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Economic - From the stakeholder perspective you were selected to represent (or others), what Economic factors, concerns or criteria do you think should be included in or accounted for in any zoning proposal that the ZAP develops?

Adequate Level and Fair Allocation of Infrastructure Costs

How would existing property owners be affected financially for public improvements to infrastructure?

Identify all entities who would share in the costs for infrastructure improvements (roads, water, wastewater) proportionately.

The reality is that everyone is going to have to pay something for the continued population growth in the Helena valley. New homeowners cannot shoulder the cost themselves.

A common economic concern amongst residents of Part 1 zoning in our district is rising taxes that would cover costs for road improvements/maintenance but without seeing those benefits realized in their own district.

The public works director mentioned only about 2.5% of the budget goes to funding roads. This presents a serious constraint on maintenance programs for one of the most used systems in a highly mobile society: roads. Have we misaligned our priorities?

Major projects such as water systems or sewage transportation infrastructure need to be developed in a cooperative effort between developer and county/city. Funding developed by all stakeholders

RIDs have been highlighted as a means to pay for road improvements/maintenance in targeted areas. However, a majority of homeowners in our district balked at the idea as too costly. Questions arose about alternative sources to help lower the burden on district residences.

Avoid Unanticipated or Shifted Costs

Prevent devaluing property of existing homeowners near new development

subdivision requirements for lots of 2.5 acres or less must meet stringent enough requirements that only well funded developers will apply for approval.

important to prevent future cost shift to taxpayers, i.e. potential publicly funded programs to help clean up ground water contamination due to waste water system failure.

Ensure that zoning development near cities can be easily annexed so that cost shift to other property owners is minimized.

Zoning needs to respect the values of private property when the rules are made. There must be a due process set up for those negatively impacted by new rules.

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Need for Public Education and Information Sharing

Public education of the economic consequences to property owners resulting from imminent population growth in the HVPA.

Educating the public of the economic consequences of the status quo vs. implementing forward thinking zoning. Emphasis on benefit-cost ratio for both scenarios.

Identification and Use of Alternate or Multiple Funding Sources

Outline all possible funding sources or financial tools to incentivize development nearer Helena and East Helena, and assist in maintaining forests, developing and maintaining necessary infrastructure.

A comprehensive list of funding sources with criteria on what projects qualify for each and every funding source could be a valuable tool to help the ZAP assist moving ahead with Part 2 zoning regulations.

Emphasis should be on maximizing funding from multiple sources to minimize the economic burden on property owners making it more palatable to fixed income homeowners and low-income earners.

Water Quality and Availability (Water supply and wastewater treatment)

The county should assist the north Helena valley water group in system design and application for state and federal grants for a water project.

To consider "cluster type" high density zoning, a new water treatment facility would be in order to protect HV ground water. Grants could be applied for (maybe) under the new federal "infrastructure bill".

The county should have a plan to take all valley subdivisions off of their own sewage treatment ponds/septic systems by 2035 or sooner. The plan should include the identification of grants to build the necessary sewage transportation systems.

The city of Helena puts all of its waste and storm water into the valley water system so the city has some responsibility.

Fire/Emergency Services Planning

Review/Identify county road standards that accommodate cars parked along roadways and allow for adequate thru ways for emergency vehicles; include those road standards in areas zoned outside cities.

Identify options that can be included in zoning regulations that can help prevent wildfires. Not sure whether xeriscaping, tree/brush thinning can be in a zoning reg. but those would examples come to mind.

Water shortages in the north valley can be solved by drilling wells in the central valley and then pumping the water to tanks at the top of the hill where gravity flow will power the system. People would need water meters to encourage conservation.

Recommend to county commissioners that they contract for a hydro geology study of the north hills area from Sierra Road to the area north of northern most roads. Idea being that the study can be peer reviewed and potentially provide alternatives to the 10-acre minimum.