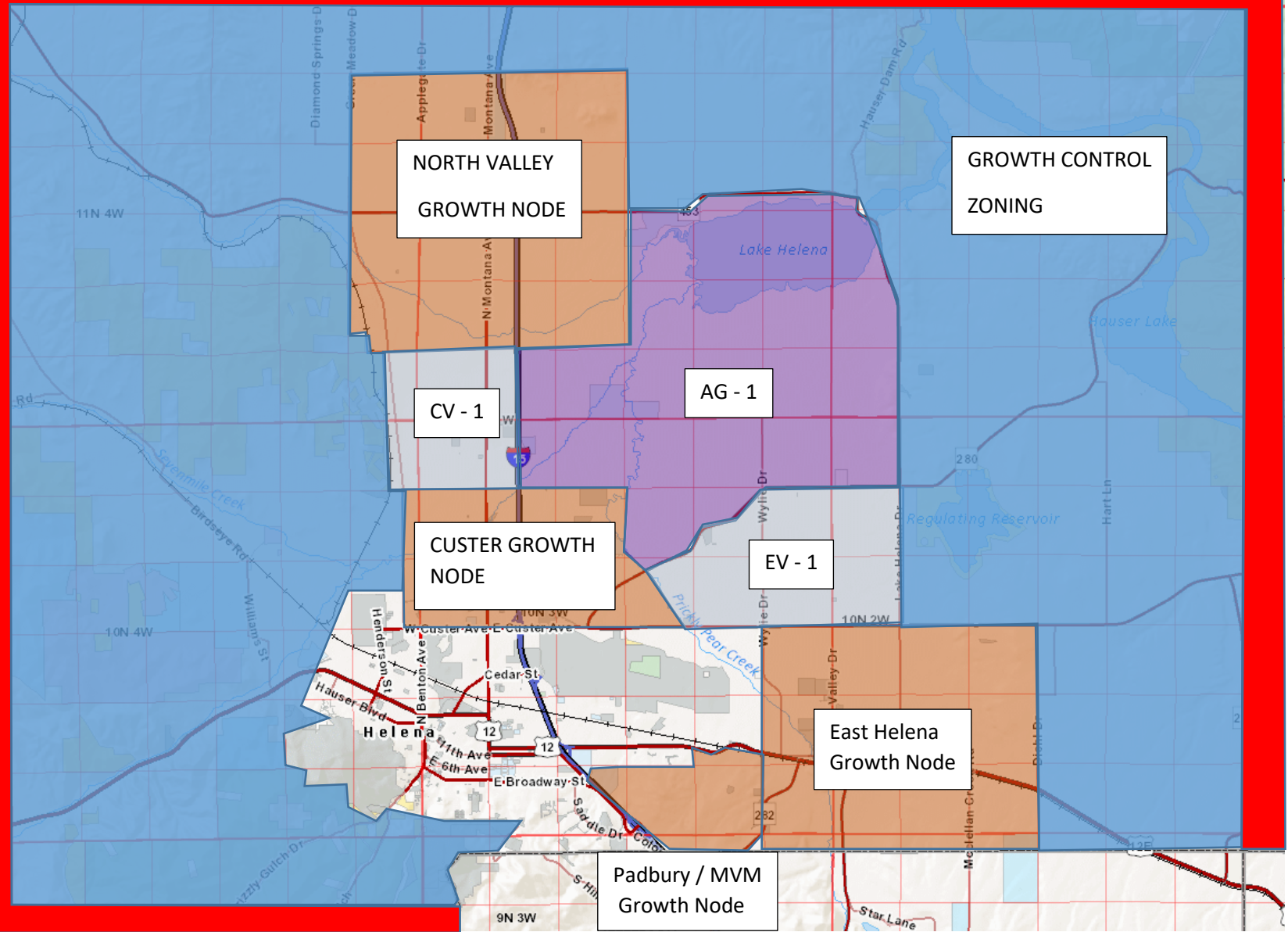


160 ZONING



4 Key growth nodes already exist in the community. Zoning in these areas, along with key incentives identified in the growth policy, are necessary for the zoning to avoid unintended consequences that outweigh the benefits:

