

## Growth Policy Steering Committee

### Meeting Minutes – 08/05/19, 3:00 PM

**Attendees:** LeeAnn Schermerhorn, Tracy McIntyre, Toby McIntosh, Jordyn Mallett, Robin Haidle, Kirsten Holland, John LaBonty

- General Discussion:
  - Looking at changing time of meetings: Tuesday late afternoon (after 4 pm).
- Recap of Last Meeting
  - Reviewed previous meeting land use notes.
  - Generally: the town has a commercial corridor along Highway 93, with pockets of business to the North, and is expanding east into 1<sup>st</sup> and 2<sup>nd</sup> Ave. This leads into the residential areas.
  - Find home businesses randomly throughout Town.
- Further Discussion:
  - Looked at maps of current town limits (as shown on GIS mapping) and for contexts, looked at what a 3-mile radius would look like for future Town growth/expansion.
  - Development on land outside of town limits will still be governed by the County growth policy; however, county will most likely try to take the new Town growth policy into account.
  - 3-mile radius seemed expansive – Steering Committee to look at 1-mile, 2-mile etc.
  - There is already some natural growth north toward Lindsay Rd, may be a good northern boundary; Airport Road to the west of four corners may be logical limit on Hwy 37.
  - Summer traffic was discussed which lead to a general discussion regarding a bypass around town; not necessarily a great option for Eureka as we tend to rely on the drive-through travelers for business.
  - In reviewing potential land use designations for Eureka, we reviewed the City of Kalispell Growth Policy's (bolded are ones of interest for Eureka's Growth Policy Effort). The goal is to identify where certain types of development/growth fits within the currently developed areas, but also the potential areas outside Town that may develop and eventually be within Town limits:
    - **Commercial**
    - **Neighborhood Commercial**
    - **Industrial**
    - Urban Mixed Use
    - High Density Residential
    - Suburban Residential
    - Government
    - Airport
    - Public (Schools etc.,)
    - Floodplain
    - **Foreign Trade Zone** (this is not a part of Kalispell's but was brought up based on the rail spur and SW corner of Town)

- Jackola will add definition to a Town Land Use map for further discussion but will target:
  - Commercial -> Neighborhood Commercial along Highway 93 corridor north to Lindsay Road
  - Industrial around rail spur as well as the old Owen and Hurst land and the Tobacco Valley Industrial District Business Park.
  - Potential for a “foreign trade zone” around the rail spur
- Next Meeting:
  - Jackola will prepare land use mapping, but will largely move into “Population” which is one of the Statutory requirements.
  - Next meeting will be **Tuesday, September 3 @ 4 PM**