

*from the desk of*

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**Date:** December 29, 2020

**To:** Zoning Advisory Panel Members

**RE:** Regulatory and Policy Documents

Hello ZAP Members:

I truly hope you all enjoyed a wonderful Christmas and are staying healthy as the New Year soon approaches! As I mentioned in a prior email, attached please find several documents as follows:

- ZAP Resolution of Formation and By-Laws
- Growth Policy – 2015 Update for the Helena Valley Planning Area (HVPA) - volumes 1 & 2
- Montana Code Annotated (MCA) - land-use & planning related statutes
- Three sections of the recently approved Zoning for the HVPA – Urban and Suburban Mixed-Use Zone District title pages; and the Rural Residential Mixed-Use Zone District section

I fully recognize that this represents a huge amount of material to digest. Please do not feel compelled to sift through all of this information nor worry about future test questions! Greg and I wanted you to have these as reference documents for your convenience in following along as the panel gets into the process.

If a picture might be helpful, I will try to paint one for you. The Growth Policy should be considered the most important and significant of the documents. It is umbrella under which the others reside. The Growth Policy sets the tone and frames the Vision for the future of the Helena Valley Planning Area as a means to sustainably accommodate its future growth. The Zoning Regulations are an implementation tool of the Growth Policy. And of course, the MCA booklet provides guidance as to what tools the legislature has afforded local government in managing growth. The By-Laws provide the focus for the ZAP as adopted by the County Commissioners.

I look forward to our first meeting which seems to be moving towards the week of January 21<sup>st</sup>. As I mentioned previously, I will be sending a Doodle Poll very soon.

Thanks again for the commitment each of you have brought to this paramount of tasks for the Helena area!