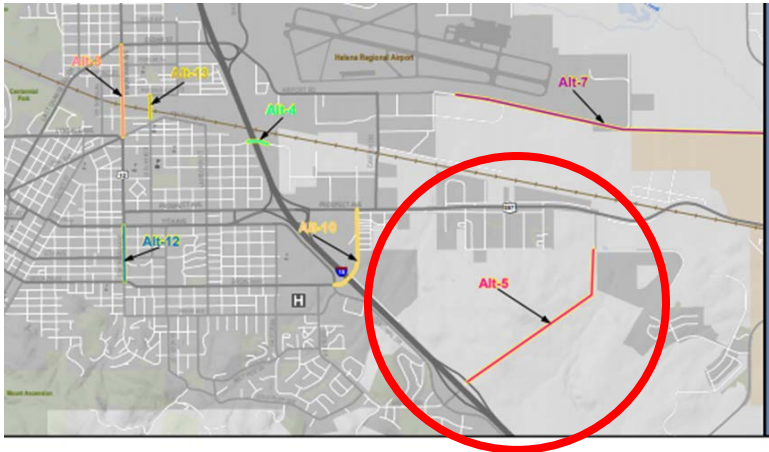
1. Padburry/MVM Growth Node
2. East Helena Growth Node
3. Custer Growth Node
4. North Valley Growth Node

Outside of the growth nodes, several distinctly different areas require additional attention and either a different zone or an overlay:

1. AG – 1 – Agricultural District 1
2. CV – 1 – Central Valley District 1
3. EV – 1 – East Valley District 1

PADBURRY/MVM GROWTH NODE

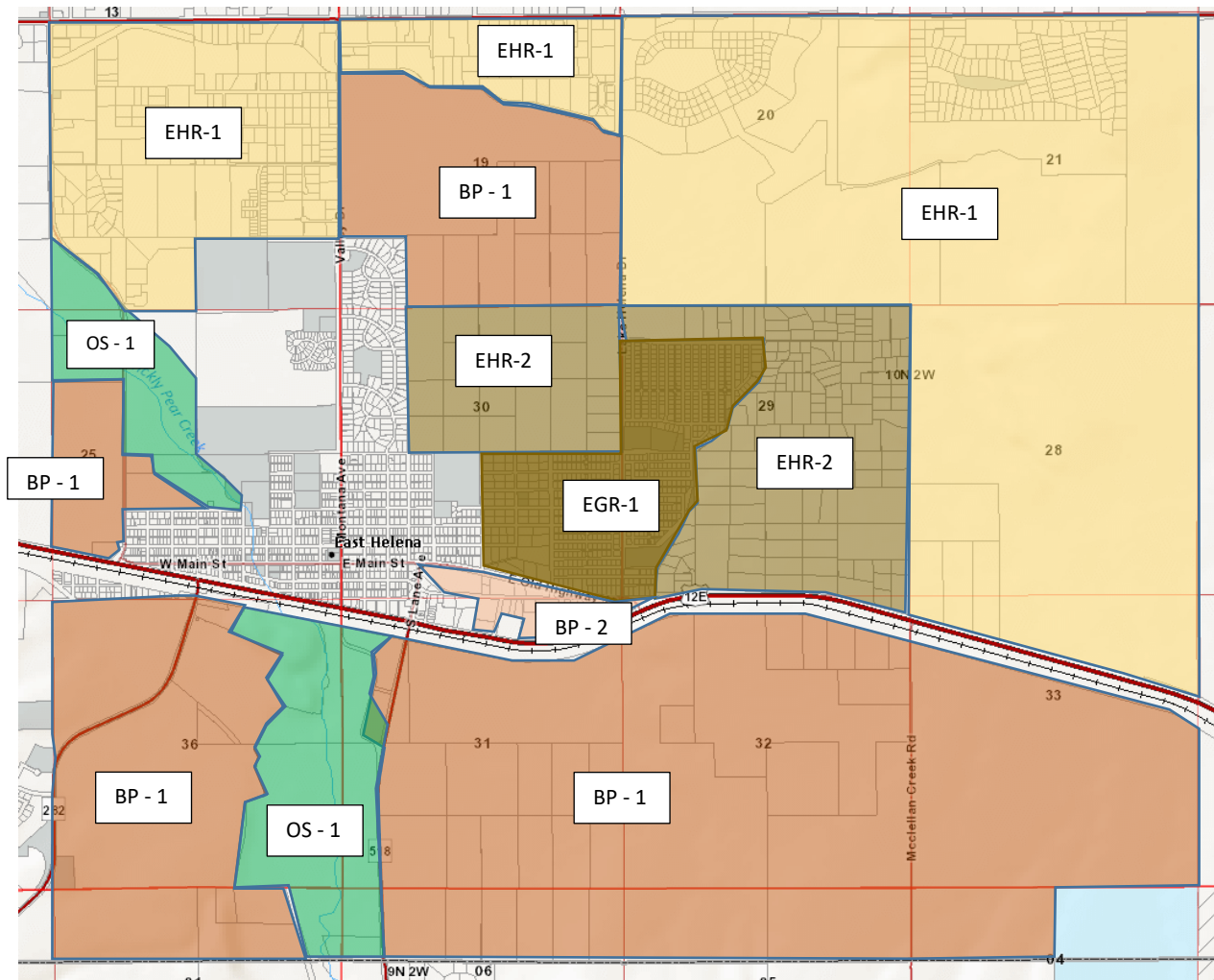
1. The majority of sf homes built within the City limits are already being constructed in this growth node. Roughly, 75% of new sf homes in the City of Helena were in MVM in 2021. The number is however significantly lower than necessary to meet the goals of the growth policy.
2. CRITICAL INFRASTRUCTURE



