

PROPOSED CHANGES EXECUTIVE SUMMARY – Tyler Emmert

1. Create a consistent date of applicability – June 1, 2022
2. Zoning boundaries cannot split parcels. Amend the map if necessary to accommodate this.
3. You either need a “building location permit” or, at a minimum, you need to allow folks to submit a plan for review if they want. The code is excessively ambiguous and it is unnecessary to make people guess what the requirements are.
4. Remove unnecessary items or items you cannot police.
5. Either do the parking/lighting/landscaping/signage or do not do it. A half-baked inclusion of items that require significant thought will likely result in unintended consequences.
6. Create an exemption for emergency services lots. An attempt is included on page 2-3.
- 7. Follow the growth policy and implement incentives prior to implementing zoning...or at a minimum start the discussion of implementing incentives (example of RID / 46 North included).**
8. Use a hybrid form-based and Euclidean zoning for Suburban Residential, Urban Residential, and probably even Rural Residential.
9. Encourage the use of cluster development. Clean up the items that discourage it that are included in the current text. Limit the areas where you can do cluster development based on the 3 areas of concern (item 10).
10. Overlay different restrictions for the 3 areas of concern (we already have maps for these in the growth policy):
 - A. Flood
 - B. Fire
 - C. Water
11. Put the current zoning on hold, start the zoning process for outside the bowl, re-do the zoning for inside the bowl and follow the growth policy. I understand the chances of doing this are low (if not 0%). That does not mean you shouldn't consider it.
12. Some non-conformity is inherently necessary for zoning as one-off instances are unavoidable. That said, it is completely inappropriate, and likely discriminatory toward lower socioeconomic citizens, to zone complete neighborhoods into non-conformity.
13. Regional infrastructure needs to be considered. From the Growth policy:

The Need for a New Study

While both 1998 Helena Area Wastewater Treatment Study, the North Helena Valley Infrastructure Study, and other planning documents have previously discussed solutions and costs for addressing area-wide infrastructure deficiencies, none have compared the costs of infrastructure for residential developments in the Helena Valley with the costs of similarly-sized developments in the City of Helena, which is essential to understanding the dynamics of development decisions and more likely to produce results that can positively affect those decisions.

UGA Infrastructure Improvement Policy 1.4—Create a water and sewer district to serve the Urban Growth Area.

2015 LEWIS & CLARK COUNTY GROWTH POLICY

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The Community Planning Assistance Team processed the issues and goals of the stakeholders and reviewed research compiled by City and County staff. After processing the information as a group, the Team came up with the following recommendations:

POLICY OPTIONS

KEY POINT #7 — A combination of investment, zoning, amended regulations, and education may be needed to effectively manage growth in the Helena Valley Planning Area.

EVERYTHING WE'VE DONE OVER THE LAST +- 9 MONTHS WAS ALREADY DONE WHILE DEVELOPING THE CURRENT GROWTH POLICY.

INCENTIVES INCLUDED IN THE GROWTH POLICY.

Options for Catalyzing Development Change

Financial Incentives & Partnerships to Promote Growth inside the USB

Integrated Growth Management – Infrastructure Investment

Water & Sewer District

Water & Sewer Districts & Funding Partnerships

Treasure State Endowment Program (TSEP)

Renewable Resource Grant and Loan Program (RRGL)

