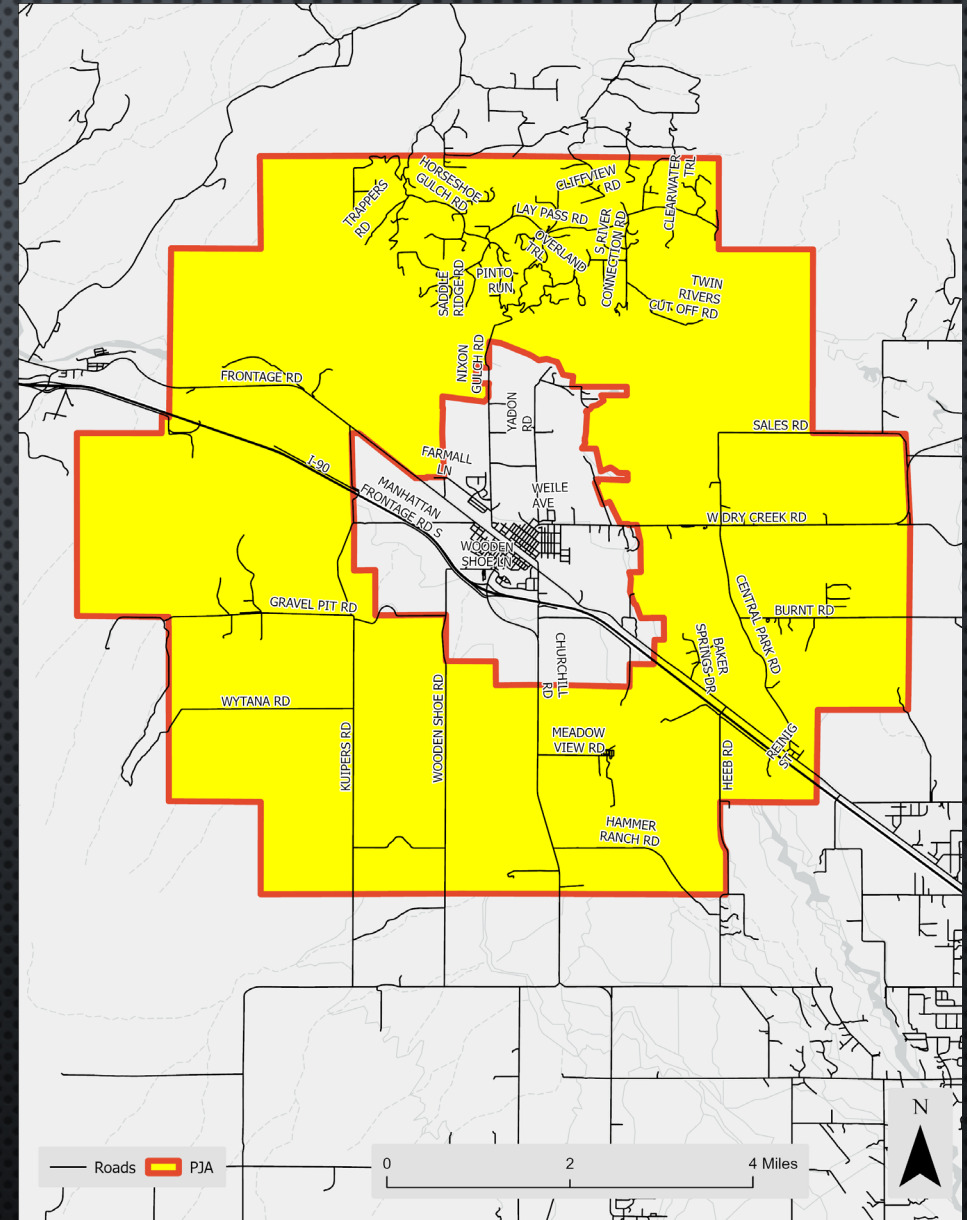
- CREATED BY AN MOA WITH GALLATIN COUNTY IN 1978
- DEFINES WHO REVIEWS WHAT PROJECTS AND WHERE
- ESTABLISHES A REVIEW BOUNDARY
  - DOES NOT ESTABLISH ZONING
  - SIMPLY CHANGES WHO REVIEWS APPLICATIONS
  - GALLATIN COUNTY STILL MAKES THE FINAL DECISION ON ANY APPLICATION IN THE PJA

