

BILLINGS CLINIC WEST CAMPUS
 UNPLATTED TRACT OF LAND IN THE SE ¼ OF SEC. 3, T1S,R25E
NEIGHBORHOOD MEETING
 JULY 22, 2014, 5:30 P.M.
 FAITH CHAPEL, 517 SHILOH ROAD, BILLINGS, MONTANA

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NAME	ADDRESS	PHONE	EMAIL
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MEETING MINUTES

PROJECT: Billings Clinic West Campus Proposed Annexation and Zone Change – Unplatted portion of Sec. 3, T1S, R25E			
Project No: 11061			
Meeting Location: 517 Shiloh Road		Meeting Date: 7/22/14 - 5:30 P.M.	
Meeting Subject: Neighborhood Meeting		Prepared by: Lauren Waterton	
Attending:		(see attached sign-in sheet)	
Sanderson Stewart:	Pat Davies	Billings Clinic:	Mitch Goplen
	Lauren Waterton		Luke Kobold
			Julie Burton
Date of Issue: 7/23/14			

Minutes:

- Mitch Goplen opened the meeting and stated the purpose of the meeting is to meet the neighbors and let them know about upcoming applications to the City of Billings for Annexation and Zone Change. Mitch stated that Billings Clinic has owned the property since 2004 and is in the early stages of preparing for development of the site. He emphasized that there are no development plans for the site, only the desire to fulfill the mission of the Clinic to provide health care services to the community.
- Lauren Waterton presented an overview of the City annexation and zone change process, public meetings and timeline for review. The applications will be submitted simultaneously to the City for review, with the goal of City Council's review of both items at the same meeting. The Zoning Commission will review the application and recommend a decision based on 11 criteria described in the zoning code. She stated that the zoning of Planned Development will be requested because it best fits the needs of the Clinic in the development of a campus-like setting.
- Luke Kolbold reviewed some exhibits of photos of the Downtown Clinic as examples of the type of development that could be included in the campus. He stated that they focus on providing landscaping, healing gardens, quality materials and on-going maintenance.
- Luke stated that while they don't have specific plans, they know it will not be bars, casinos, or tattoo parlors.
- A gentlemen asked if residential was planned for the development.
- Mitch responded that no specific plans have been identified. Through the Planned Development Agreement (PDA) with the City, allowed uses will be specified, and residential uses could be included.
- A question was asked if a hospital would be built on the site.

- Mitch responded that they don't know. At this time, they see medical uses, such as clinics, walk in urgent care and specialist, as potential uses.
- A question was asked if assisted living facilities would be included.
- Mitch responded that assisted living facilities would be included in the list of allowable uses in the PDA, but there is no specific plan for that use now.
- Someone asked about street improvements in the area.
- Pat Davies described the proposed street improvements, including the extension of Broadwater on the north side of the property, Howard Avenue on the south side and 44th Street on the west side. Internal streets will be developed as the plan is developed. As part of the Shiloh Road access plan, a right in, right out will be allowed into the property between Howard and Broadwater.
- Someone asked how wide Howard will be and another followed up with a question regarding the location of Howard relative to their existing lot lines.
- Pat stated that currently a 30' wide right-of-way for Howard exists along the northern property lines of the adjoining subdivision. The City would likely require an additional 40' of right-of-way along the Billings Clinic site. The actual width of the street would be determined once plans were submitted and a traffic study completed.
- Someone asked if the Clinic had any conversations with MSU-Billings regarding a site for dorm housing?
- Mitch stated that they had not.
- Several owners along Wells Place asked about potential annexation of their property into the City.
- Pat stated that the City does not force property to annex into the City, it is done by petition. Once Howard Avenue is completed, the owners of lots that back up to Howard would have the opportunity to petition for annexation, either individually or as a group. It would be up to

BILLINGS CLINIC WEST SUBDIVISION
ZONE CHANGE APPLICATION FROM AGRICULTURAL OPEN
TO PLANNED DEVELOPMENT

RESPONSES TO APPLICATION QUESTIONS

Billings Clinic owns approximately 80 acres on the west side of Billings, adjacent to Shiloh Road, between Broadwater Ave and Howard Ave. It is the vision for the Billings Clinic West project that a comprehensive mixed-use campus with a core of medical services surrounded by a neighborhood of compatible supporting facilities be planned and developed on this property. In order to implement this vision, a zone change from Agricultural to Planned Development is requested. The Planned Development zoning designation provides for flexible land use and design regulations through the creation of a development plan. It is intended that this document, plus the accompanying Planned Development Agreement will describe the purpose, intent and benefits of the Billings Clinic West project.