The I-12 / I-15 Highway connector is identified in every transportation planning document at the City of Helena, Lewis and Clark County, and the MDT. This, more than any other infrastructure, is the most critical short-term piece to achieving the goals of the growth policy.

3. An overlay zone should be used for this district to encourage/allow the following:
 - a. Creation of large parcels through a minor subdivisions process should be allowed, in order to easily facilitate common boundary re-alignments to assist with development phasing.
 - b. Zoning in this area should be form based with very few Euclidian restrictions. Helena High School will need to be re-built soon. It should be located either in this area or in its existing area.
 - c. The utilization of all the incentives in the growth policy should be allowed in this area (specifically the use of RID's and the ability to apply for grants). Developer Financed TIFF's should be used to encourage big, tall, valuable buildings. We need these to pay for all our public services and the payoff period for the TIFF's should be capped. Thus, it should get developed in the County, on City infrastructure, and then annexed roughly 12 months after completion of infrastructure. This process would allow the necessary flexibility to develop the property.
 - d. Unfortunately, to do this correctly we need to hire a consultant. [Please see attached Form Based Code](#) for a broad example. It cannot be exactly copied as this type of zoning is very specific to the site and this area needs to accommodate a very broad spectrum of uses: 1. Schools 2. Medical 3. SF Housing 4. MF Housing 5. Mixed-Use 6. Commercial

