

## **Meeting Notes**

Industrial Lands Ad-Hoc Group Meeting

2/21/14

P&CD Conference Room, 5:15 PM

Attendance:

Andrew Finch, staff

Mark Striepe

John Hayes

Jane Weber

Heidi Pasek

Kelly Manzer

Jolene Bach

The group reviewed various maps showing distribution of light industrial permits, zones and uses. Ms. Weber wondered if a survey to light-industrial home occupations might help determine if there was a potential demand for more LI lands. Mr. Finch said their office gets inquiries from small start-up LI uses that can't find a location – but they are looking for affordable, ready-to-occupy locations. He further stated there seemed to be a need for “incubator” LI developments. He gave more background on the topic, stating there have been no new LI subdivisions in more than 20 years, and the 2005 rezoning reduced the amount of LI-zoned lands in the City. He noted there appeared to be ample LI and HI lands in the surrounding County, but many LI prefer to be centrally located.

Ms. Weber wondered if there were areas that might be targeted for potential annexation as LI. Mr. Finch noted the areas near the Malting Plant and on Stuckey Rd. may be potential areas for expansion, as city services are near, and the lands are compatible. There was discussion of areas with incompatible neighboring uses, and the River corridor was mentioned. Mr. Finch gave a brief history of LI lands in Great Falls, for background to the group.

An on-line survey was noted by Ms. Bach as a possible avenue for gathering more substantial anecdotal information, and the group seemed to think this might be a good approach. In general, the group did not have a good feel for if there was a need or not for more lands zoned LI.

The meeting concluded with Mr. Finch agreeing to gather more data, and that the next meeting would not be until there was more to look at. An example would be how the City's supply compared with similar cities.