

## Growth Policy Steering Committee

### Meeting Minutes – 07/02/19, 3:00 PM

**Attendees:** LeeAnn Schermerhorn, Tracy McIntyre, Toby McIntosh, Jordyn Mallett, Naomi Resch, Antoinette Monroe, Gretchen Lancaster, John LaBonty, Kirsten Holland, Krysten Fitzsimmons, Daniel Sutley

- Demographics
  - Tracy provided handout on Town demographics
  - Based on 2010 census; at which time Midvale was not included in Eureka statistics
  - Available at statsamerica.org
- Growth Policy – Policy planning and development will begin with an inventory of the Community and current Trends (Chapter 4 of Montana Growth Policy Resource Handbook), which includes: Maps, Land Use, Transportation, Population, Housing Needs, Economic Conditions, Local Facilities and Services, Public Facilities, Natural Resources, Sand and Gravel Resources. This meeting will focus on **Land Use**.
  - In general, it will be helpful to focus on “Appreciative Inquiry” method: Inquire into what works, imagine how could it could be, assess how good it should be, and commit to what it will be; rather than focus on issues and problems (ie. focus on positives rather than the negatives)
  - Businesses in Eureka are naturally spreading from the main business area around Dewey Ave. to the east, towards residential areas immediately east of Highway 93. Additionally, Eureka has a large amount of home businesses (local artists etc.) which is adding to the push of businesses into the neighborhoods east of Dewey Ave.
  - The current desirable business locations (core) are located along Dewey Ave (from the Town Office to 6<sup>th</sup> St. E and 1<sup>st</sup>/2<sup>nd</sup> Ave E) with pockets to the north.
  - Prime business locations appear to be driven by walking availability; ie. “pedestrian corridor”
  - Identified issue - Parking availability; impacts traffic to businesses if there isn’t ample parking.
  - The Eureka Downtown Revitalization Project was prepared in 2004 but never adopted; may be a good resource to identify trends and potential business development areas. The Project identified 1<sup>st</sup> Ave. E as a potential future pedestrian corridor.
  - Ultimately need to identify where we want to “push” business development to keep separation from residential areas (non-compatible uses).
  - Potential issue: many properties/property lines within city limits are not identified or clear.
  - Current town amenities: parks and fairgrounds. Fairground is county owned, but may connect to Town water and sewer in the future.
  - Town asset: Interbel fiber expansion – great opportunity for businesses to expand into Eureka (i.e. call centers)
- General Comments:

- The growth policy is a non-regulatory document that will be mindful of existing developments and Town assets while helping to identify a Town “identity”; how can we use that identity to help Eureka to be resilient and to balance economic diversity and industry.
- Some issues may be addressed by ordinances (separate from Growth Policy) – may make recommendations for future ordinances by identifying needs for the city while planning the Growth Policy.
- Wrap/What to expect next week:
  - Mapping: Jackola will provide mapping of existing land uses and trends, current city limits, location of future planning boundaries, etc.; will use to revisit land use.
  - Next meeting will focus on population trends (build off demographics handout from Tracy)