1A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

The primary goals and objective of the 2008 Growth Policy are divided into eight primary elements. This application will look at each element individually and evaluate the proposal's consistency with these goals and policies.

Land Use Element

The land use element of the Growth Policy acknowledges that growth is pressuring existing neighborhoods while rural communities are not equipped to handle growth. Sprawl threatens the existing rural character and the vitality of the City core. Affordable housing and mixed use projects are desired and should be encouraged. These statements point to complex issues that the City faces everyday: how can growth occur in a well-planned way that blends into the existing fabric of the city, without detracting from either the rural character or the central core? The plan of the Billings Clinic West area draws on these complexities to create a unique plan.

Billings Clinic has long thought to offer expanded services on the west side of the City. This is not to replace existing facilities, but rather, allow for expanded offerings and convenience to residents in a campus style setting. Why a campus-style medical complex? A medical campus will allow for a mix of compatible uses, all within one area. It will allow for users "one stop shopping" for their needs, reducing vehicle trips and improving efficiency. It will attract compatible uses that will benefit the customers, employees and residents in the area. It is envisioned that the uses within the Billings Clinic West campus would include medical offices, laboratories, research areas, pharmacies, restaurants, nursing homes, hotels, and other residential uses.

The master plan for the Billings Clinic West project incorporates all of the best land use elements of a community within a community. A Planned Development on this site will allow

for a more intense use of the property, integrated with open space and buffer area to adjoining uses. The campus will provide mixed uses which will serve the needs of the users of the medical services, employees, and adjacent residents. Mixed use development can reduce vehicle trips, allow for shared parking areas and increase pedestrian oriented activities. As stated in the Growth Policy, mixed use neighborhoods can improve the quality of life.

Economic Development

The Billings Clinic West Campus is an expansion of their services into an easily accessible and customer-friendly campus near where people live. The new facilities add to and supplement the extensive services provided by the downtown campus. The location and subsequent growth of the west-end campus will provide new jobs and new opportunities for convenient health care services closer to where patient live. The downtown campus will continue to grow with highly specialized facilities such as the recent projects including the birthing center, the trauma center, the surgery center, and the cancer center. The downtown campus will always be an important anchor to Downtown Billings.

Over the next ten years, the Department of Labor projects that 5.7 million jobs will be created in the medical field. In fact, it will be the largest job producer of the major industries. Billings will be well served by the addition of medical services in the rapidly growing residential areas of the west end. The jobs created by the development will be living-wage jobs, thus strengthening the economic base in the community.

Aesthetics

The Billings Clinic West campus will be a mixed-use development including commercial, civic, medical, clinical, and residential facilities in a pedestrian-friendly environment. The property is included in the Shiloh Corridor Overlay District which will guide the quality and appearance of the development in the areas of setbacks, building location, architectural details, parking, lighting, landscaping, and signage. Also, the recently completed Shiloh Road reconstruction project enhances the look of the corridor with landscaped boulevards, medians, and roundabouts, along with lighting, sidewalks, and a 10-foot wide multiuse path along the west side of the new street. The Billings Clinic West campus will build and expand upon the improvements in place along Shiloh Road

The new campus will be a unique, attractive, and more or less compactly developed neighborhood. The intent is to create a destination which encourages the integration of the business, medical, civic, and residential components all interconnected by well-designed pedestrian and vehicular access. A major design theme will be to provide an atmosphere which will encourage creativity and long-term continuity resulting in an attractive and inviting community within a community.

Natural Resources

Development of the new Billings Clinic West campus will take approximately 80 acres out of irrigated farm production in West Billings. This pattern is a familiar one as the City grows westward. As development proceeds, farming of the undeveloped phases will likely continue

but with a dryland rather than an irrigated crop. Lateral irrigation ditches will be eliminated and only waste ditches serving upstream properties will be preserved.

Currently, the Shiloh Drain receives the irrigation wastewater and also serves as a control on the groundwater levels as flood irrigation in the valley occurs in the summer season. The City of Billings has taken over control and operation of the Shiloh Drain and incorporated it into the storm drainage system. The drain will continue to operate as an agricultural drain but will receive more storm runoff and less irrigation wastewater as development occurs. Storm drainage from new development will be required to meet the criteria of the City of Billings Stormwater Management Manual and overall impact on the groundwater should remain unchanged.