Jurisdictional Boundaries  
Manhattan City-County Planning Board



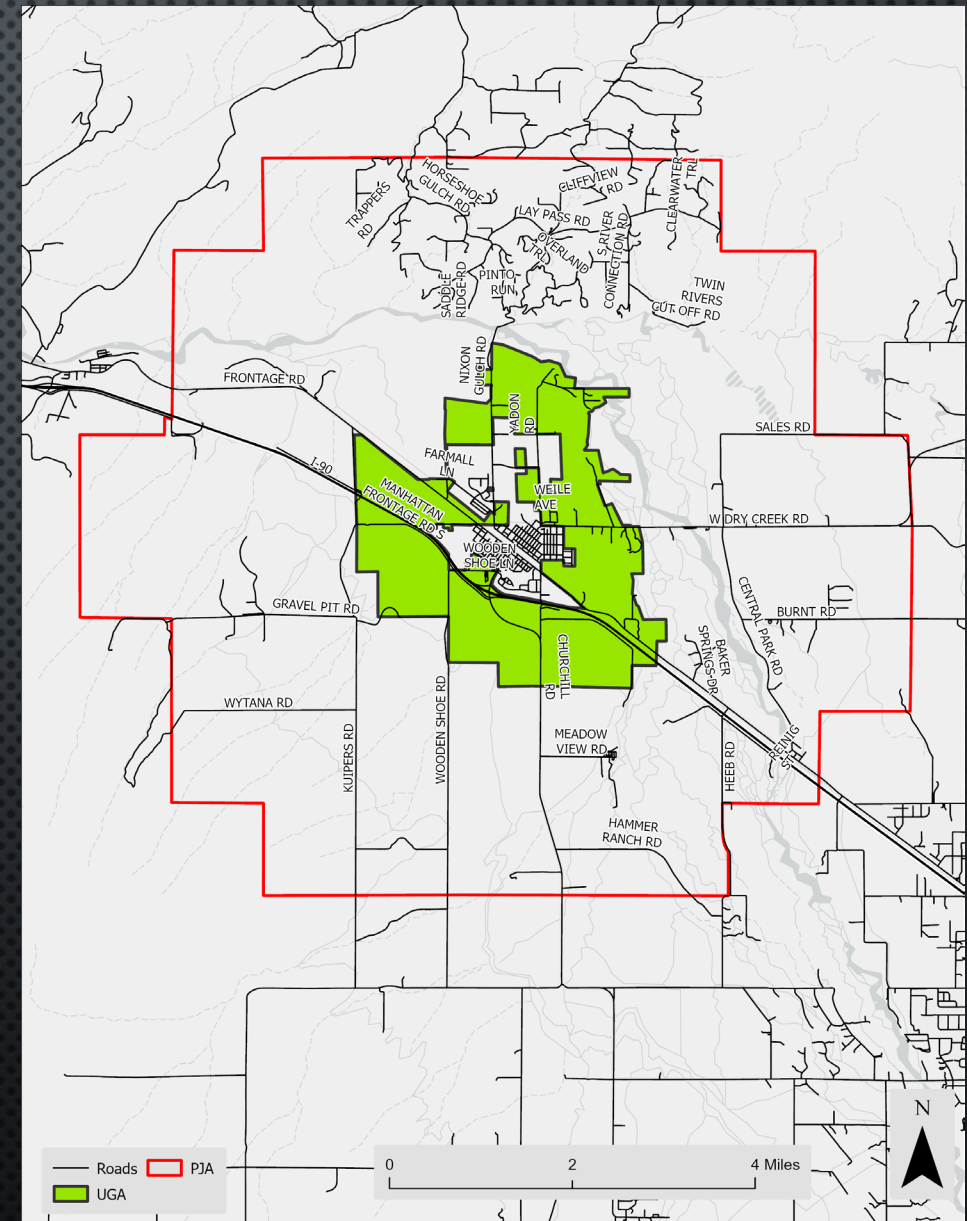
# BOUNDARIES, DOCUMENTS, MAPS, & REGULATIONS

- PLANNING JURISDICTIONAL BOUNDARY
  - MANHATTAN GROWTH POLICY (DOCUMENT WE ARE DISCUSSING TONIGHT)
  - GALLATIN COUNTY SUBDIVISION REGULATIONS
  - SENSITIVE LANDS DOCUMENT
  - GALLATIN COUNTY FLOODPLAIN REGULATIONS



