

**Notes from Neighborhood Meeting
December 17, 2014 – Shrine Lodge Room**

Prior to the meeting, Carol Hayes called as she currently lives in Milwaukee, WI and would not be able to attend the meeting. She did not understand the map that was provided and was questioning if there would be any affect regarding access to her rental, which there is not.

Jess Van Notten from the YWCA also called prior to the meeting. She questioned if the townhomes were going to be low income housing. She did not have any major concerns, but was excited about the project as it would provide potential housing for employees. Jess also attended the meeting in person.

Members from the Lone Pine Condos had a few questions: the direction the townhomes would face on Midway road, which the back of the Lone Pine Condos will be backed up against the back of Midway Townhomes. Another question was whether or not any of the buildings would be apartment buildings, which they will not. They also asked how tall the buildings would be, which will be two stories.

Other questions/concerns throughout the meeting were: where the trash cans would be placed, for the properties on Yellowstone, and whether the garbage would be picked up on Yellowstone or in the ally. The garbage will be picked up in the ally.

During the meeting and addressing the questions, there were several positive comments. The ladies from the Lone Pine Condos were excited that Yellowstone would be a dead-end and not allow traffic to drive through from the Shrine. They also mentioned that with the land being developed, it would stop *people from driving their ATVs and motorcycles, people driving and spinning their tires in the mud and gravel*. Attendees also inquired the price of the townhomes, which will be dependent upon the builders. It was also explained, as per the phone conversation with Carol Hayes, that typically residents on Wyoming noticed a lot of mud and gravel from the run-off during storms. The storm water retention plan will contain the run-off for this area, which is a positive, especially for existing residents in the area.

Overall the meeting was well receipted and appeared everyone was satisfied with the answers and overall project. The meeting lasted approximately 45 minutes.

In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

Midway Townhomes satisfies the Growth Policy in the following areas as listed below:

Land Use Element: Midway Townhomes will be developed off Yellowstone Avenue between 10th and 11th Street West. There are existing condominium and townhome projects in the area, such as Lone Pine Condos and Elk Ridge Townhomes. Midway Townhomes will also have an HOA set up to assist in keeping the appearance of the units uniform as well as routine maintenance and upkeep for the landscaping, streets and storm water retention. The HOAs will also help reduce conflict between neighbors.

This development is centrally located which is an attractive area for builders and potential investors. These units can be sold as primary residences or investment properties targeting moderate income housing. Broadwater is located a block south, which has several business and public transportation options.

Economic Development Element: This development will provide additional opportunity for contractors and construction related businesses. Once the project is completed, the HOA will continue to employ lawn care/landscaping companies as well as snow removal businesses.

Midway townhomes will provide a safe environment for residents by requiring vinyl fencing around the perimeter. In addition, Yellowstone will be a dead end road and Midway Lane will be a private road. This will help reduce through traffic.

Aesthetics Element: Midway Townhomes will have a HOA enforced which requires the exterior to maintain a visually appealing appearance. There will be no obstructed views.

Natural Resources Element: The location of Midway Townhomes is centrally located and will not be disrupting wildlife or have a direct effect on our natural resources. The development will utilize the city services.

Open Space and Recreation Element: Although the roads will be private within the development, public access will be maintained. Non-motorized connections between residential neighborhoods and workplaces will have access and sidewalks for pedestrians and bicycles through the dead-end street on Yellowstone.

Transportation Element: With Yellowstone Avenue being a dead end as well as Midway Lane (also a private road) this will reduce and manage the through traffic, which will eliminate speeding in the subdivision. The HOA is set up to maintain the roads. In addition, with the location being centrally located, the MET Transit is an option as well as walking and riding bicycles.

Public Facilities and Services Element: Again, the subdivision will have dead-end and private streets in addition to vinyl fence around the perimeter to enhance safety. The HOA will facilitate and prioritize the needs of the subdivision.

Cultural and Historic Resources Element: With the HOA, there will be visually appealing and attractive landscaping. Owners will have the option of adding and/or enhancing their environment with art.

Community Health Element: Health care facilities including Billings Clinic, St. Vincent's and Riverstone Health Clinic are located approximately 2 to 2.5 miles from the subdivision. There are several businesses within walking or biking distance. Each unit has the option of a fenced back yard with no restrictions to gardens. There will be annual meetings to discuss ideas or other options and/or ideas for a safe neighborhood and any improvement opportunities.

The reason for the intended zone change is to combine both sections of land into R-6000 zoning. In doing so, it will allow the planned unit development to have more multi-family dwellings. The current plan will have a total of 14 ½ lots, for a total of 29 units. The new zoning will keep the expansion of Billings closer to downtown with more available housing within the city limits. The engineering is drawn to fit the layout of the land accurately and preserves many of the goals and objectives of the Growth Policy.

The current zoning does not allow as many multi-family/duplex lots, as R-7000 zoning is defined as: primarily a single-family residence district, with provisions for duplexes on lots that are served by public water and sewer services.