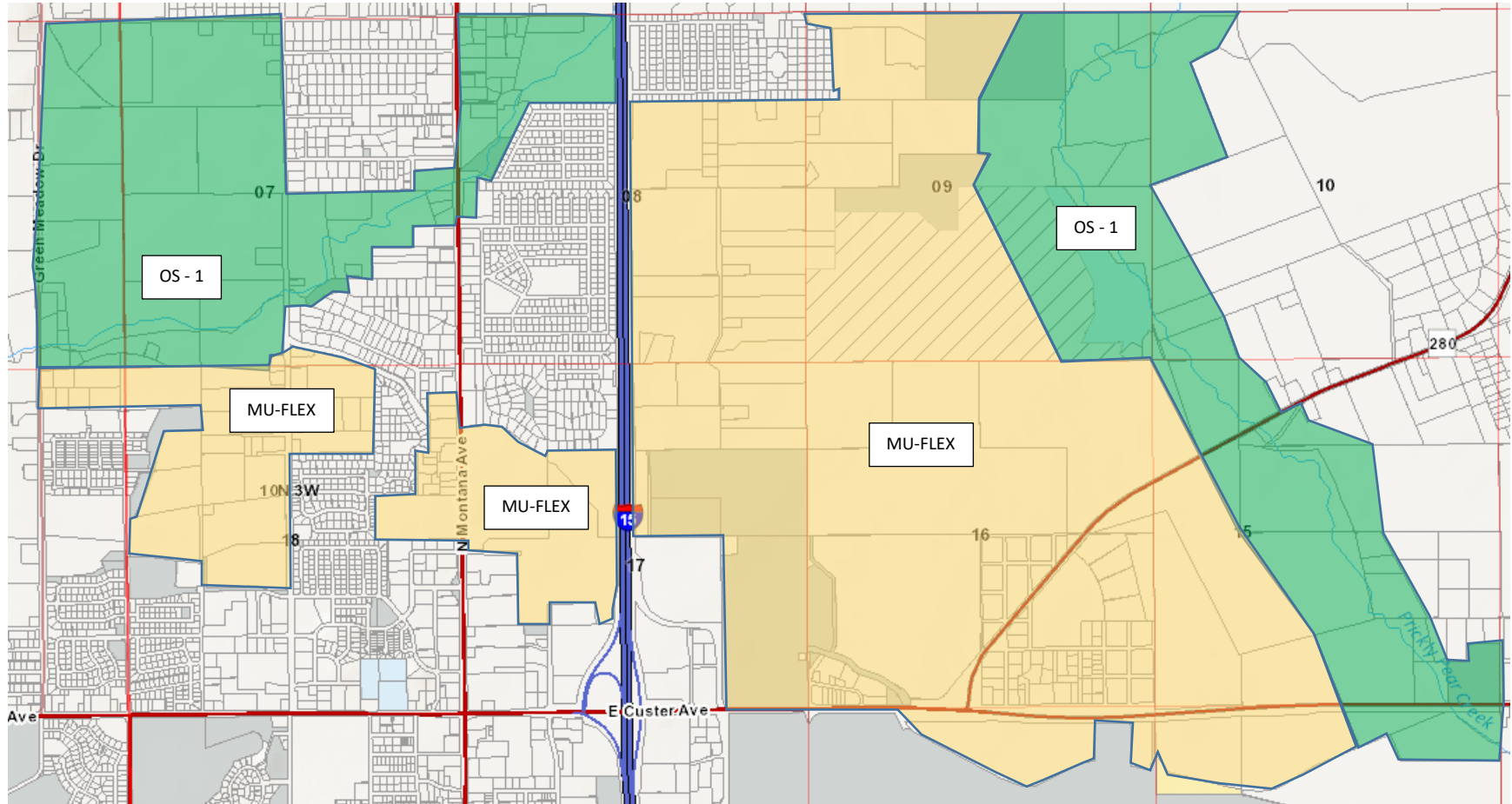
EAST HELENA GROWTH NODE



1. East Helena is a critical piece for the zoning to be successful (i.e. achieve the goals of the growth policy). As such, it needs significant attention. Several zones should be utilized in this area:
 - a. BP -1 – Business Park 1
 - b. BP -2 – Business Park 2
 - c. EHR-1 – East Helena Residential 1
 - d. EHR-2 – East Helena Residential 2
 - e. EGR-1 – Eastgate Residential 1
 - f. OS-1 – Open Space
2. A modern industrial park should be a hybrid Euclidian/form based code. Business Park -1 should be this type of code. Obviously, the City of East Helena would need to be a significant part of this discussion as a lot of the area is inside the City of East Helena but currently not zoned. Again, unfortunately you would need a consultant to do this correctly and you would need to work collaboratively with East Helena.