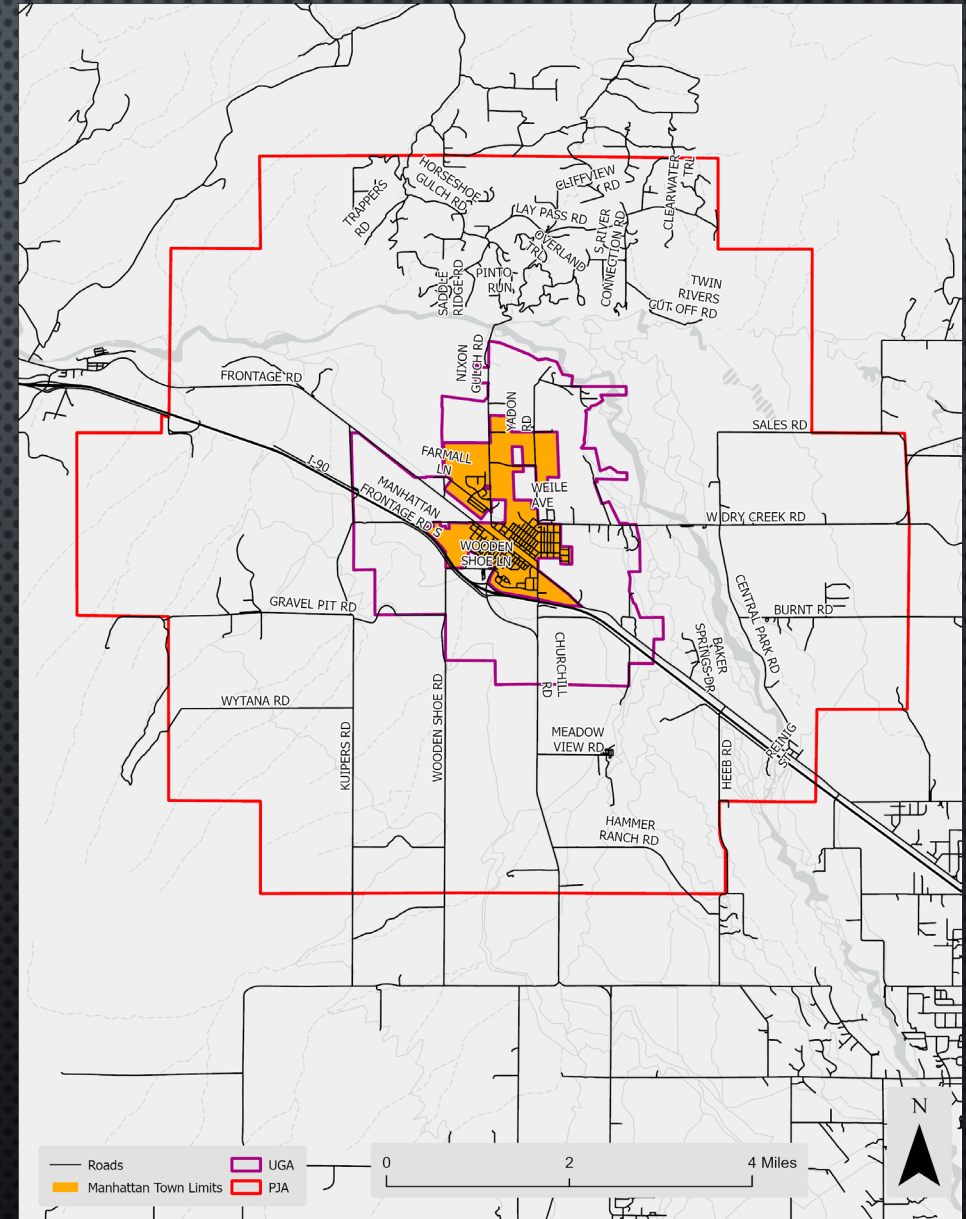
# BOUNDARIES, DOCUMENTS, MAPS, & REGULATIONS

- URBAN GROWTH AREA (UGA)
  - MANHATTAN GROWTH POLICY (DOCUMENT WE ARE DISCUSSING TONIGHT)
  - MANHATTAN SUBDIVISION REGULATIONS
  - SENSITIVE LANDS DOCUMENT
  - GALLATIN COUNTY FLOODPLAIN REGULATIONS (CURRENTLY NO FLOODPLAIN IN THE UGA)



# BOUNDARIES, DOCUMENTS, MAPS, & REGULATIONS

- MANHATTAN TOWN LIMITS
  - MANHATTAN GROWTH POLICY (PREVIOUSLY ADOPTED)
  - MANHATTAN SUBDIVISION REGULATIONS
  - GALLATIN COUNTY FLOODPLAIN REGULATIONS (CURRENTLY NO FLOODPLAIN IN THE UGA)