While undeveloped property is in agricultural production, weeds are controlled through farming practices. As development proceeds, weeds can again become a problem. As provided for in the Planned Development Agreement, a Billings Clinic West Owners Association will be formed for the project. The Owners Association will be responsible for many of the park and green space maintenance duties as the project develops, but also will be tasked with maintaining the undeveloped areas. In this way, the entire property will be kept weed free whether developed or undeveloped.

Open Space and Recreation

A key element in the Billings Clinic West campus is the open space plan. The open space includes the interconnecting walkways and greenspaces. The multi-use path of Shiloh Road goes through the east side of this property. Connecting to this path will allow for an expanded network for walking and biking. While the internal paths will be privately maintained, they will be granted public access.

Transportation

The requirement that a mixed-use campus, such as proposed here, include a pedestrian-friendly network of sidewalks and open space corridors can also present the challenge of adequate, safe, and efficient vehicular access. The master plan allows for traffic to leave the arterial of Shiloh Road and the collector of Broadwater Avenue and circulate easily to the desired internal destination.

All roads will have lighting and landscaping to soften the hardscape. Inter-connectivity within the neighborhoods and to the external streets is emphasized so entering and exiting traffic is not concentrated at a few intersections. Also, based on existing rights-of-way already partially provided by adjacent subdivisions, Broadwater Avenue and 44th Street West will provide alternate routes in and out of this development from the north, south, and west.

All streets and roads will have boulevard sidewalks on both sides. In addition, bike lanes will be included on-street along Broadwater, Howard, and 44th Street West. A 10-foot wide multi-use path will be built along the west side of the Shiloh Drain by the Shiloh Road reconstruction project.

Public Services

It is the intent of Billings Clinic to create this mixed-use development as a compatible and integrated match or fit with the surrounding neighborhoods. Through the Planned Development zoning process and the filing of the Planned Development Agreement, the neighbors can be assured that the master plan will be implemented as described, even though build-out of the entire project may take several years.

This property will be annexed into the City at the time of zoning and platting, and thus will be served by extension of City water and sewer lines. Water and sewer mains and lateral stubs are included in the utility upgrades as part of the Shiloh Road reconstruction project. The water and sewer mains are sized to serve development adjacent to and beyond Billings Clinic West Subdivision.

This property was included previously in the Billings Urban Planning Area and in the “red” or current area on the Limits of Annexation map dated March 10, 2008. These areas have been carefully considered and included in these maps as part of the planning for growth of the City.

Cultural and Historic Resources

Although there are no historic landmarks or structures on this property to be preserved, Billings Clinic wishes to create a campus which will encourage creativity and a respect for the heritage of the land and surrounding features of the valley. In this regard, the public and open spaces will provide opportunities for art and cultural opportunities. An example of this in the downtown campus is the healing garden outside the 10th Avenue entrance to the hospital.

1B. Explain your need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.

The City of Billings has a long history of growing west into the irrigated farmland of the valley. Now, many residential neighborhoods are developed or are being developed east, west, and northwest of the Shiloh Corridor. To serve this growth, Shiloh Road has been reconstructed into a four-lane landscaped urban arterial from Zoo Drive to Rimrock Road.

Along this corridor, development of various types is underway or planned. These developments range from retail/commercial south of King Avenue to senior living, college of technology, veterinary clinic, convenience stores, banks, greenhouse/nursery, churches, and additional senior living facilities near Rimrock Road. With this growth, Billings Clinic has targeted a need for accessible medical services for these neighborhoods that would supplement the main clinic/hospital campus downtown.

The Planned Development zone proposed for this project will provide for the mix of uses required to make this project viable, and it will also establish the guidelines for the development through the preparation of the accompanying Planned Development Agreement with the City. The Planned Development Agreement will incorporate the criteria of the Shiloh Corridor Overlay District which was established specifically to create a visually attractive entryway into the City.

The master plan for the Billings Clinic West campus was designed to fit in terms of land use and access with the existing neighbors in mind. Existing developed neighborhoods adjacent to the campus are the single-family subdivisions along the south side and at the northwest corner, and the church and veterinary clinic across Shiloh Road to the east. Along the north and northeast sides is the planned development master plan of Cardwell Ranch owned by the Yegen family. The Cardwell Ranch plan has been integrated into the Billings Clinic plan from the outset, as they have been prepared by the same design team. Complementary land uses and transitions have been incorporated in the Billings Clinic West plan to provide maximum sensitivity to neighboring development.