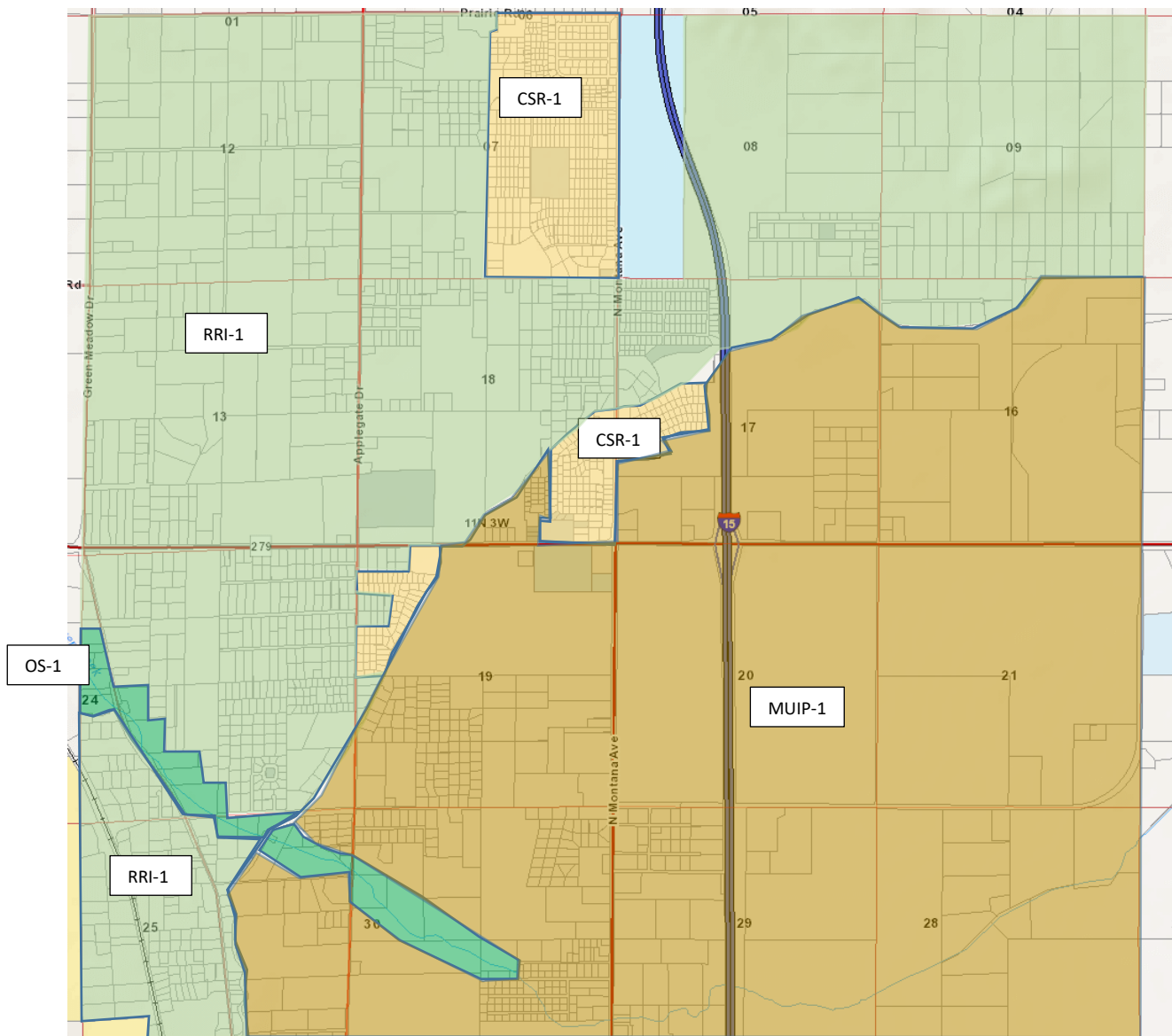
3. The corridor along Prickly Pear should be open space and the zoning should match the mapped flood plain.
4. You would need multiple County residential zones for this area to avoid being arbitrary and capricious. East Helena Residential 1 should be zoning that encourages either partial or full connection to East Helena City Services. Currently, the Red Fox Meadows subdivision utilizes City Wastewater and residential wells. Eastgate utilizes public water/sewer but it is not connected to the City of East Helena. Water is served through wells and wastewater is served by lagoons.
5. East Helena Residential 2 is necessary for a portion of this area given the built environment and the likely desires of those community members.

CUSTER DEVELOPMENT NODE



1. Similar to the Padburry/MVM area, the area north of Custer stretching from Green Meadow Drive to Prickly Pear Creek is an area critical for the success of the zoning (i.e. meeting the goals of the growth policy).
2. The zoning needs to be very flexible and encourage the use of large parcel minor subdivisions/common boundary re-alignments to facilitate phased city development.
3. This area also needs full access to all of the incentives identified in the growth policy. The area should have an overlay zone.
4. Again, unfortunately, we would need a consultant to do this correctly.
5. This is also an area where significantly more attention and transparency needs to be provided for flooding issues. The use of an "Open Space" zone is necessary along Prickly Pear and Tenmile.

NORTH VALLEY GROWTH NODE



1. Multiple zoning overlays are necessary for this area:
 - a. RRI-1 – Rural Residential (Infrastructure dependent)
 - b. MUIP -1 – Mixed-Use (Infrastructure partially dependent)
 - c. CSR-1 – Community Service Residential
 - d. OS-1 – Open Space
2. A County bond, area specific RID, and grants should be utilized to do one of the following:
 - a. Create a County Water/Sewer district or
 - b. Relocate the City of Helena Wastewater treatment plant to the low point of the valley.
 - c. Install a regional lift station and County water district
 - d. Extend City Services.
3. This is an area with mixed-use developments, relatively dense sf and mf housing, large new public schools, and unfunded infrastructure liabilities. Everyone can point fingers at this point

but as a community we did not do a good job with this area. We will now have to pay for those decisions.

4. The Helena Valley Irrigation Canal provides significant aquifer recharge. The areas south of the canal can likely be served in perpetuity by wells without impact to neighbors. That fact makes that area different and provides options for incremental phased infrastructure. This piece of infrastructure is a pretty good physical boundary that defines aquifer delineation.