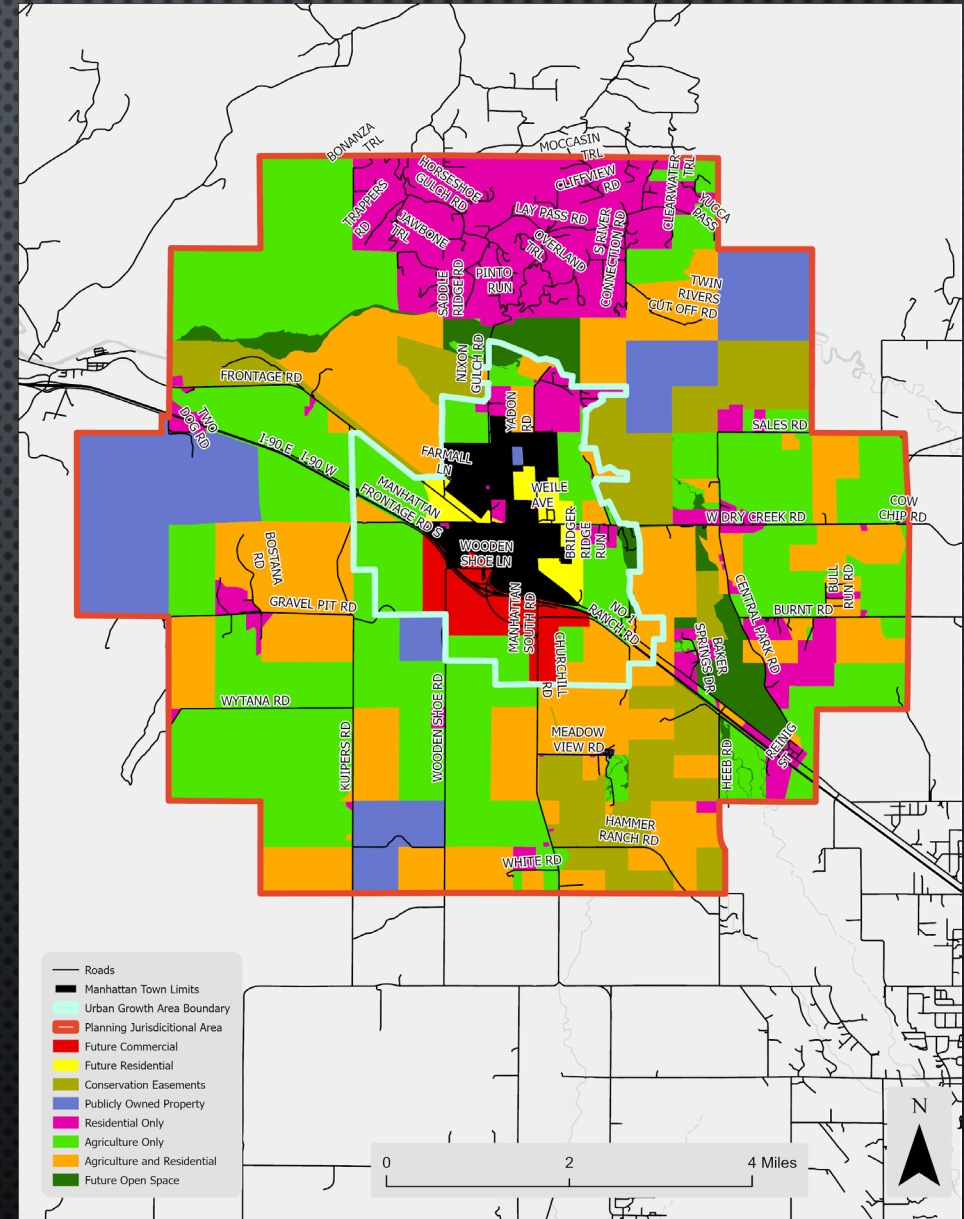


- Current Future Land Use Map
  - Applies to projects in the PJA and UGA
  - This is not actual zoning
  - Proposed projects must meet the definition of the use in these areas



# BOUNDARIES, DOCUMENTS, MAPS, & REGULATIONS

- Proposed Future Land Use Map
  - Would Apply to projects in the PJA and UGA
  - This is not actual zoning
  - Proposed projects must meet the definition of the use in these areas
  - Based on existing land use with some changes to areas for future growth
  - Can be changed through a Growth Policy Amendment (Public process with Council Review)



# CHANGES IN THE DOCUMENT

- Based mostly on sections of the Gallatin County Growth Policy
  - These lands are in the county and are unzoned
  - Due to the partnership between GC and Manhattan we have had input on the County for what items are included in the Manhattan PJA section of the Growth Policy
- Goals of this update
  - Protect Agriculture and Reduce Sprawl
  - Give the Reviewing Board clear guidance
  - Renew the Agreement with Gallatin County

# PRIMARY REVIEW CRITERIA

- Based on State Law (MCA 76-3-608a)
  - Agriculture
  - Agricultural Water User Facilities
  - Local Services
  - Natural Environment
  - Wildlife
  - Wildlife Habitat
  - Public Health and Safety
- Each project is reviewed for their impacts to these items
- Provide the Planning Board and Council the ability to request more information regarding those seven items (Preliminary Plat)

# REASONING BEHIND THE UPDATES

- Sets goals for the community
- Provides guidance during Subdivision Regulation Updates
- Provides guidance during project review
- Provides opportunities for further collaboration with Gallatin County on projects