Community Development Block Grant (CDBG) – Public Facilities

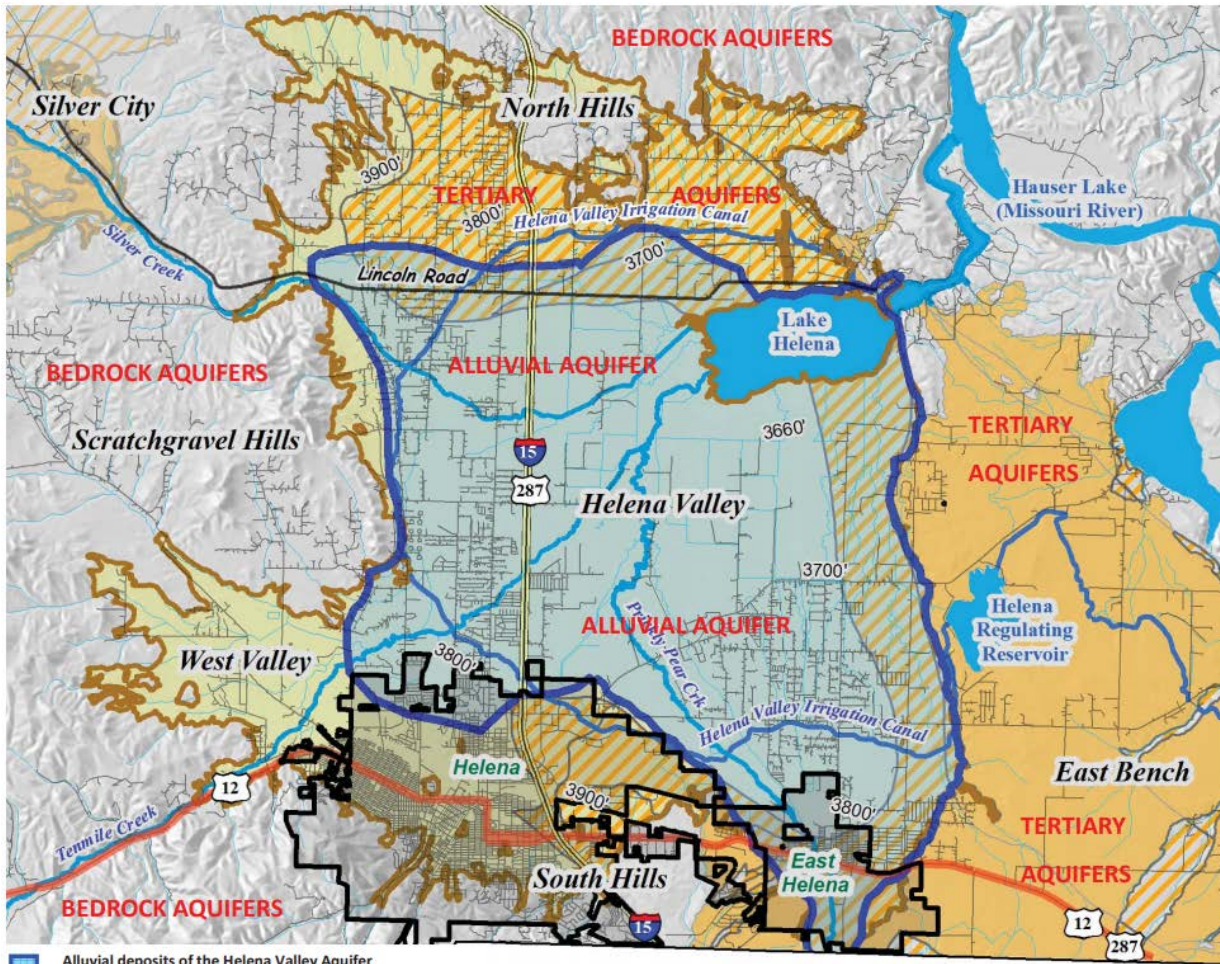
State Revolving Fund (SRF)

