

**Central Butte Planning Area Neighborhood Plan
Town Hall Meeting Notes
October 25, 2010**

The purpose of the meeting was to engage citizens in setting the goals for the plan area and to brief them on the work completed to date, including the mail survey results.

Three desired outcomes of the meeting were intended. Participants became informed about the results of the last town hall meeting and the results of the mail survey. Attendees had an opportunity to provide changes and additions to the proposed goals, and citizens were interested in how they can ensure that the objectives are implemented.

Sixteen people signed in as participants in the meeting.

Anne Cossitt of Cossitt Consulting began the meeting by discussing the mail survey results. She noted that the results have an error of margin of plus or minus 7 percent. The results are posted on the project website, and will be included in the final report. Anne announced that Virgil McNeil and Susan Caudill were the two winners of the gift certificates from Steele's Furniture. Special "thank you" to Dan Steele for providing those incentives.

Jolene Rieck generally reported on the findings from the first town hall meeting.

Anne reviewed the proposed goals and objectives. She reviewed the topic areas and broad goal topics. Each attendee was provided a handout of the proposed goals and objectives and a comment sheet for written responses. Attendees circled on maps potential block groups in which they felt should be given the highest priority to begin improvements. The results are posted on the project website and are included in the draft report.

Attendees sat in 3 separate small groups. Each group discussed a particular topic area: land use, housing, transportation and infrastructure. Answers were recorded onto flip charts and transcribed here. Each group was advised to write down individual responses, no group consensus was requested.

Land Use

What changes need to be made for a specific goal, what are some new ideas?

- Goal #1
 - Zoning difficulties for developers due to small lots and parking problems.
 - Is the land attractive to developers?
 - Less than 7500 square foot limit for duplexes.
 - The current zoning is geared toward the flats.
 - What are uses for vacant lots until developers are interested?
 - Community garden – give compost/sod.
 - Alternative transportation/bike/walk
- Goal #2
 - Warehouse district
 - Make sure zoning allows for mixed use
 - Residential primary with some commercial
 - Clarify zoning regulations so that they are crystal clear
 - Wait until situation arises for use

**Central Butte Planning Area Neighborhood Plan
Town Hall Meeting Notes
October 25, 2010**

- Goal #3
 - Zoning designed to protect industry from residential infill
- Goal #4
 - Clean up weeds/junk/debris
 - More enforcement
 - Standard garbage disposal
 - Mandatory recycling
 - Appliance pick-up
 - Compost pick-up

Housing

- Problem with subsidence in streets and houses caused by mining, etc. near the 1100 block of Maryland
- Need sidewalk and storm water drainage control on the 900 block of Dakota in the habitat housing area
- “Sink holes” in streets
- High speeds up Maryland Street and heavy commercial vehicles
- City County filled sink hole with dirt but didn’t pave and it created a “mud hole!”
- Poor quality street and alley repairs – What criteria is used in selecting contractors?
- Who insures the quality of workmanship?
- [Editor’s addition] – homes with structural subsidence issues and damage caused by poor construction on public projects. Residents feel that they must jump through many hoops to access the appropriate authority to place a complaint.

Transportation & Infrastructure

- Reword goal #1
 - Develop a systematic plan to repair, replace and install sidewalks for the planning area to meet ADA standards.
 - Objective #1: Prioritize sidewalks based on poor condition and areas of high use.
- Discussion (majority agreed) – Adding trees on sidewalks on major arteries, plan would include maintenance, grooming needs.
- Review goal #2 – Possibly be an objective to above reworded goal #1

The small groups reported out the highlights of their discussions.

Four people returned comments on written sheets. Participants had the option to return these sheets to Anne Cossitt by November 4, 2010. The following are the comments received at the meeting.

For a specific goal topic: What changes need to be made? Do you have any additional ideas on strategies or ways to implement the goal?

1. Reduce strict “contemporary” zoning restrictions in historic neighborhoods, i.e. setbacks, off-street parking, etc.
2. Relocate Pioneer Cement Company

**Central Butte Planning Area Neighborhood Plan
Town Hall Meeting Notes
October 25, 2010**

3. Improvements on repairs
4. Improvements on parking in front of homes
5. Lighting streets for safety of homes
6. Improvements on streets and sidewalks
7. Remove Pioneer Concrete out of the neighborhood!
8. Improve quality of rental housing
9. Relocate Pioneer Concrete
10. Absolutely need help on mining conditions (yard, house) sinking
11. Clean up rental properties

For the entire set of goals: Is anything missing? Do you have any other changes or particular concerns?

1. Update zoning language to remove outdated/misleading zoning language. Make mixed use, form-based real, clearly stated, not variance based.
2. Property improvement for safety issues
3. Sidewalks that never have been made & streets not repaved
4. Subsidence in the area damaging homes and sidewalks.
5. Industrial uses in neighborhood negatively affect housing comfort and value!
6. Concerns for the safety of myself and my children with the condition of the structure of my home as compared to 6 years ago. Prior to Thompson Dist Beer Hub.
7. BSB awarded Thompson Dist to relocate to old Safeway warehouse.
8. Force commercial trucks, concrete trucks to use designated streets rather than Maryland Street.

In addition, participants had the opportunity to provide additional feedback by writing their comments on blank cards. One card was returned.

1. Cinders Field – make into a dog park.

Meeting notes transcribed by:
Jolene Rieck, ASLA
Peaks to Plains Design PC