# CHANGES IN EVERYDAY LIFE

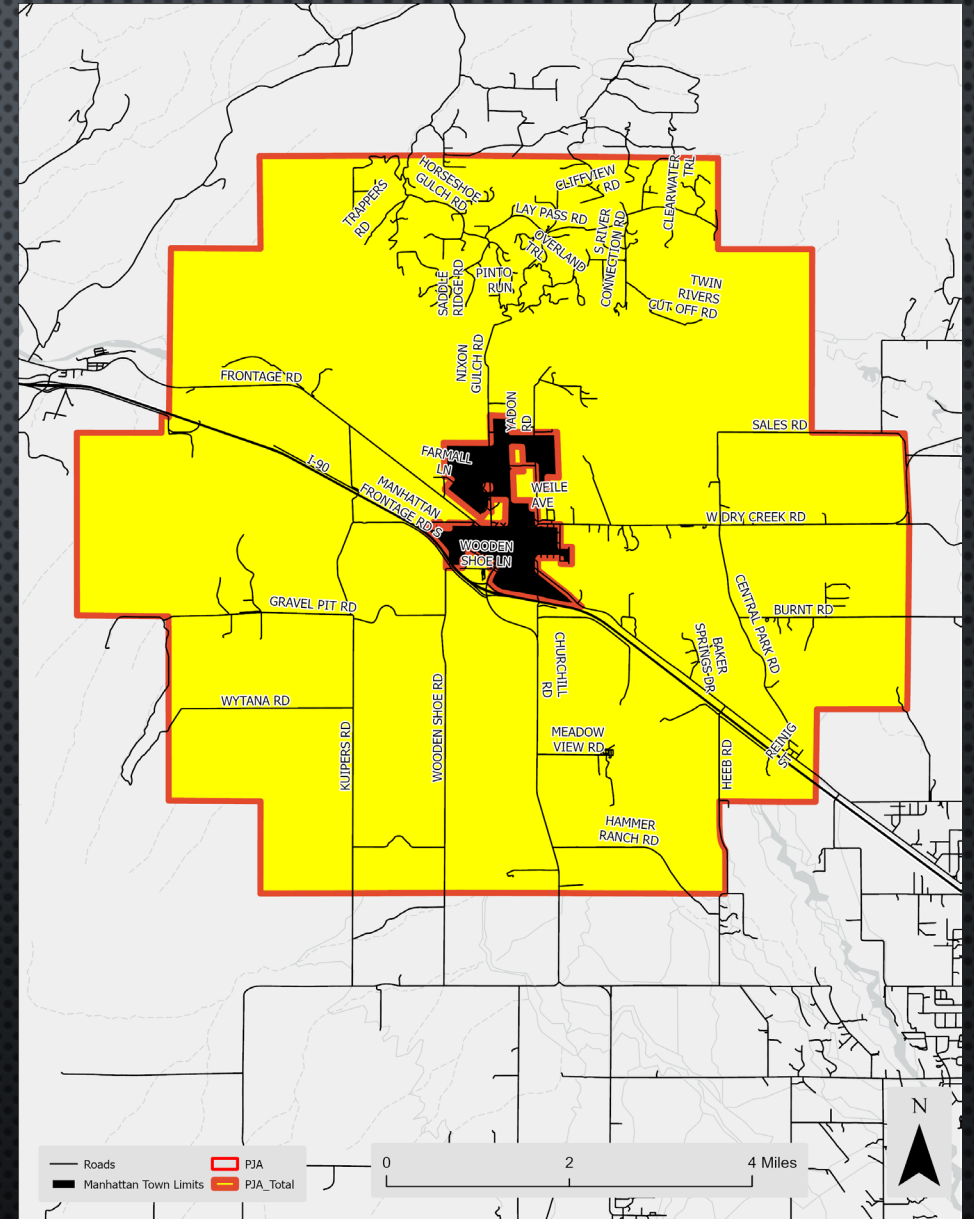
- Everyday Life
  - There are no real changes for individuals
  - Does not implement zoning
  - Will not change the use or benefit of anyone's property
- Projects
  - Developments will now need to meet the spirit of this document (Once adopted)
  - They will further have to show how they meet the goals and do not impact the primary review criteria
- Project Review
  - The board and council will be able to ask for more information regarding elements in this document
  - Provides guidance for anyone proposing a project
  - Could lead to funding opportunities to further address development in the PJA

# QUESTIONS AND ANSWERS

- Please keep questions to the elements that have been presented thus far
- We will have a feedback portion right after questions where we will ask your opinions on the proposed map and document
- Right now the goal is to ensure there are no questions about how the documents and boundaries interact with Manhattan's Review

# FEEDBACK ON PROPOSED DOCUMENT AND MAP

- Please provide any and all feedback on the document
- Comments will be incorporated into the document and a draft will be proposed at the Regular Planning Board Meeting on March 20<sup>th</sup>, 2024
- Comments can be submitted to [manhattanpja@hyaliteeng.com](mailto:manhattanpja@hyaliteeng.com)
- From there the amendment will be adopted by the Town Council and forwarded to Gallatin County
- Once Gallatin County adopts the document it will be used to review projects outside of the Town Limits but within the PJA



# FEEDBACK ON PROPOSED MAP

- Please provide any and all feedback on the map
- Are there areas that should be changed
- Is there the possibility to increase zones or eliminate zones?

