County Issues Working Group
October 10, 2018

In attendance: Steve Arveschoug, Troy Boucher, Jeff Bollman, Woody Woods, Mike Boyett, Darell Tunnicliff, Woody Woods, John Ostlund

Staff: Monica Plecker, Mike Black, Dan Schwarz,

Public: See attached sign-in sheet

Darell called the meeting to order.

Meeting notes of August 8th reviewed.

Public Comment:
Richard Nixon, 519 Bench Boulevard: Concern about annexation being considered for county property to be included in the City. He is not supportive.
Vickie Dixon, 520 Bench Boulevard: Echoed comments above.
Brenda Dickinson, 521 Bench Boulevard: Echoed comments above.

Monica: Project Re:Code Update October 30th at 3:30. Discussion with the consultant.

Topic: Lockwood
Monica started the discussion and asked the group to work towards consensus of a Town Center Zoning District. Is community commercial sufficient? Woody We want ACE, family restaurant, business owners living over shops, mixed use. Changes will happen relatively fast with water and sewer availability.

Commissioner Ostlund supports concept and wants Lockwood to be able to do as they wish. Mr. Ostlund wonders if there is an opportunity for a conceptual meeting - List of property owners along that corridor to inform them of the idea and topic. He suggested a public outreach meeting at the fire station on Johnson Lane.

It was noted that Johnson Lane, itself, and also 87 East intersection could be an attractive area for grocery stores and similar services.

Steve Arveschoug mentioned perception of growth in the area. The situation surrounding Lockwood reminds him of similar conversations from the EBIRD. A master plan was in place then implementation of form base code. BSEDA lead the gateway plan that was property owners coming together as potential future development. Would an effort like this, occurring first help with identifying the zoning requirements? He sees opportunities coming from Lockwood with increased retail.

Jerry Ray wants to know exactly what a town center is and an example of successful town centers.

Lockwood Consensus: Have consultants prepare a recommendation that narrow up Community Commercial by way of either a new district or an overlay to help achieve a town center. Once draft is prepared hold a specific meeting in Lockwood with property owners to seek input.

Jeff Bollman feels the highest chance for this to be successful is to create a specific Lockwood zoning District so that the uses that are most appropriate are in there and so it contemplates what design will work best.

Mr. Korell (Police) feels that a Town Square would benefit Lockwood and that they deserve a cornerstone for their community.

Jerry - email town center photos to Jerry.
Topic: Fringe Areas - Conflict or Corridors

General discussion occurred regarding where the interstate corridor an issue? Is this a problem? Is there much problem? Is this really a City and County issue since the code was unified up until a year ago. Is it a beautification issue? Certain roadblocks that won't go away or change, for instance the refinery. Are there any opportunities? What about our entryways? What about the exits?

Dan Schwarz commented that industrial properties need access to infrastructure.

Jeff stated the Intent of entryway zoning districts when created (S Billings BLVD and Zoo drive) was to try and create a standard of aesthetics. Best foot isn't necessarily forward in our current state. Standards for design, signage and landscaping help create cohesiveness. There are opportunities in Lockwood along north frontage and old Hardin road. Redevelopment will occur eventually to highest and best use. You can have new industrial that looks nice.

Steve believes we are saying a lot of the same things. Missoula example of development along interstate corridor. Sound barrier type improvements.

Consensus - cannot compete or limit existing businesses. Will continue discussion at November meeting. Members should identify areas of the interstate corridor to further discuss.

SIGN IN SHEET

October 10 2018
3:30 PM
2825 3rd Avenue North, 4th Floor

County Issues Working Group	Staff
Name	**INITIAL**
Darell Tunnicliff	
Troy Boucher	TB
Carlotta Hecker	
Woody Woods	WW
Tyler Bush	
Mike Boyett	MB
John Ostlund	JO
Jeff Bollman	JB
Steve Arveschoug	JTR

JERRY T. RAY

Staff and Members of the public:

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