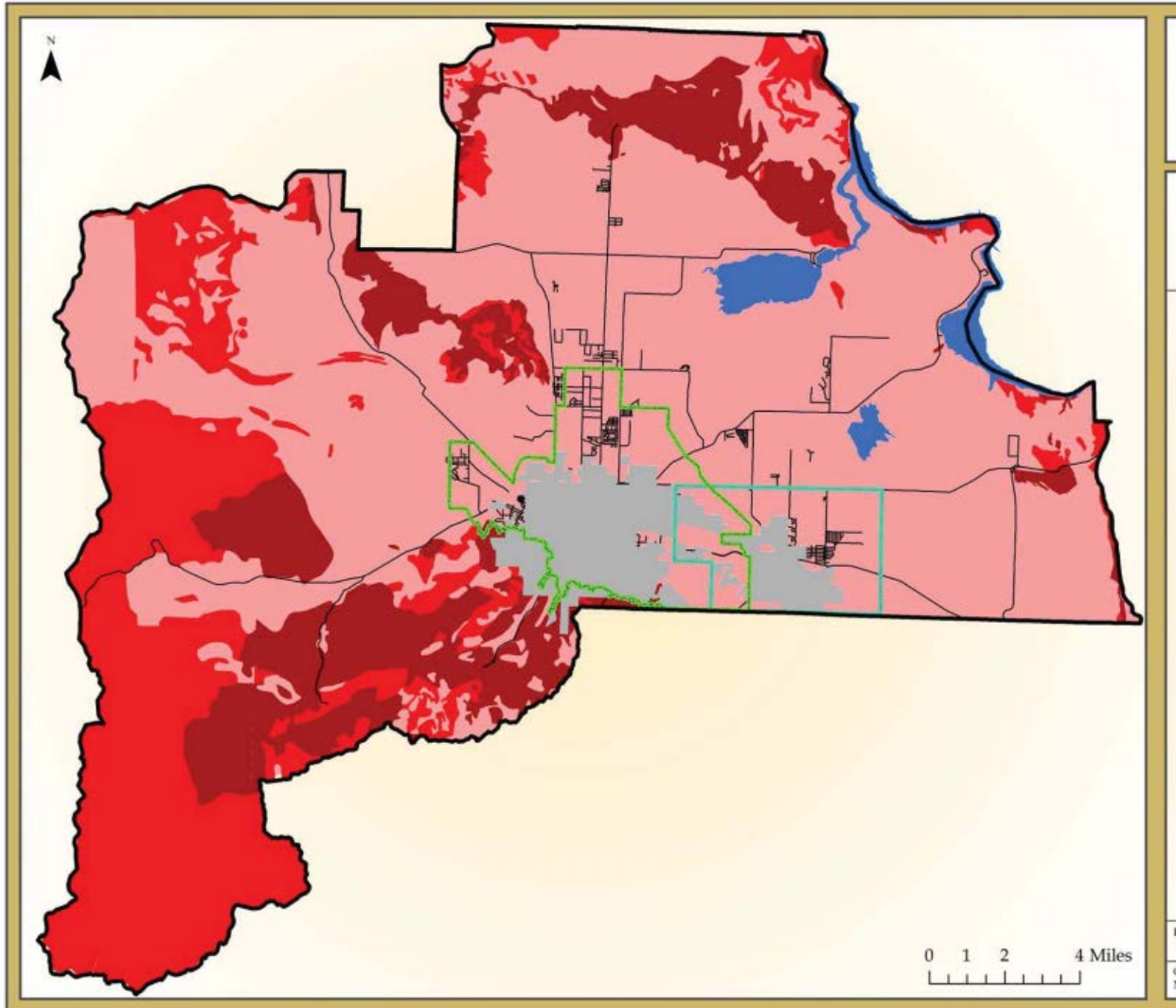
USDA Rural Development (RD)

INTERCAP

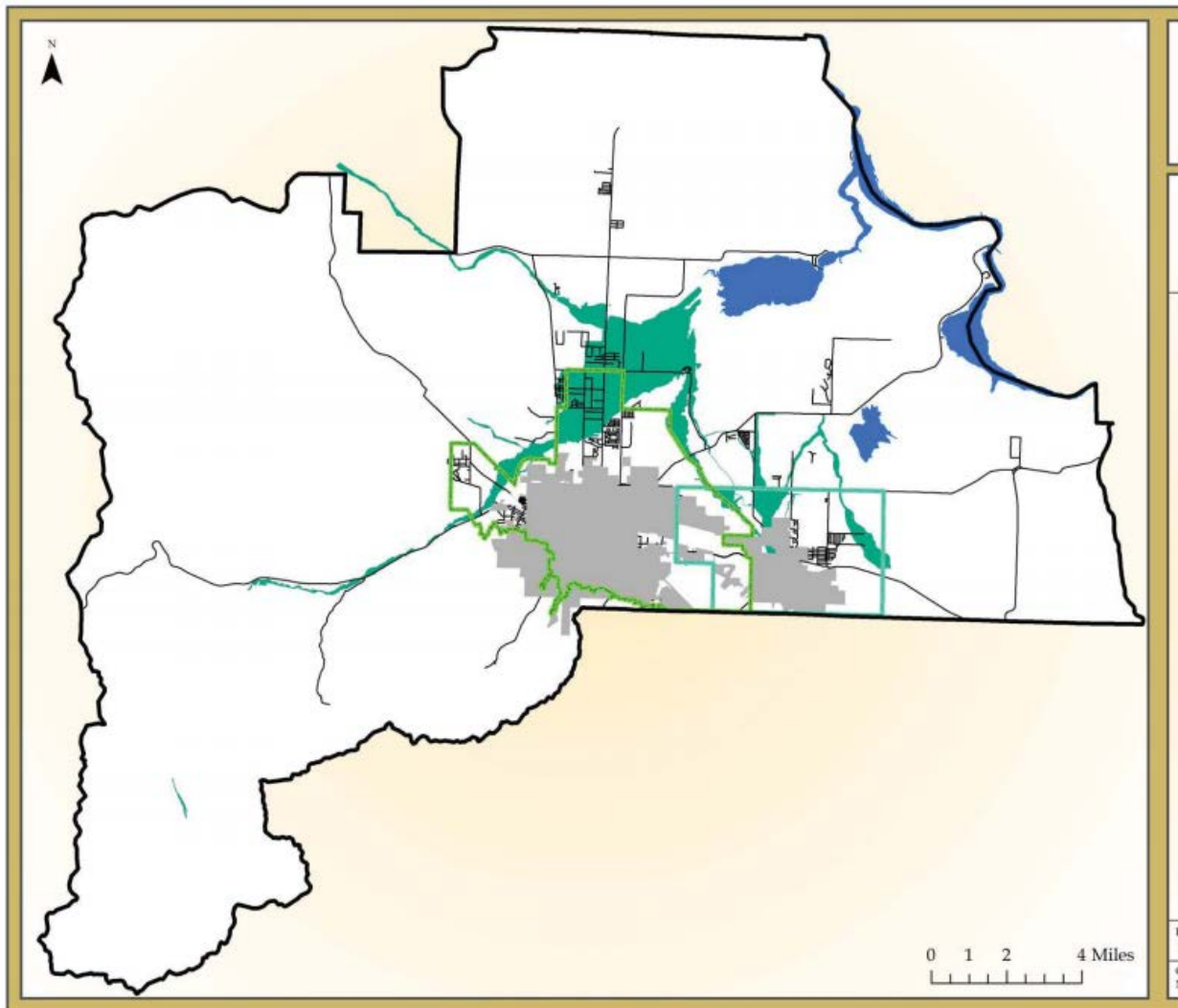
DEVELOPMENT DENSITY	NUMBER OF UNITS (Includes 4 Commercial)	TOTAL INFRASTRUCTURE COSTS ⁱⁱⁱ	COSTS PER UNIT
3 Units Per Acre	162	\$11,235,000	\$69,350
4 Units Per Acre	212	\$11,235,000	\$53,000
5 Units Per Acre	264	\$11,235,000	\$42,556
6 Units Per Acre	316	\$11,235,000	\$35,554

ⁱⁱⁱ Infrastructure costs are based on the City of Helena's current infrastructure costs for the 46 Degrees North Subdivision. The costs are based on the City of Helena's current infrastructure costs for the 46 Degrees North Subdivision. The costs are based on the City of Helena's current infrastructure costs for the 46 Degrees North Subdivision.





MAP 5 — PORTIONS OF HELENA VALLEY PLANNING AREA THAT ARE CONSTRAINED BY WILDLAND FUEL HAZARDS AND F



MAP 6 — PORTIONS OF THE HELENA VALLEY PLANNING AREA THAT ARE CONSTRAINED DUE TO PER